

PL/07/24

Minutes of the **Planning Committee** meeting held on Monday 11th November 2024 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. M. Cole JP	Chair
Cllr. F. Davies	
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	Vice Chair
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Cllr. T. Allen	
Mrs. C. Cumming	Buckingham Society
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent: Cllr. L. Draper

No members of the public attended and so there was no public session. Members and Officers observed one minute's silence in recognition of Armistice Day.

367/24 Apologies for absence

Members received apologies for absence from Cllr. Draper.

Cllr. Cole welcomed Cllr. Allen who was observing his first Planning Committee meeting.

368/14 Declarations of interest

Cllr. Stuchbury noted that, as a member of the North Buckinghamshire Area Planning Committee, he will not be voting on applications.

369/24 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 14th October 2024.

370/24 Budget 2025-2026

Members received a report from the Compliance & Projects Manager.

It is recommended that Members agree to request a budget of £10,000 for the financial year 2025-2026 for the completion of the Buckingham Neighbourhood Plan.

Cllr. Stuchbury Proposed increasing the budget to £12,000. Cllr. Davies Seconded. A vote was taken, and the result was:

For:	8
Against:	2
Abstention:	0

ACTION FINANCE OFFICER

**371/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/
Buckinghamshire Local Plan**

The Compliance and Projects Manager informed Members that he has consulted with ONH, and it is hoped that the Working Group can meet next week to consider the recommendations.

Cllr. Stuchbury stressed the need to learn from the outcome of the referendum in Beaconsfield. Cllr. Cole confirmed that this will be discussed at the Working Group meeting which will make any appropriate recommendations. The Compliance and Projects Manager advised that ONH are fully aware and explained that misinformation led to the referendum failing; we will ensure that the benefits of our plan are emphasised.

372/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 4th December and 8th January 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21st November and 19th December 2024 at 2pm.

Members considered a response to planning applications received from Buckinghamshire Council and decided whether to request a call-in.

24/02745/APP

OPPOSE

27 Osberg Road, [St. Rumbold's Fields]

Householder application for conversion of carport to study and wash room (retrospective).

Members disagreed with Highways' assessment of the proposal and objected strongly to the conversion of this carport to habitable space; the plot as approved (17/04668/ADP) was provided with two parking spaces within the curtilage and now has none. The remaining part of the car port access is 2.5m long, so any car parked on it will obstruct Public Footpath 36 which runs along the front of the houses on this side of the street, forcing pedestrians into the carriageway, which is contrary to s.72 of the Highways Act 1835 (driving on any footpath or causeway by the side of any road that is made or set apart for the use of pedestrians); s.28 of the Town Police Clauses Act 1847 (causing an obstruction to any public footpath or public thoroughfare); and s.137 of the Highways Act 1980 (obstruction of free passage along a highway). The street itself is only 4.8m wide, and kerbside parking can obstruct the passage of emergency vehicles and bin lorries. It is also a nuisance to neighbours and could set a precedent for similar conversions.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/03030/APP

NO OBJECTIONS

Starbucks Coffee, London Road

Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of three charger pillars, one feeder pillar, one substation and bollards.

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Try voted against and Cllr. Stuchbury abstained.

24/03221/APP**OPPOSE**

24 London Road

Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer.

Members took issue with the statement on the application form that work had not already started, as the house had had scaffolding erected in the summer to roof level following the June Building Control acceptance of 24/01543/BN (Removal load bearing wall, replacing roof and fenestration alterations). It also involved removal of both chimneys.

The house is the middle one of three built approximately at the same time and with a common architectural style. The proposed hipped roof profile gave a bulkier aspect in the street-scene, and the lack of chimneys emphasised this. The flat-roofed dormer at the rear was described as 'overpowering' and did not tie in with the gable-roofed small dormers elsewhere on the building and is contrary to the revised Neighbourhood Plan's Design Guide.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/03244/APP**NO OBJECTIONS**

1 Waglands Garden, [between Chandos Close & Brookfield Lane],

Householder application for addition of double doors and Juliet balcony to second floor bedroom (north west elevation).

