

## **Padbury Parish Council**

Minutes of the Extraordinary Padbury Parish Council Meeting held on Wednesday 5<sup>th</sup> November 2025 at 7pm.

Present: Councillors C Dinwoodie (Chairman), V Murray, S Dickens, A Tulud, I Clymer and S Ovey-Horwood.

Also present: C Swannell (Clerk) and County Councillor J Chilver.

### **96. Period of Public Participation**

Non present.

### **97. Apologies**

Cllr R Manasse.

### **98. Chairmans Welcome**

Cllr Dinwoodie welcomed all to the meeting and advised that the purpose of the meeting was to discuss and develop the strategy for planning proposals, feedback to developers, and next steps should application progress.

### **99. Feedback from residents**

Members reviewed the feedback received to date. At the time 46 comments had been received, 45 objections and one neutral respondent. In addition, one alternative approach had been submitted. The objections included reference to:

- Sewage system;
- School;
- General growth of the village;
- Traffic;
- Environmental impact;
- The proposed shop,
- And other general comment.

Following this, Cllr discussions included:

- The inclusion of affordable housing and how this was represented.
- The production of a Local Plan, although it was noted that this is a lengthy process and Bucks CC funding for development of this had been withdrawn earlier in the year.
- The possibility to reduce the size of the proposed development due to the relatively unique matter of the location of the Millenium Wood.
- The proposed development of increased housing would take Padbury into the category Rural Grade 3 status that would present S.106 funds (approx. £275K).
- It was discussed if additional amenity space could be obtained for play area, parking, open space or other community usage.
- More engagement with developers is required and this should be ongoing, to include clarification on what was submitted in the public exhibition compared to what is proposed to be submitted in an actual planning application.
- Agreed to meet with Land & Partners to include discussion on when they propose planning application will be submitted; can they provide results of the nature tests undertaken; 32 additional cars for a development of 65 houses quoted in the presentation appears extremely low considering most homes have at least two

cars, and would propose installation of electrical vehicle charging points; discussion on proposed ownership of any shop. To include discussion on engagement regarding protecting inner fields such as “chicken sheds” fields and possibilities for use of 106 money for example additional parking/green space.

- It was felt a shop would not bring added value to parishioners, and likely be a business built on passing traffic on the A413. It was discussed if the site would be better suited for something else.
- Current proposal would have an impact of light pollution to the Millenium Wood.
- Protection of green space essential and concerns over future expansion should the current proposal go ahead were discussed.
- Cllr Murray to discuss with school their views.
- As many concerns have been raised regarding the sewage system and flooding, it was agreed that liaison with Adstock Parish Council should be instigated. Clerk to action.
- The play area on Main Street is leased from All Souls College, could this be protected as a community asset?

### **100. Planning sub committee**

Councillors discussed the feedback and it was agreed that a planning sub committee should be established. It was further agreed that this will be led by Cllr Clymer, and supported by Cllrs. Tulud, Dinwoodie and Murray.

Meeting closed at 8.18 pm.

Signed.....Chairman / Date.....