



# BUCKINGHAM

## NEIGHBOURHOOD DEVELOPMENT PLAN

### *What is a Neighbourhood Plan?*

A neighbourhood plan is a way of deciding:

- Growth
- Environment
- Facilities
- Design

for Buckingham as a whole.



### *What can happen without a Neighbourhood Plan?*

Without a neighbourhood plan these things are more likely:

- unplanned and uncoordinated speculative development
- inadequate facilities overall

### *Isn't there already a Neighbourhood Plan?*

The previous neighbourhood plan is now nearing the end of its useful life. Since 2015 changes have been made to planning, allowing Buckingham to be more detailed about what kind of development it wants and needs in our plan.





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### *What is Buckinghamshire Local Plan?*

The Local Plan and the Neighbourhood Plan together form the overall development plan for Buckingham and the county.

Buckinghamshire Council is currently researching a new Local Plan. All of the sites we are looking at in the scenarios consultation were submitted to Buckinghamshire Council in their call for sites.



### *How does the wider area influence Buckingham?*



Development pull factors for the north of the county - Buckingham is close to new city Milton Keynes, Silverstone and the East West Rail Station at Winslow.

Push factors away from developing in the south of the county - London's Green Belt and the Chiltern's Area of Outstanding National Beauty.

### *What can we do?*

By being realistic with Buckingham's Neighbourhood Plan we can ensure new homes allocated to Buckingham through the Local Plan go in the right areas, with the necessary facilities that town residents want and need.





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## NEIGHBOURHOOD DEVELOPMENT PLAN

### IN ALL SCENARIOS: BROWNFIELD FIRST

Brownfield sites are those inside the town's existing boundary. This could be up to 650 homes and 2,000 more people (13% increase). The town would need 190 new primary school places, 130 new secondary school places and a new GP.

As many sites would be less than 10 houses, this won't trigger contributions for local facilities and these may not be built.

*The Neighbourhood Plan Working Group has identified these possible consequences of brownfield first development. What do you think?*



### Features

- Less impact on the countryside
- Most houses would be smaller than average - which suits older downsizers, and younger first time buyers and renters
- Less car dependent as most locations already in walking distance of town centre or active travel routes around the town
- Boost for the town centre - increasing footfall and night time economy and less empty retail units
- Opportunity to improve town's appearance in key locations
- Could allocate space for sixth form centre or other key buildings

### other things to consider

- High density housing - impact on local character, appearance and heritage assets
- May mean fewer large homes and fewer affordable homes
- Potential parking and traffic issues
- Some 'brownfield' is currently green space, existing buildings or in industrial use
- Little planning gain - most sites are small and don't trigger contributions towards facilities like schools
- Lack of facilities may make town less attractive for families



# BUCKINGHAM

## NEIGHBOURHOOD DEVELOPMENT PLAN

### SCENARIO ONE: SOUTHERN EXTENSION

Building on brownfield only arguably doesn't work. It may add more pressure on the town without providing the facilities needed.

Building to the south could be up to 3,250 homes and increase the population to 22,500 (50% increase). The town would need 900 new primary school places (2 new schools), 650 secondary school places (expand existing schools) and 3 new GPs (new large surgery).



*The Neighbourhood Plan Working Group has identified these possible consequences of scenario one development. What do you think?*

### Features

- Location would provide good connections to new train station at Winslow
- More affordable housing
- Broader mix of homes including family homes
- Provide facilities, including new primary schools, to the south of

the town, meeting demand in the existing area

- New southern distributor road, better connecting Lace Hill and Gawcott Road - may make commuting towards Milton Keynes easier, and reduce residential traffic on A421

### other things to consider

- Loss of land west of London Road, planned for industrial use
- Greater car dependency without upgrading public transport, walking and cycling infrastructure
- Difficult to create active travel (walking and cycling) from south to town centre
- Lack of existing facilities to south of town
- Additional car parking needed in the town centre
- Might increase 'commuter town' identity and won't deliver A421/A422 link road to west
- Carbon release from land, and loss of land for future carbon capture
- increased demand on utilities infrastructure and waste facilities, challenges in upgrading facilities





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## NEIGHBOURHOOD DEVELOPMENT PLAN

### SCENARIO TWO: WESTERN EXTENSION

Building to the west could mean up to 2,000 new homes and increase the population to 20,000 (33% increase). The town would need 580 new primary school places (1 new school), 420 new secondary school places (expand existing schools) and 2 new GPs (new surgery).