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury and Cllr. Harvey abstained.

24/03280/APP**NO OBJECTIONS**

9 Threads Lane [Lace Hill]

Householder application for erection of single storey rear extension.

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

24/03293/APP**OPPOSE**

Alder House, Verney Close

Convert existing undercroft to 1No 1 bed ground floor residential unit. Erection of bin store and cycle store.

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted that the Police Design Advisor had not yet commented on the proposal; they were concerned about the large window area to the kitchen/diner which faced onto the narrow passage along the back of the block with no surveillance. Furthermore the view from

this window was of a high brick and stone wall, a little more than 1m away with buildings close behind it, which would restrict the natural light to the living space, and the other large openings on the end wall are underneath a large overhang – the first floor terrace – which is 4m deep. Doubts were also expressed at the adequacy of the ceiling height of the proposed flat, so that it would be cramped and dark most of the time, creating a low-quality living space.

The related 're-location' of the bins and cycle store (although cycle parking equipment has never been provided, and the bins are kept at their collection point on Verney Close) seriously reduces any amenity value of the garden area, contrary to Neighbourhood Plan Policy DHE6 – Provision of good quality private outdoor space. There are advantages to the hiding of the bins behind the existing wall, but this was immediately adjacent to the bedroom of the flat, and the narrowness of the space, the possibility of the cupboard doors not being properly closed, the awkwardness of manoeuvring the skip bins on the existing gravelled ground surface, seemed likely to contribute to the bins remaining in the present Verney Close access. If the existing bins are overflowing with the refuse from the current number of flats, an additional dwelling can only exacerbate this, making the proposal overdevelopment. It was also pointed out that the application site is on the east side elevation of Alder House (20/00483/APP, front elevation to Verney Close) and is not Bank House (which is the converted NatWest Bank building facing Market Hill dating from the 1960s, with its upper storeys converted to flats 6 years ago), and thus this paragraph on p5 of the Planning Statement:

2.3 The application site lies to the rear of Alder House but is contiguous with the whole Alder House site. The wider site comprises Alder House which is a 3-storey Georgian period building now converted to apartments with a Class E commercial unit at ground floor fronting the shopping frontage of Market Square, together with the recently constructed apartment building of generally contemporary appearance.

is nonsense and damages the credibility of other statements and proposals in the documentation.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Amended plans

24/01012/APP

14 Bourtonville

OPPOSE (see note below)

Retention of timber structure in rear garden (retrospective) to be used as a business to temporarily house cats (cattery). Retention of other timber structure in rear garden used for temporarily housing cats associated with charity (Retrospective). Change of use of site from residential dwellinghouse (C3) to mixed use of residential with cattery boarding (sui generis) (Retrospective). (amended description).

Members felt that a residential area was not entirely suitable for such premises as the Senior Licensing Officer described and opposed the application as the drawings submitted did not give the details requested.

Members might be minded to withdraw their opposition if the plans were resubmitted, amended to the Senior Licensing Officer's satisfaction.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

The following application has been revised as the new building is so different from the Dutch Barn a 'Notification' is not appropriate.

24/03028/AGN

NO OBJECTIONS

White House Farm, Bourton Road
Replacement agricultural building.

Members had no objections to the revised plans, but regretted the loss of the solar panel array from the application, feeling that (a) the new building presented a side elevation to the Listed Building (where the applicant lives) so the solar panels would not be visible, and (b) the farm complex is not visible from the public domain so the harm done in heritage terms was outweighed by the benefits of the solar power generation. Members would like to see the solar panels reinstated.

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Not in our parish (Maids Moreton)

23/01636/ADP & 23/02826/ADP (amended plans)

OPPOSE

Land off Walnut Drive and Foscoote Road, Maids Moreton

Reserved matters being sought for appearance, landscaping, layout, and scale for 153 dwellings on land off Walnut Drive and Foscoote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP.

