



Newsletter March 2018

A Word from our Chair – Roger Edwards

A somewhat belated Happy New Year to everybody in the Society. I thought that for this Newsletter, rather than once more inflict upon you my words, I would turn to William Wordsworth and his lovely seasonal poem, “*Lines Written in Early Spring*”. A pleasant evocation of the season but tinged with a note of sadness about “*what man has made of man*”. Although the poem was written around 220 years ago, how true that phrase rings today. But despite that, Wordsworth manages to be able to encourage us to appreciate the joy that there is in the beauty that surrounds us in this, perhaps, most optimistic of all seasons.

*I heard a thousand blended notes,
While in a grove I sat reclined,
In that sweet mood when pleasant thoughts
Bring sad thoughts to the mind.
To her fair works did Nature link
The human soul that through me ran;
And much it grieved my heart to think
What man has made of man.
Through primrose tufts, in that green bower,
The periwinkle trailed its wreaths;
And 'tis my faith that every flower
Enjoys the air it breathes.
The birds around me hopped and played,
Their thoughts I cannot measure,
But the least motion which they made
It seemed a thrill of pleasure.
The budding twigs spread out their fan,
To catch the breezy air;
And I must think, do all I can,
That there was pleasure there.
If this belief from heaven be sent,
If such be Nature's holy plan,
Have I not reason to lament
What man has made of man?*



Maybe more Wordsworth (or perhaps my favourite poet Philip Larkin) later in the year.

The End of the Road for the Stone? – Ed Grimsdale, Local Historian

You may have noticed a big hole in the rubble stone wall opposite the Barracks on West Street: the Nursery Bungalow site is being redeveloped. But, hang on a mo., Mr Developer, ... there may be gold in your unwanted crushed stone: Anthony Houghton Brown, perhaps, Tingewick's leading Local Historian, told Ed that many years ago, he had seen a plaque in the wall that probably celebrated its building. The wall effectively kettled the people of Buckingham and forced them to go through a toll-gate before popping to Brackley, or even walking their beloved up Stowe Avenue to Constitution Hill, so words such as "Pro Bono Publico" or an acronym like S.P.Q.R. were anticipated. Word came from Anthony in Tingewick, "That stone must be secured". (If not for the Roman Republic, certainly for Buckingham's Old Gaol Museum and its people). Ed was sent out to recce the stone on a freezing morning and he made contact with one of the workers who told Ed where he'd found the plaque and that the developer was a short guy in an orange fluorescent jacket. "He'll be back soon..." But Ed soon scarpered having shot a picture of two, for the chill wind was blowing through him as if he was a ghost.

Ed filed an initial report and then Kathy volunteered to pop around the next morning as Buckingham Society's one-women Liberation Army. In the event, she bumped into Ed en route and together they "went over the top of the bank" which had been stripped of its verdant cover to meet the friendly workman. In reality, liberation was a bit of cake for the developer had been briefed and was happy to do his bit "pro



bono publico". The Prize was solid and heavy, so the liberators looked forlorn. Mr Workman was soon on message, "Fetch your car and I'll put it in the boot." Job Done.

Ed had taken a snap. I think you'll agree that what stands out is P. Box, aka Philip Box, Buckingham Draper, Banker, owner of nearby Castle House and a man at the centre of developing a new turnpike to Brackley. Now... to cleaning and examination by experts. WATCH THIS SPACE!

Lamp Shade Given to The Buckingham Society by Mr Bill Howkins – Kathy Robins



At the end of our AGM in November 2017 Mr Howkins, one of our most senior members, invited me to his home to see the early 20th century glass lamp shade, pictured left. He explained that it came from 29/30 West Street. Mr Howkins owned this building and ran his drapery shop from there.

The top floor ceiling, where the lampshade hung is embellished with plaster Tudor roses, and the walls are extensively painted.

He suggested that The Buckingham Society should sell the lamp shade to raise funds. Our committee agreed that we should not sell such a unique part of

Buckingham's history and instead we will, with Mr Howkins' permission, give the lampshade to The Old Gaol Museum.

Planning – Carolyn Cumming

The Planning Special Interest Group has had a particularly busy agenda over the past three months. We have seen the very detailed plans for the Tingewick Road site come forward, several applications for studio flats within the centre of Buckingham (a real trend here), as well as the usual plethora of extension applications and further documentation on major development proposals.

