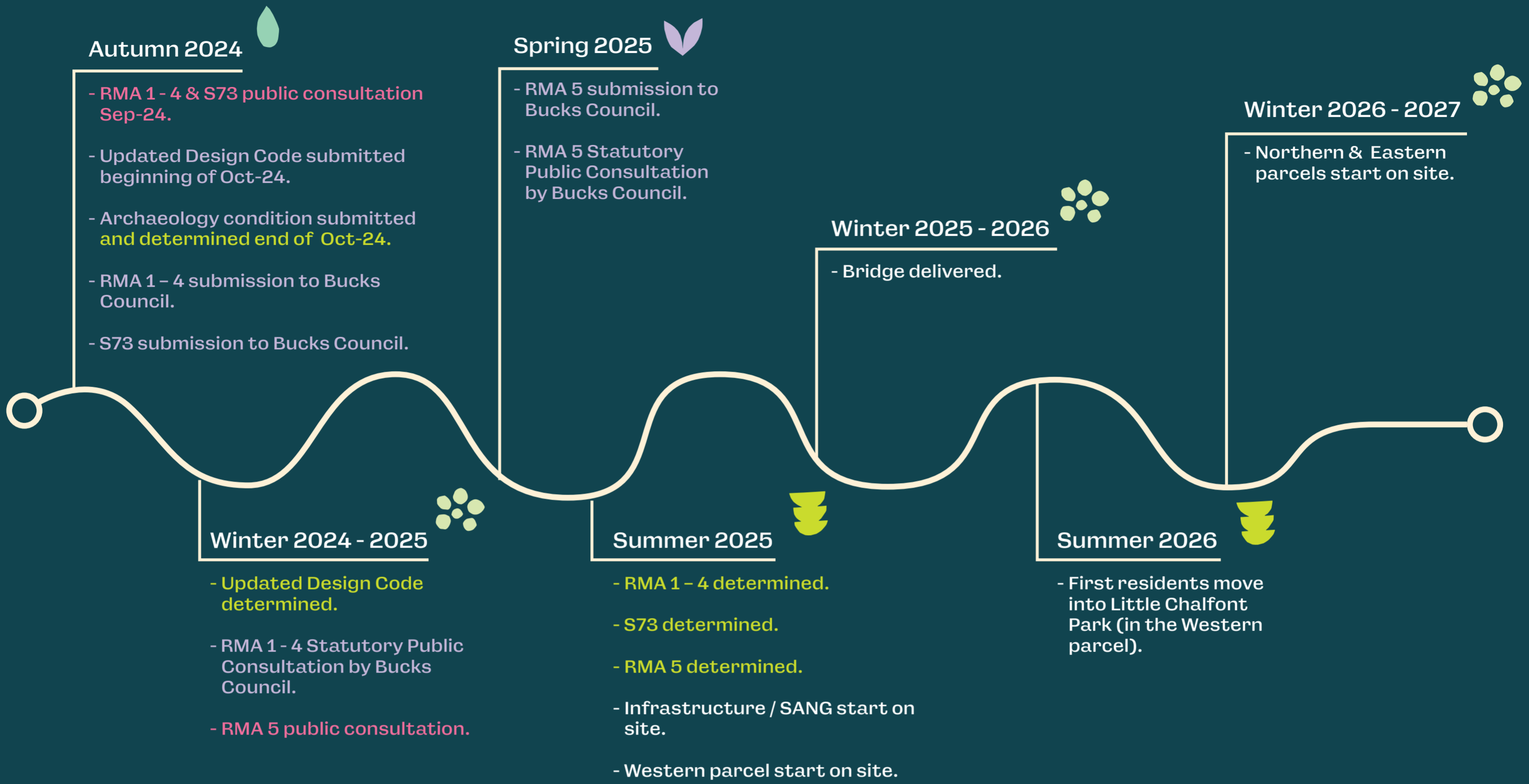


Indicative RMAs Overarching Timeline



Key to colour code



- There is a statutory consultation period (for 21 days, commencing from validation), in which Bucks Council will consult statutory and non-statutory consultees. The public can also comment on the application via the planning portal.