Shah [David Wilson Homes (South Midland)]

For Members' information the number of dwellings has been reduced from 163 to 153, this is not a typing error.

The drawings revised to match the new total number of dwellings were entirely concerned with matters internal to the site, and Members declined to comment as the site was not in their parish. The CMP was unchanged in the respect of traffic movements and other offsite arrangements.

However, the VALP Examiner had agreed 170 houses for Maids Moreton, so there was now a shortfall of 10%, and the maisonettes had been removed from the scheme. Presumably this shortfall, and the related number of Affordable Dwellings, will have to be met elsewhere to comply with the Plan. Given that the last amended plans to come before this Committee (October 14th 2024) had been Opposed on the grounds that there was inadequate capacity to treat the foul water outflows from any houses built, and that there was continuing controversy over the BNG calculations and other matters, Members suggested that the developer reconsider the whole scheme and start afresh.

Cllr. Cole Proposed Opposing, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Not for consultation

The following application was refused on 1st November; no APP application had been notified at the date of the meeting so there was no discussion of the application.

24/03133/CPL

5 King Charles Close [Page Hill]

Certificate of lawfulness for proposed conversion of garage to habitable space.

24/03009/ATP

NO OBJECTIONS

Land adj. Bath Lane [Hartridge's site]

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

T1 mature oak; reduce lateral branches only that are extending towards the adjacent property by 2-3m.

373/24

373/24.1 Planning decisions

Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
18/04566/APP	Ford Meadow, Ford Street	Ch/use to car park for University use with floodlights	Oppose ¹

¹ Members opposed (23/1/19) until the following information was provided (**response in red**):

- A report from Highways on the impact of the additional traffic on the difficult and congested junction of Ford Street with Bridge Street/London Road/Bourton Road/Chandos Road **Highways' (only) response, dated 16/10/24, is satisfied with the layout and visibility both to Ford Street and to Bridge Street, but requires the access to be improved to Buckinghamshire's standards.**
- A report from Environmental Health on the brightness and coverage of the floodlights. **EH had offered no comments in Jan'19; on 8/10/24 they required a lighting plan, and times set for the use of the lights Lighting details were supplied by the agent on 27/9/24 (0700-2000 Monday-Friday, no use at weekends).**
- Limiting the use to the parking of vehicles displaced while the Station Road building was being constructed (17/00746/APP, not yet approved) especially not permitting the use for overflow parking from weekend and evening University events, to safeguard the amenity of nearby residents.
[That application lapsed before activation, and the Station Road car park is still operational].

24/00977/APP	Puratos Ltd., Middle Slade	Extension to existing food processing facility - additional processing/storage space	Support
24/02729/APP	85 Western Ave.	Installation of air source heat pump	No objections

Refused

Application	Site address	Proposal	BTC response
24/02183/ALB 24/02185/AAD	Old Market Ho., 36-37 High St.	Front & side signage & 2 planters (retrospective)	No objections ²

Withdrawn

Application	Site address	Proposal	BTC response
24/02615/VRC	Land adj. 73 Moreton Road	Variation of conditions of 24/01069/VRC to enable development to be commenced more expeditiously	Oppose

24/02617/VRC	Land adj. 73 Moreton Road	Variation of conditions of 19/00902/ADP to enable development to be commenced more expeditiously	Oppose
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Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/02472/CPL	25 Bernardines Way	Ch/use from C3 house to 6 unit C4 HMO for 6 persons	Oppose
24/02807/ATP	Hill House, Castle Street	T1 & T2 yews – reduce in height	No objections

Cllr. Stuchbury Proposed that we should ask Buckinghamshire Council for a copy of the historical Aylesbury Vale HMO policy and enquire whether that is the policy they are working to. If not, what is the current policy? Seconded by Cllr. Harvey and unanimously **AGREED** by Members.
ACTION PLANNING CLERK

Refused

Application	Site address	Proposal	BTC response
24/03133/CPL	5 King Charles Close	Proposed conversion of garage to habitable room	Decision before meeting

373/24.2 Planning Inspectorate

An appeal has been lodged against the refusal of 23/00178/APP: Land to the west of London Road. The hearing has been set for 29th January 2025.

