



The Buckingham Society

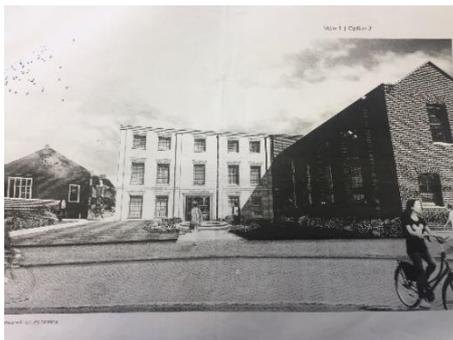
Campaigning for a better Buckingham

Newsletter October 2018

A word from our Chair

Buckingham, as we all know, is a fine town with some lovely buildings and green spaces. It is of course not perfect and never will be, but it is good to know that there are people around who continue to try to make it better.

One example is the University of Buckingham who have a great record for restoring and maintaining some of the town's most historic buildings. Soon they will open



what looks likely to be a building of superlative quality to add to our townscape with the new Vinson Building in Hunter Street. See image left. The Society has recognised the sterling work that has been done in the restoration and maintenance of their property portfolio by, as those of you who attended the Annual Summer lecture will know, giving the University Honorary Corporate Membership of the Society. See

below.

And the University is not alone in looking after Buckingham's buildings. There are examples all around the town ranging from individuals improving their own homes to businesses restoring historic properties. Your Committee has decided to try to recognise these achievements by instigating the Buckingham Society Conservation Awards. Certificates of Merit will be given to anybody who has made an important contribution to making Buckingham a better place to live by improving their property.



And this is where the Committee needs the help of all members of the Society. Any member of the Society will be able to nominate a building for an award and the first certificates will be presented on Civic Day next year. More details setting out how nominations can be made, will be provided soon.

So, we know that many of our town's historic buildings are in safe hands. Let us hope that the buildings yet to come will be of enough quality to encourage their owners to have a pride in them. There are signs that the builders of the new estate on the Tingewick Road are willing to listen to reason when it comes to creating interesting buildings. Your Society will continue to try to ensure that they live up to their words and that other developers are encouraged to follow suit.

Planning – Carolyn Cumming

VALP

This is grinding on. However, the announcement from the National Infrastructure Commission (NIC) regarding the proposed East-West Expressway and the development of up to one million houses along its route is likely to cast the current VALP policies into the shade.

Many of you will have noted that the NIC's report recommends Route B (i.e. via the East-West rail line), which means that it will devour a good deal of North Bucks countryside. In addition, it indicates that there is room for a new settlement of perhaps half a million houses "between Bicester and Bletchley". The report is admittedly looking far into the future but, if its recommendations are followed, the Expressway would be operational by 2030 and the million houses along its route developed by 2050.

There will be several rounds of "consultation" before the exact sites are located but the long-term outcome looks certain to produce a wave of urbanisation along the Cambridge-Milton Keynes-Oxford "arc". An APPG (All Party Parliamentary Group) has been set up for the Oxford-Milton Keynes-Cambridge corridor. Iain Stewart MP for MK South is appointed a sort of 'Tsar' for this proposed corridor development.

Tingewick Road Triangle (aka St Rumbold's Fields):

Members of the Planning Group met with some of the key design personnel from the team delivering this development.

We discussed:

1. Basic Design principles, as set out in Buckingham's Vision & Design document. We suggested that in developing the character of the development, it is essential to look closely at the approaches to the town and its nearby villages.
2. The landform and slopes throughout the site, which are due to be considerably altered through the extensive earthworks to accommodate things like drains/ponds, etc.
3. Details of design e.g. chimneys on all dwellings; mixed use materials, including stone and painted brick. Elevational details will be varied but need to watch roof pitch and distance between window head and eaves.
4. Requested some variation in layout so that some buildings (perhaps single storey) could be at right angles to the street.
5. Landmark details. Stressed these could be quirkiness in design detail, such as rainwater goods and not necessarily "landmark buildings".