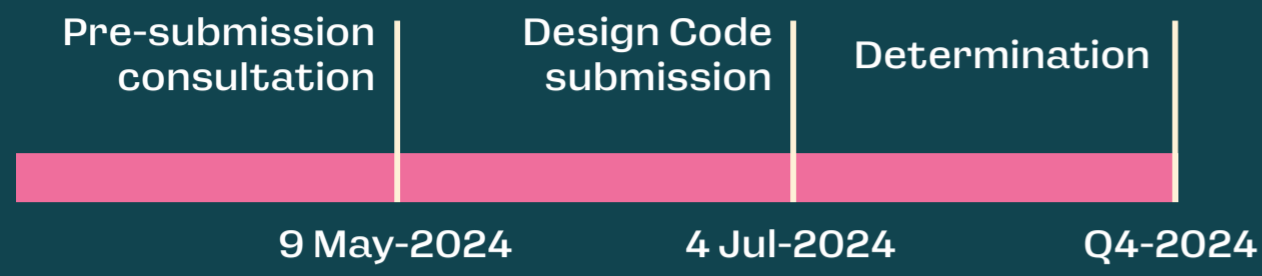
- The public can view and comment on proposals. Comments should be submitted to Hill Group.



- Date of determination / discharge.

Indicative RMAs Individual Timelines

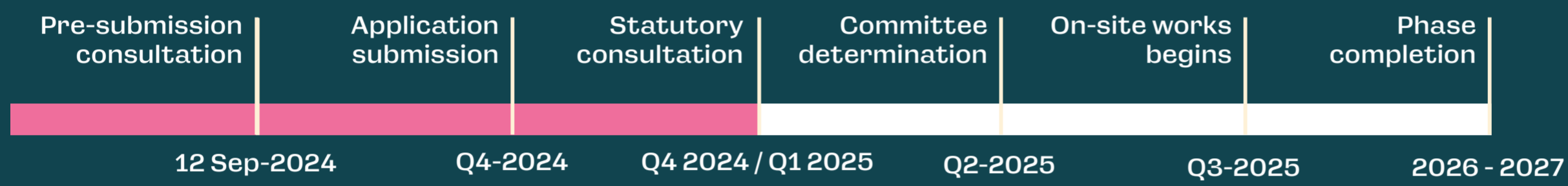
Design Code



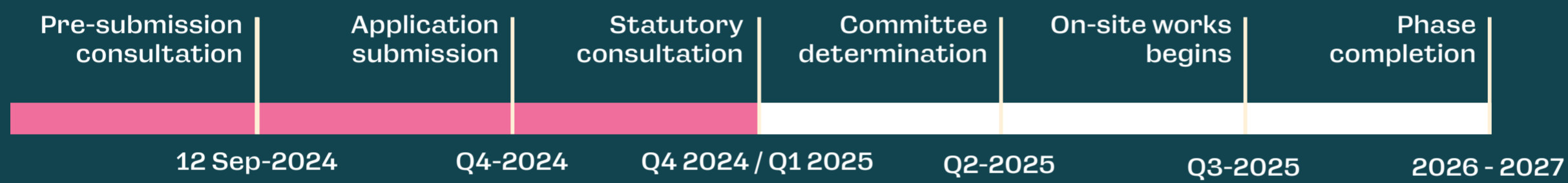
RMA 1 – Western Parcel



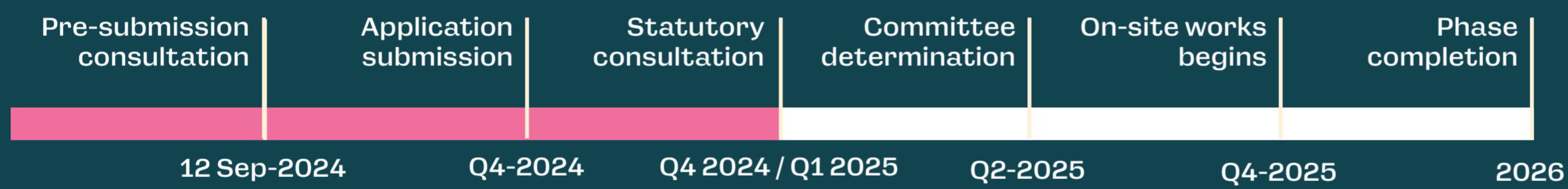
RMA 2 – SANG



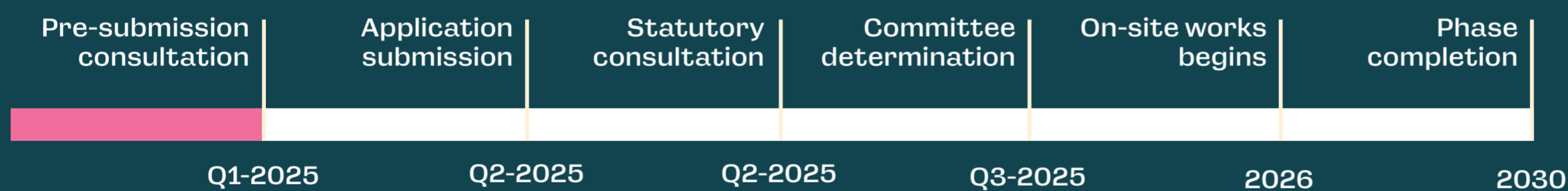
RMA 3 – Infrastructure



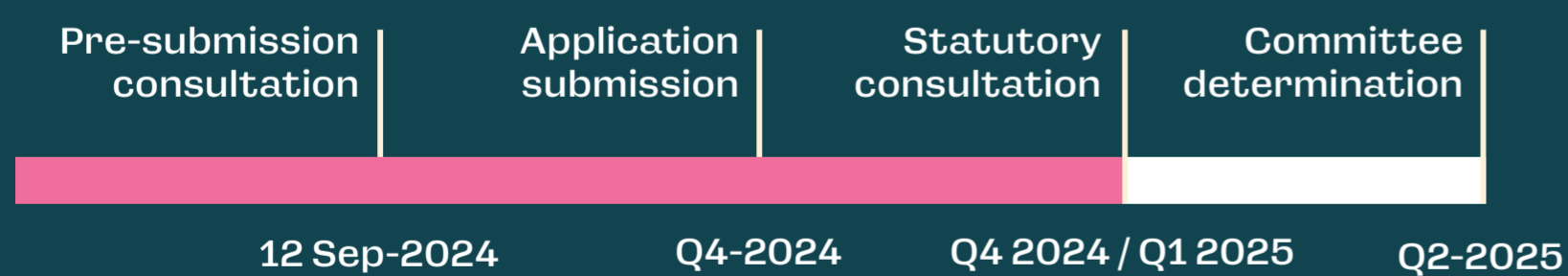
RMA 4 – Bridge



RMA 5 – Northern & Eastern Parcels



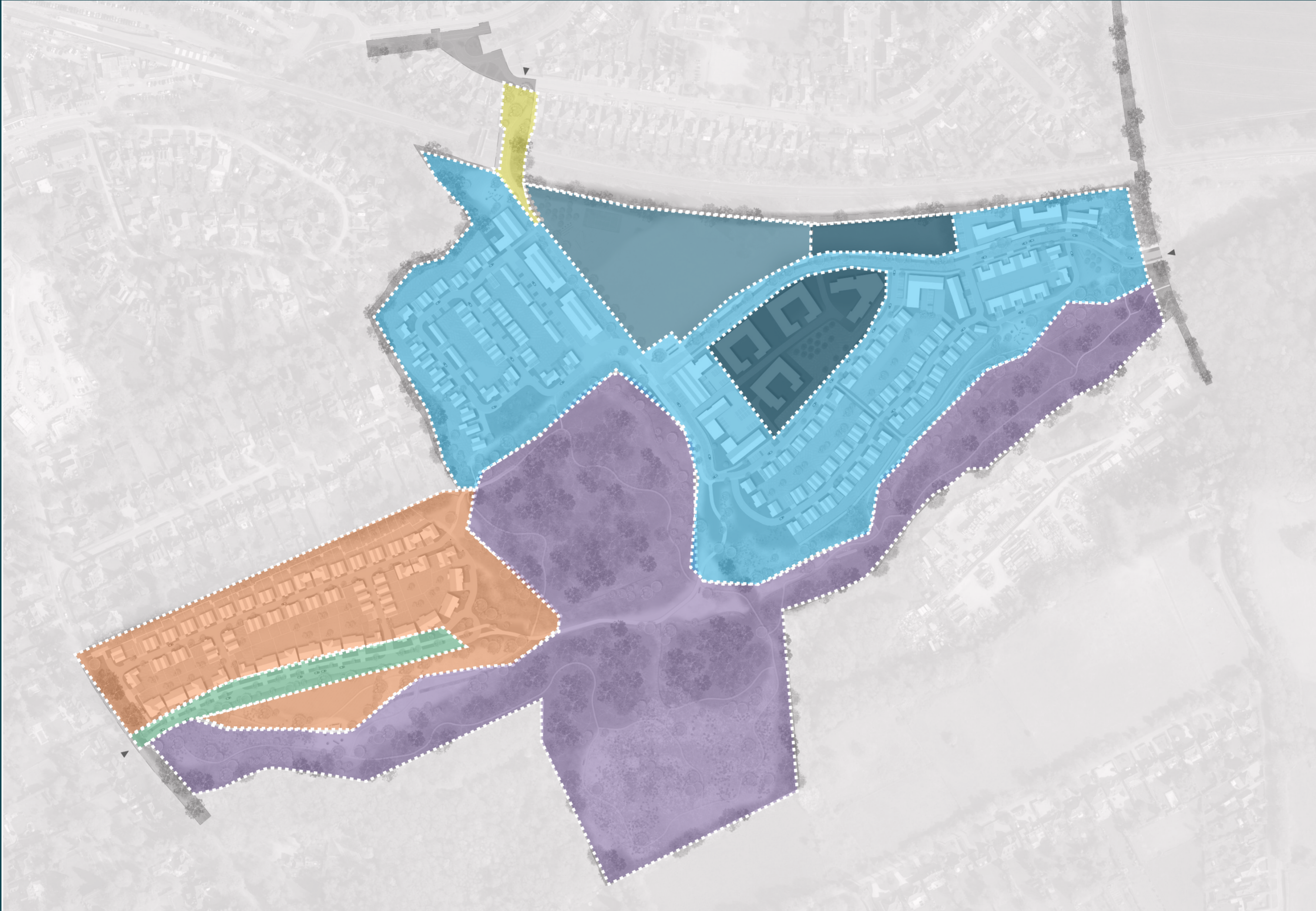
S73 Parameter Plan Amendment










Planning Conditions - Ongoing



Indicative RMAs Boundaries



Key

-  RMA 1 Western Parcel
-  RMA 2 SANG
-  RMA 3 Infrastructure
-  RMA 4 Bridge
-  RMA 5 Northern & Eastern Parcels
-  *Land safeguarded for education
-  *Care home and retirement homes

*RMAs to be carried out by separate providers

Planning Application Process Terminology

Terminology	Summary
Statutory Consultation Period	<ul style="list-style-type: none"> • Once a planning application is validated by the Local Planning Authority, it is subject to a 21-day consultation period. • The public will be informed of the 21 day consultation period via site notices and letters. • Statutory (e.g. Historic England) and non-statutory (e.g. Police and Crime Commissioners) consultees are consulted by the Local Planning Authority. • The public can make comments, for or against, the planning application on the planning portal for the relevant Local Planning Authority. • After the 21 days is concluded, comments made by all consultees will be considered by the Local Planning Authority.