374/24 Proposal: Cllr. Ralph – signage on Listed buildings

That BTC should write to the Historic Buildings Officer seeking guidance on the acceptability of various types of materials to be used in signage on listed buildings in Buckingham. In addition, it would be helpful to BTC as a statutory consultee, to understand when it is not acceptable for a planning applicant to attempt to replace existing signs on a like-for-like basis in terms of materials used.

Seconded by Cllr. O'Donoghue and unanimously **AGREED** by Members.

ACTION PLANNING CLERK

375/24 Buckinghamshire Council matters

Members received news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

Cllr. Stuchbury informed Members that:

- A lot of money is spent on appeals; officer time is not stated but there is a cost involved.
- Section 38 snagging works for the St. Rumbold's development will take place in 2025 on internal roads and footpaths. It is hoped that adoption of the roads and paths by Buckinghamshire Council will follow.
- He attended a Planning meeting last week where one Buckingham application was considered.

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

376/24 Highways Stakeholders' Conference

Members received a report from Cllr. Cole on the Highways Stakeholders' Conference held on October 28th 2025 and discussed the [slides](#) from the conference and any actions arising.

Members raised the following points:

- Cllr. Schaefer has written to Cllr. Broadbent regarding the four free parking days.
- Winslow has received a reduction in parking charges. This seems to be a pre-existing arrangement made with AVDC to run until March 2025 only.
- That of the four free parking days being offered throughout the County each year, two were for Christmas shopping, and the other two were to be decided by the local Community Boards, which in our area includes Winslow. Members questioned why more were not being offered for the Buckingham Charter Fairs and for Remembrance Sunday.

377/24 Updates from representatives on outside bodies

There were no updates.

378/24 Action reports

378/24.1 Regular actions

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
268/24 25/9/24	7 via Parish Channel 1 via email (CPL) 2 via Comments button (Trees)			
321/24 14/10/24	4 via Parish Channel 4 via Comments button (Trees) (1 tree application decided before meeting)			

378/24.2 Members received action reports as per the attached list.

Cllr. Cole read an update to Members on the Archaeological site at West End Farm; they are still awaiting DNA analysis, but the working theory is that it was a late Roman or early Medieval gallows site. Cllr. Cole thanked Cllr. Stuchbury for his work on this.

The Compliance and Projects Manager updated Members on the request to look at prejudicial interest training: this information is contained in the Code of Conduct for Councillors.

378/24.3 (321/24) Members received a briefing note from the Town Clerk on whether Air Source Heat Pumps should be allowed as Permitted Development.

It is recommended that Members do not pursue a policy of encouraging a relaxation around the rules regarding planning permission requirements for heat pump installation in English dwellings.

Cllr. Try Proposed and Cllr. Schaefer Seconded. A vote was taken, and the result was:

For: 8
Against: 0
Abstentions: 2

Members thanked the Town Clerk for her work on this.

379/24 Town & Parish Quarterly Forum meeting – 14th October 2024

Members received the [slides](#) from this meeting.

Cllr. Cole asked a question at this meeting about call ins of planning applications. No response has yet been received and Members agreed to add this to the action list to request a response.

ACTION PLANNING CLERK

380/24 Buckinghamshire Council Committee meetings

380/24.1 N. Bucks Area Planning Committee (2nd October 2024) *Cancelled*
(6th November 2024) *Buckingham application*

*24/01801/APP; 11 Edburg St.- Installation of an Air Source Heat Pump
Members had responded 'No objections subject to Environmental Health's satisfaction following a requested noise impact report (July 15th meeting). A report was submitted which EH found satisfactory, so no attendance was necessary. Committee consideration was required for transparency reasons, as the applicant was a staff member.*

380/24.2 Strategic Sites Committee (24th October 2024) *Cancelled*

380/24.3 Growth, Infrastructure and Housing Select Committee (21st November 2024)

380/24.4 Transport, Environment & Climate Change Select Committee (7th November 2024)

Cllr. Cole had submitted a written question to the Select Committee, and gave a verbal report to Members (Appendix A).