6. Boundary treatments. Requested use of picket fencing as well as hedges. Disliked knee rails on edge of parks. Simple bollards preferred.
7. Landscape detail. Emphasised use of native species over “decorative”. Requested inclusion of birch, holly, privet and minimal use of herbaceous planting. Oak tree on focal square and better to have groups of trees rather than a fastigate tree avenue.
8. Footpath from Area 1 (north of Tingewick Road) to Railway Walk. We regard it as essential to ensure that there is a footpath from this part of the development connecting to the main artery that is the Railway Walk.

Recent Planning applications of interest include:

18/02957/ACL 5 Cornwalls Centre is looking to open a Beer shop, selling craft beer and real ale from the UK both for drinking on the premises and for taking away. While some concerns are voiced about drinking on the pavement, the Town Council Planning Clerk pointed out that there exists a bye-law restricting drinking on pavements and that the two types of licences required: an ‘Off Licence’ and an ‘On Licence’ are both subject to a 12 month trial period. Our Planning SIG are enthusiastic beer drinkers and welcomed this change of use, subject to conditions being “user friendly” to the area and a genuine attempt to introduce high quality beer!

18/02959/APP Macdonalds TakeAway. Love it or hate it, Buckingham is set to become the beefburger capital of North Bucks! The proposal is for their operation to be based on part of Tesco car park close to the recycling bay; 80 existing parking spaces would be lost. We strongly object to the 24 hour opening in the application (6.00 a.m. – midnight in line with Tesco stores would be preferred). We also share the concerns raised by many local residents about the inevitable increase in litter and noise. Although Macdonalds might be responsible for litter in their immediate vicinity, a lot of the packaging ends up in hedgerows and roadside verges miles away. Our major concern however is the likely congestion caused by yet more traffic entering and leaving the site. The roundabout will be serving not only the Tesco stores, the Wipac factory, Lace Hill residents, the Premier Inn and related Beefeater restaurant, plus the Lidl store but also the projected Health Centre. All of which will generate constant traffic. At present there is no transport plan associated with the application but, in our view, a radical solution is called for if this site is to be given permission. Judging by the detail for new signage in the application, there will be even further confusion thanks to a plethora of arrows and one-way systems!

18/01358/AOP Land at Lace Hill (Health Centre)

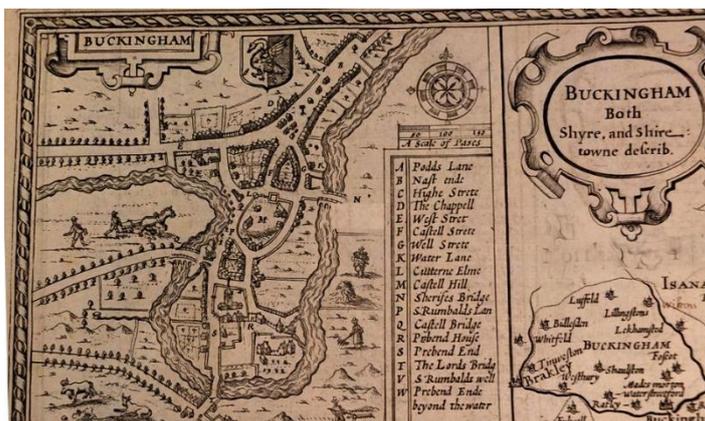
There has been no decision on this application and no new plan has been submitted addressing the detailed questions on issues raised by the Town council. But the applicant (Montpellier Estates) has lodged an appeal on the grounds of non-determination. This action may hasten answers to some of the issues that the town is talking about.