St Rumbold's Fields (Tingewick Road triangle)

We understand that the developer has accepted our suggestion for the name of St Rumbold's Fields, which is a welcome departure from the norm. Street names will focus on the Saxon history pertaining to this site.

A new roundabout will be constructed on the bypass road. The developer is obliged to build this at the junction with Tingewick Road before development commences. The housing will be built in three phases and overall will comprise 400 dwellings, a park, play area and sports pitch. The Society, along with others including Historic England, has been very critical of the design. In our view, no attempt has been made to incorporate an individual approach that would reflect the rural nature of the site. House designs are copy pattern book style, their orientation to the street at odds with the informality of an edge of town site and a monotonous use of brick throughout displays a disregard for the local distinct vernacular. It is to be hoped that the house builder will take heed of these criticisms and be prepared to offer a more innovative and varied scheme. In addition, there appears to be no provision for linking the two new developed areas to the existing footpath network (e.g. Railway Walk). We have also commented on this point.

Town Centre Development

The 'backs' of Buckingham are in the news. Applications for both 10 Market Square and 1-2 Market Hill (Nat West Bank) have been submitted, which in the case of the

former would see four new cottages built to the rear and, for the latter, an ambitious contemporary design to create 8 flats with ground floor retail premises. On Castle Street, two properties are re-organising the second and third storeys to create additional studio flats. In all cases, we have voiced our concerns for adequate provision for refuse bins and the requirement for accessible access.

Yellow Planning Site Notices

Buckingham Society champion Una Robinson was quick to point out that the obligatory yellow planning notice had not been in situ when the application pertaining to the Nat West Bank building was in consultation phase. This has been a notable omission on the part of AVDC Officers over many months. The Town Council have voiced their dismay on several occasions. We acknowledge that the AVDC planning department is woefully short of staff but it is clearly unacceptable that applications should go out for consultation without proper notification on the site in question. Please would all members keep their eyes peeled for the appearance of these notices.

16/00151/AOP New Transport Assessment with the Maids Moreton application

This refers to the application for 170 houses in Maids Moreton on land behind Manor Park. County Highways acknowledge the hugely detrimental impact this development would have on the local road network and had requested mitigation measures. The developer produced a lengthy document explaining their proposals which seek to install traffic lights at the junction of Mill Lane with the A422. The Society has written with very strong objections to this proposal. There are now 348 documents relating to the application on the AVDC planning website! But the application is still awaiting determination.

Care Home behind Grand Junction (13 High Street)

The previous approval for this care home, which was contrary to the BNDP's preferred use for this site, has been quashed. Montpelier Estates questioned the legality of the decision in view of AVDC's disregard for its own interest in the site. A new application is, therefore, demanded. It is our view that this riverside site should be open to the public and allocated for recreational use.

Appeal – 17/00053/NONDET; Planning Application – 16/02320/AOP

Catesby Estates brought an appeal against non-determination by AVDC on this application for 170 houses east of Page Hill. The Inspector dismissed the Appeal and gave a well-reasoned argument echoing all the objections raised by the Society and others.

Preserving and Enhancing Buckingham's Treescape, Green and open spaces – Ian Orton

Buckingham's trees, hedgerows and open spaces continue to come under attack from a combination of natural forces and developers.

Over the past two months or so we have lost a number of trees.

The January storms accounted for a number of trees, including an evergreen in the Old Churchyard. A number of trees in private properties have also been lost and damaged.

The biggest threat to trees and the habitats they support are developers, however. Many of the trees on the land between Chandos Road and Wagland Gardens have now gone, including those not initially selected for felling by the developer.

It may be convenient to blame the January storms for the latest losses. The reality is, however, that their loss was probably accelerated by the surrounding development and the impact this has had on their roots.

The Wellingtonia, which does have a tree preservation order, still stands, however, albeit looking increasingly lonely. And it may be only a matter of time before residents in the new houses being built “demand” felling or crown reduction to increase the “amenity value” of their properties.

Elsewhere more detailed plans have been submitted for the Tingewick Road Tri-Angle development.

This will have significant implications for the treescape, hedgerows and open spaces and we shall be monitoring this very closely.

In the meantime I shall be pressing Buckingham Town Council for details and updates on the implementation of the policies put forward in the report submitted by the Town Council’s Action Commission last year, the substantive part of which I drafted.