Terminology	Acronym	Summary	Can the Public Comment?
Outline Planning Application	OPA	<ul style="list-style-type: none"> • Used to establish that the principle of development is acceptable. • Does not contain the full detail of the development, which is subsequently provided via a RMA. 	<p>Yes.</p> <ul style="list-style-type: none"> • The developer may hold an in person exhibition, where the public can provide formal and informal feedback. • On the planning portal during the 21 day statutory consultation period.
Reserved Matters Application	RMA	<ul style="list-style-type: none"> • Used after an OPA has been approved. • It deals with some or all of the outstanding details of the OPA such as: <ul style="list-style-type: none"> - Scale - Layout - Landscaping - Appearance • It must be submitted within 3 years of the OPA, unless a different time period has been conditioned on the OPA Decision Notice. • Once granted, construction must start within 2 years. 	<p>Yes.</p> <ul style="list-style-type: none"> • The developer may hold an in person exhibition, where the public can provide formal and informal feedback. • On the planning portal during the 21 day statutory consultation period.
Section 73 Application	S73	<ul style="list-style-type: none"> • Also known as a ‘minor material amendment’. • Used to make adjustments to what has already been approved, for example varying a condition or amending approved plans. • Cannot be used to amend the description of development or extend the time limit in which development must start / a RMA must be made. 	<p>Yes.</p> <ul style="list-style-type: none"> • The developer may hold an in person exhibition, where the public can provide formal and informal feedback. • On the planning portal during the 21 day statutory consultation period.
Section 106 Agreement	S106	<ul style="list-style-type: none"> • A legal agreement between a local planning authority and a developer or landowner. • The purpose is to mitigate the impact of development on the community and infrastructure. • It can include requirements such affordable housing, public transport contributions or provision of public open space. 	<p>No.</p>
Decision Notice		<ul style="list-style-type: none"> • States whether an application has been granted or refused, including any conditions that apply. 	<p>No.</p>
Condition		<ul style="list-style-type: none"> • Listed on the Decision Notice in order to control elements of the development. • All conditions must be complied with. They can apply before, during, or after the development begins. • If a condition requires a submission to the Local Planning Authority to discharge its requirements, a formal application must be made. 	<p>Typically, no.</p>