The responses will be circulated to Members and an agenda item included on the next full Planning Committee agenda which is scheduled for February 2025.

ACTION CLLR. COLE AND PLANNING CLERK

Cllr. Davies commented that the River Ouse is not the sole cause of flooding; failed culverts and a lack of maintenance are also factors.

Cllr. Harvey, at the Community Board meeting, asked who is monitoring the actions in the flood report. This is now being investigated and he is receiving updates.

381/24 Enforcement

Cllr. Stuchbury has received complaints from residents regarding anti-social behaviour (people relieving themselves) and litter in the layby on the A421. This will be reported.

ACTION PLANNING CLERK

382/24 Rolling lists – updates

382/24.1 Tree felling applications *updated*.

382/24.2 Land grab reports *no change*.

382/24.3 Call-in requests *updated*.

382/24.4 HMO Licences – update awaited.
The Planning Clerk is awaiting confirmation of the number of residents each HMO is licensed for.

383/24 Matters to report

No matters reported.

384/24 Chair’s items for information

No items.

385/24 Date of the next meeting: Monday 2nd December 2024 following the Interim meeting

Meeting closed at 9.04pm.

Chair Date

Cllr Mark Cole JP question to Transport, Environment & Climate Change Committee 7th November 2024:

“What flood prevention, protection and mitigation is being considered for North Bucks with the River Great Ouse and its many tributaries, which frequently inundate Buckingham and surrounding villages?”

Following numerous meetings during 2001/2 between Bucks County Council, AVDC, Buckingham Town Council and the Environment Agency, the build of storage ponds at Water Stratford and Radclive above Buckingham, and raised banks and flood walls in the town, was due to be started in 2002 at a cost of circa £1m. But it never happened, with no money forthcoming from the national flood defence budget due to "the balance between costs and benefits".

After Buckingham flooded in July 2007, the Environment Agency reconsidered the scheme and began looking for funding from the local flood defence levy. But serious property flooding, particularly on the west side of the town, of dwellings, public parks and car parks persists, most recently in September 2024. These events are no longer one in 50 or 100 years as the EA has previously insisted - there have been four such serious events in Buckingham in the past seventeen years: 2007, 2020, 2023 and now 2024.

The Flooding Review specifically mentions the increased flood risk in the north of the county, and Aylesbury Vale is shown as the area with the second highest additional risk of flooding in future years, due to the effects of climate change. Will the thinking behind the current allocation of flood relief monies be revisited in the light of these projections?”

Verbal response from Cllr Thomas Broom, Cabinet Member Flooding:

“There are a number of complex issues affecting flooding in Buckingham, the primary one which is the River Great Ouse, which is the responsibility of the Environment Agency. The (2002) scheme you were talking about and the monies allocated were all on the national side. We have put together as much information as we can to help inform planning projects, and the EA is considering going forward with.

Re climate change and the increased precipitation, it is to the forefront our mind, and as weather patterns change, we are developing ways we respond to that, not only internally but with partners like the EA so they act quicker and better protect people whose homes are being flooded. I appreciate the question, and ask that as we have a lengthy detailed response, we will we read it into the minutes and reply to you as well.” (*Appended below*)

... and from Cllr Bill Chapple OBE, Chairman:

“We all recognise that 1 in 100 years is no longer realistic, it is more like 1 in 10 with the figures that we have got from various places. But to change that figure nationally means that a lot more money is going to have to be found for flood defences.”