NAMING THE PARTS OF BUCKINGHAM - Ed Grimsdale

For centuries, Buckingham had a laissez-faire Council that was more Dining Club than democratic forum. Buckingham was a Pocket Borough subservient to local landowners at Stowe or Claydon. The Council made few rules, raised little resources

and worried not a jot when common usage created three “Bridge streets” for roads serving different bridges across the Ouse! “Context will clarify,” they may have mused. Tell that to a Sat-nav! That situation remained until Army Surveyors arrived in 1879 and reported their anger at being mired in local fable and confusion

The oldest known street in Buckingham is Castle Street named Via Castelli in a 13th century legal document apprenticing a lad to a miller living along the road that linked the twin jewels of Norman Buckingham: their Wooden Castle on Castle Hill to a new, triangular Market place. Our knowledge of mediaeval Buckingham is sparse but we do know Buckingham’s lay-out at the start 17th century from John Speed’s map of 1610, below, which lists the following streets and districts:



Do have a peep at the illustrations on the map: Men in field, one with a horse and plough, the other a sower, S. of the river indicates arable land. To the SW of the town, there is a park with deer lying in its grass. On the E. of the river, various hay-making activities are in progress, whilst to the

north of West Street there seem to be several large ornamental gardens behind the houses of the richer burghers.

Podds Lane : now Moreton Rd. Annoyingly, we know not who or what Podd was.

Nast Ende : now North End Square. Nast was a shortened form of North-east.

High Stretre : unchanged except for its spelling.

The Chapell; our Chantry Chapel.

West Stretre: but also called Horn Street, the road along which drovers brought black short-horned cattle from Wales.

Castell Strete: Castle Street.

Well Strete: Well Street included part of today’s Bridge Street.

Water Lane : now realigned and replaced by Bridge Street.

Cutterne Elme: an ancient tree that has been replaced by the Buckingham Society in association with a project led by AVDC.

Castell Hill: Castle Hill.

Sherifes Bridge : later replaced by Ford Street’s Iron (Pedestrian) Bridge. The Sheriifes bridge was the main route into Buckingham from London and used by government to collect taxes, etc, from the King’s part of our town.

S.Rumbald’s Lane: St. Rumbold’s Lane named after ancient Buckingham’s child Saint.

Castell Bridge: Castle Bridge, since rebuilt more than once.

Prebend House: a former Manor. Is it under the University’s grasscrete car-park?

Prebend End: Prebend End, that past of town that was “Church” land rather than the “King’s” country.

The Lord’s Bridge: the name remains, an ill-defined causeway linking mini islands across the meandering swamp that characterised a part of the Ouse before the river was moved and canalised by the Coming of Steam (1850). The causeway served the Lord’s (church’s) territory.

S.Rumbald's Well. Left out by the calligrapher but you can spot a tiny drawing of the Conduit Head which remains above the Railway Walk.

Prebend Ende beyond the Water. The area around water is now Mitre Street.



The Market Square was laid out after the Norman Invasion. It has retained its name and character for 900 years. The date of the coloured engraving left is 1837 (it was drawn to celebrate the Old Gaol and its new Keeper's Cottage built by public subscription to honour the accession of Queen Victoria).

The Buckingham Society is working with other parties to create an historical Gazeteer of Buckingham, its parts and streets. The aim is, little by little, to cover every area and estate. Maybe, the final document will be issued to newcomers to Buckingham to help them to gain a sense of Buckingham's heritage and community. If you have a road story to relate, please contact the Society's local Historian ED on: edgrimsdale@gmail.com

Green and open spaces – Ian Orton

A long hot summer appears to have finally come to an end with the advent of autumnal storms and rain.

Buckingham's tree-scape and open spaces appear to have been relatively unaffected by the drought conditions. Trees and shrubs have undoubtedly been stressed by the lack of rain and leaf turnage and droppage is already well advanced as a consequence.

Unfortunately, however, the River Great Ouse has not got off so lightly. A major pollution incident at Brackley during the last week of June has created untold damage to the riparian ecosystem with fish losses considerable. I counted four big dead pike floating on the surface of the Tanlaw Mill race on 1 July.

The only consolation is that other water courses that feed into the Great Ouse have not been affected by pollution and this will help mitigate fish and other losses to some extent.