Public Consultation, Addington Road

Transport for Buckinghamshire, Buckinghamshire County Council, are conducting a statutory consultation on long awaited proposals for a one-way road and traffic calming measures on Addington Road, Buckingham. The consultation will run until Thursday 15th March 2018. Drawings, further information and on-line form to complete can be found at:

www.buckscc.gov.uk/services/council-and-democracy/have-your-say

Comments can be sent in writing to: The Area Schemes Delivery Team at Buckinghamshire County Council, Aylesbury Vale Area Office, Corrib Industrial Estate, Griffin lane, Aylesbury, Buckinghamshire, HP19 8BP or by email to: tfbschemesdelivery@buckscc.gov.uk

The Transport Group – David Child

Looking forward – those of you interested in the bus services may be interested in Aylesbury Vale Transport Users Group AGM which will be held on Thursday 15 March in the Buckingham Community centre commencing at 10.00am

Not in any particular order: there have been some consultations where the society transport group has had its say. Generally, with consultations the die is cast but some minor changes can be achieved.

Addington Road one-way consultation is open until Thursday 15th March 2018.
Buckingham-Winslow cycleway extension– consultation closed a few weeks ago but the Society did make some suggested improvements which have been noted. We will have to wait and see if they are included in the final plan.

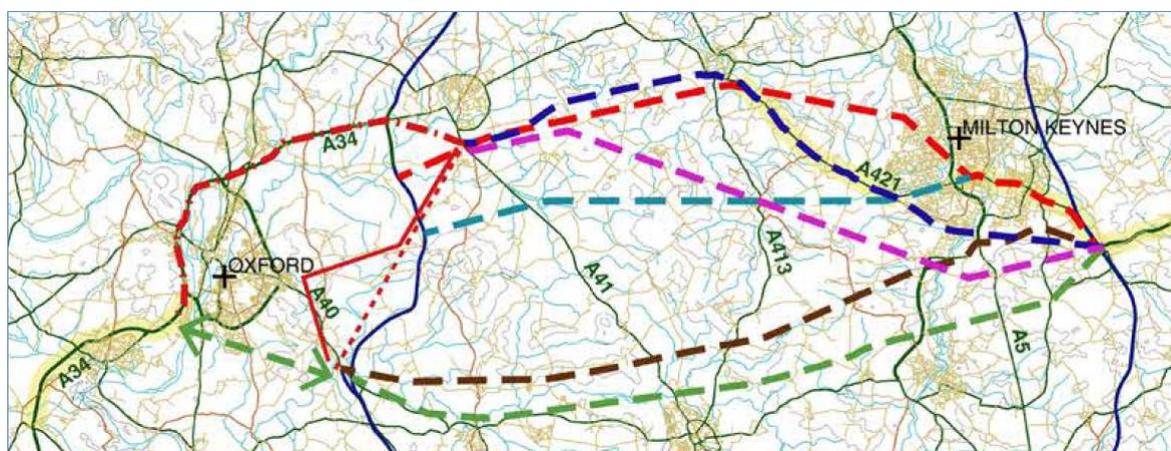
VALP – the transport group did not find anything regarding transport that required an objection. Most of the policy action seems to be via the BCC Local Transport Plan.

Not up for consultation (yet) is the **Oxford to Cambridge Expressway**.

There is a report of 199 pages which speculate just about every possibility on the Oxford / Cambridge corridor.

You can find it via this link <https://www.nic.org.uk/wp-content/uploads/5thStudio-FinalReport.pdf>

From another source is the graphic below of the possible routes for the expressway. It looks more like hedging your bets.



I think the only thing that is certain is the expressway will link on to the A421 Bedford bypass at the M1 J13A.

The Death of Barbara Edmondson – Kathy Robins

A long-term member of the society, Barbara Edmondson, died on 25th February 2018. She came to Buckingham in 1978 with her husband Derek, having brought



Castle House from Aylesbury Vale District Council. They then set about renovating and restoring the house to make it their home. She was for many years a very active member of the community. Apart from her membership of The Buckingham Society she was President of The Friends of the University, Patron of the Milton Keynes City Orchestra, Patron of the Buckingham Summer Festival and latterly a guide at Stowe. She was passionate about Rolls

Royce cars and owned several. She also studied digital photography and attended French classes. She left Buckingham in early 2016 to be cared for in the nursing home where she died.