Written response (7th November) from Chris Ward, BC Chief Scrutiny Officer:

As Lead Local Flood Authority (LLFA) Buckinghamshire Council are responsible for Surface Water, Ordinary Watercourse and Groundwater flooding. Flood risk within Buckingham is complex and primarily comes from the Main River (Gt Ouse) which is the responsibility of the Environment Agency (EA).

The EA have advised that the following planned flood reduction activities are currently taking place in the Buckingham area:

Great Ouse Strategic Flood Risk Intervention Study (GO-SIS):

The Great Ouse Strategic Flood Risk Intervention Study (GO-SIS) Phase 3 is currently in progress. Phase 3 of the study is focused on using catchment screening models to consider a range of potential strategic interventions, (including the attenuation of water) to manage flood risk. This phase of the project is forecast to take approximately 18 months. Following this, the study will move into phase 4, which will model in further detail, some of the interventions identified in phase 3.

Property Flood Resilience:

A catchment-wide Property Flood Resilience (PFR) package is being explored which seeks to identify communities at risk that do not benefit from a capital project, but PFR may be appropriate. We are currently working to identify potential properties for inclusion within the package and plan to liaise with the LLFAs in due course to finalise the list of candidate properties for Phase 1 of the PFR project.

Thornborough Sluice:

Following the approval of the moderation case in September 2023, the Project Team presented a Strategic Outline Case for the case for investment to fulfil the Environment Agency's legal requirement. This involved developing a shortlist of refurbishment options which maintains statutory upstream water levels and sustains the existing standard of flood risk management. The Strategic Outline Case for Thornborough Sluice was submitted to the National Project Assurance Service (NPAS) in January 2024. This received financial approval in April 2024, allowing the project to move to the next stage of project development. Over the coming months, the short list of options will be reviewed and updated, and a preferred option identified as part of the submission of an Outline Business Case later in this financial year (2024/25).

We would advise that the EA are contacted directly to request further details of any flood reduction activities they might have planned in the area.

Funding associated with Buckinghamshire Councils Flood Capital Programme is already allocated to existing projects and there is no intention of reviewing this at the current time. The Council are aware of the impacts Climate Change will bring in terms of increased flood risk to its residents and this is considered as part of our long-term planning.

The Council has aspirations to lead and deliver interventions such as Property Flood Resilience (PFR) more widely across the county and has made £100k available for a county wide study. This includes the villages around Buckingham and broader Gt Ouse catchment area. However, this would require appropriate staffing and sufficient funding to be secured (as set out within the report) and is subject to much uncertainty at present.

We are exploring opportunities to reduce flood risk through delivery of Nature Based Solutions, such as Natural Flood Management (NFM) and the Flood Capital Programme is developing a potential £270k workstream dedicated to this, in the Gt Ouse catchment area. This is alongside the River Leck and East West Rail NFM projects, that have already been delivered as part of the programme. The workstream is in the early feasibility stages and may progress onto delivery over the next 1-2 years, if viable options are found.

We have also been working with the community of Tingewick in conducting a feasibility study to identify viable options to help with the persistent flooding issues here. We are expecting the study to conclude in 2025, when we will be able to confirm whether a viable scheme exists.

In addition to the above, we would like to highlight the various sources of information available to the community to help support with flooding issues:

- *The National Flood Forum have guidance on [Protecting Your Property](#), which provides advice on how property owners can make their own property more resilient to flooding.*
- *Our new [Buckinghamshire – BeFloodReady](#) website also explains how Property Flood Resilience measures can mitigate the impact of flooding on people's homes.*
- *Homeowners who have already suffered damage from flooding can also ask their home insurers about the ['Build Back Better' scheme](#).*
- *[Project Groundwater](#) is researching innovations in groundwater flooding including modelling, mapping, warning, nature-based solutions and property flood resilience measures. The groundwater flood risk mapping will cover Hughenden and will be available in February 2025.*
- *For any general flood related queries to the Council please contact floodmanagement@buckinghamshire.gov.uk. However highways flooding impacting safety should always be reported to [FixMyStreet](#).*