We await with interest the Environment Agency's report on the pollution incident and any remedial action they propose to take.

There is considerable tree maintenance work planned and being undertaken in Buckingham by Buckingham Town Council and AVDC. This is all very necessary if the treescape is to be kept in good condition.

Unfortunately, however, trees and natural habitats continue to come under pressure from developers. This is especially the case on the triangle of land between Chandos Road, Wagland Gardens and the pathway from Chandos Road to the Royal Latin School.

What is so unfortunate about this “development” is that concerns and objections made the Society, BTC and local residents have been completely ignored by AVDC and the developer.

The local tree warden’s group, which includes a number of Society members has started to meet more often. We had a very informative and educational visit to Winslow Arboretum on 17 September overseen by Michael Hunt, Buckingham’s very own tree guru.

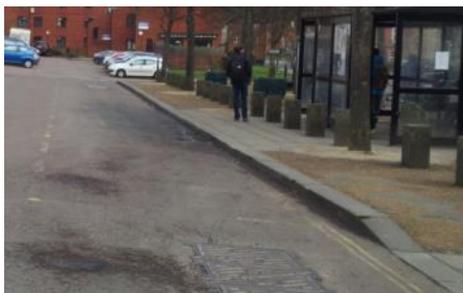
Green Flag Award



Congratulations to Buckingham Town Council who were awarded The Green Flag for their maintenance of Bourton Park. The Green Flag Award scheme recognises and rewards well managed parks and green spaces, setting the benchmark standard for the management of recreational outdoor spaces across the United Kingdom and around the world. The flag was raised on Saturday morning 8th September by the Chairman of AVDC Cllr. Sue Renshell. The

event was attended by Buckingham Town Councillors and members of the public including some members of the Buckingham Society.

The Transport Group – David Child



Bus stand

At the Aylesbury Vale Transport Users Group meeting that took place on 11 September the problems with the bus stand in town was raised. The camber at the bus stand can result in the bus doors coming into contact with the ground sometimes jamming the door mechanism.

A report (written in 2015) about this issue was forwarded to BCC. The full report can be seen via this link

<http://buckinghamssociety.org.uk/BStransdocs/BusStation.pdf>

HGV

The society raise the issue again of HGVs using what appears to be weight restricted roads.



In this collection of pictures, left, are - 2 HGVs caught in Well Street and clear weight restrictions signs at the entrance to the road.

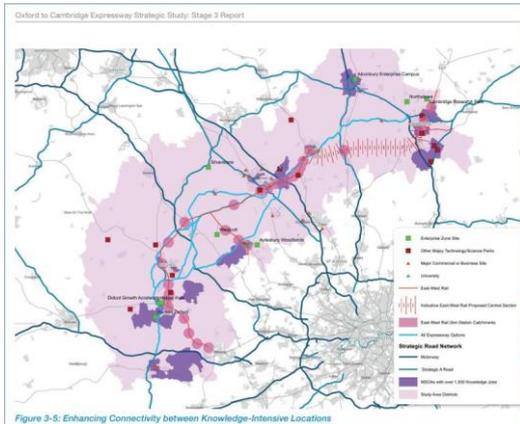
There has been a change since the last time the society raised the issue.

Two reports issued by BCC the "Buckingham Transport Strategy" and the "Buckinghamshire Draft Freight Strategy CONSULTATION DRAFT 2018-2036" provided some additional insight to work that is planned which may improve the situation. Also at the Buckingham Local Area Forum meeting on 13 September Warren Whyte raise the issue with the police representative.

One of the key policy statements that came out of the Draft Freight Strategy 2018-2036 – is that BCC transport "is working with Ordnance Survey on the replacement of its 'Integrated Transport Network Layer'. The effect of this work by BCC is that it restrictions of all types will show up on HGV satnav systems which can only be a benefit not only to Well Street but many other roads in Buckinghamshire.

East - West Express way

Below is the link to a report of about 56 pages. The BBC website reported:-



The Department for Transport put forward three possible options for the expressway - A, B or C - and "after detailed scrutiny and review by Highways England" corridor B was selected. "Corridor B was judged to offer greater benefits to the region - outperforming the other options by providing better links to jobs, education, leisure and health services," the government department said.

This clip from page 18 of the report is not clear but it looks like route B is south of Winslow (or

at least south of the east west rail link)

Link to the report

<http://www.englandeconomicheartland.com/Documents/Oxford%20to%20Cambridge%20Expressway%20strategic%20study%20stage%203%20report.pdf>

It is a case of watch this space.

Buckingham Community Hospital Petition



NHS resources, as we know, are under constant pressure and the temptation is to cut services; particularly those that are viewed as being at the margins. This has been the case for Bucks Healthcare Trust (BHT) closing the beds in places like the High Wycombe local Hospital. Unfortunately, the residents there only became aware of the decision after it was made. To avoid this happening here

The Buckingham Advertiser has launched a petition to enable residents to make their wishes known before decisions are finalised. Responses are being collected against the statement "We the undersigned wish to keep Buckingham Community Hospital Beds". It is worth noting that the proposed Medical Centre to be sited on Lace Hill does not include any plans for any 'step-down' or respite care beds. To respond, just click on the following link.

<http://www.surveymonkey.co.uk/r/DQ6PHL6>

Buckingham Society membership Badge



Members of the Society will soon be given Buckingham Society lapel badges, see the image on the right. The badges will be 20mm square. They will be handed out at the AGM and posted to those members who do not attend. It is hoped that, when worn, people will ask about them and so knowledge of the Society will increase.

Buckingham Trader of the Year 2019

The hunt will soon be on again to find Buckingham's Trader of the Year. During November shoppers in Buckingham will be able to nominate their favourite local town trader and place to eat.

The Buckingham Society launched the awards two years ago. We received around 1,000 nominations last year and, while there are more empty premises than we would wish to see, we hope that the awards will once again draw attention to all the great traders and cafés that there continue to be in the town. Last year's winners were Leeder's Hardware shop and the Meadow Row Tea Room.

The winners will receive their awards before the town's Christmas Lights are illuminated on December 1st and the winners will be able to display the awards in their premises for all of the following year.

So please look out for nomination forms in November (not as far away as we would wish to think) and cast your votes.

We need a new treasurer

Our treasurer, Tony Mayston, is standing down after a long period of service. We are now looking for someone to take on this role. If you are interested in becoming treasurer, please contact any committee member.

2018 Dates for your diary

Annual General Meeting:- 15th November 2018

Drinks and canapes 6.00pm Meeting 6.30pm

The post AGM speaker is Stuart Pringle, Managing Director of Silverstone Racing Circuit, who will talk about the major developments taking place there.

Committee meetings 2019 - all start at 17.00hrs:

23rd January 2019

27th March 2019

22nd May 2019

24th July 2019

25th September 2019

Members are very welcome to take part in these meetings.

Executive Committee:

Roger Edwards	Chair
David Child	Transport, website and Planning
Carolyn Cumming	Planning
Ed Grimdsdale	Planning and society historian
Gill Jones	Membership Secretary
Tony Mayston	Treasurer
Belinda Morley-Fletcher	Secretary
Nigel Morrison	Destination Buckingham
Roger Newall	Planning
Ian Orton	Green and Open Spaces, planning
Mark Parsonage	Website
Anthony Ralph	Planning
Kathy Robins	Newsletter Editor, planning
Colin Stocker	University representative

We should like to hear from you

Please give us some feedback - tell us what activities you would like The Buckingham Society to prioritise. Comments to: kathyrobins@walnutyard.co.uk Tel: 07834 484762. If you would like to become involved in any of our activities or attend a meeting of the executive committee, just contact us and come along.
www.buckinghamssociety.org.uk