*The Neighbourhood Plan Working Group has identified these possible consequences of scenario two development. What do you think?*

### Features

- Could mean a link road between A421 and A422, easing town centre traffic issues.
- Improves access to jobs in Silverstone
- More affordable housing
- Broad mix of types of homes
- New primary school in the west would also serve existing homes in the area, improving facilities in the area

### other things to consider

- Residents may be reliant on cars to reach town centre or new train Winslow train station, unless cycle and walking routes improved
- Additional car parking needed in the town centre
- Carbon release from land, and loss of land for future carbon capture
- Some sites may be at risk of flooding
- Would significantly increase demand on utilities' infrastructure and waste facilities, challenges in upgrading and securing land for new facilities on time



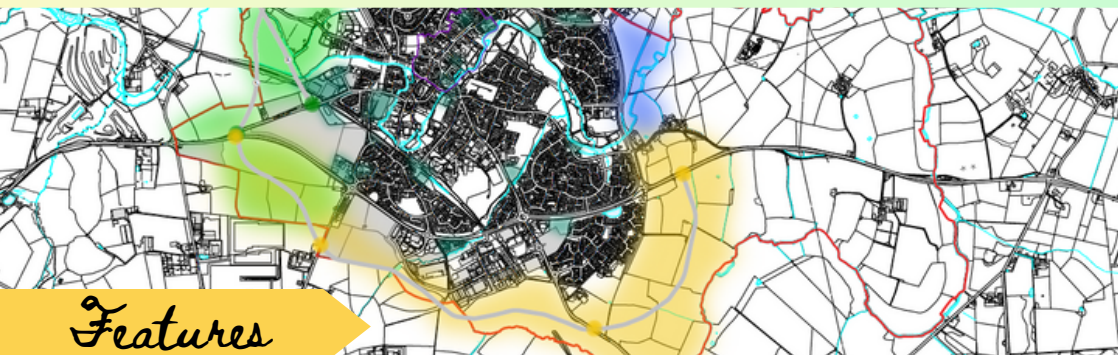
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### SCENARIO THREE: SOUTHERN & WESTERN EXTENSION

Building to the west and south could mean up to 4,250 new homes and increase the population to 25,500 (70% increase).

The town would need 1,300 new primary school places (3 schools) and 900 new secondary school places (1 school) and 4 new GPs (new large surgery).



### Features

- The same key features from Scenarios 1 and 2 would likely be true for Scenario 3
- Could create enough funding to invest in public transport hubs, creating connectivity to new Winslow train station and Silverstone Park
- Also likely to create enough development funding to create new link roads in key locations including to the south of town and A421/A422

### other things to consider

- Active travel – walking and cycling routes, from some sites may be difficult
- Increase in car use
- Scale of development would be significant
- Would significantly increase demand on utilities infrastructure and waste facilities, challenges in upgrading and securing land for new facilities on time

*The Neighbourhood Plan Working Group has identified these possible consequences of scenario three development. What do you think?*



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## NEIGHBOURHOOD DEVELOPMENT PLAN

### OTHER SCENARIOS CONSIDERED AND EXCLUDED

Land put forward in the call for sites within Buckingham's parish boundary, but outside the town's edge, could have created a satellite village. This scenario could have led to more than 2,000 homes. Given its scale and location the development would have needed to be self-contained, with its own primary school, GP surgery, community centre, open spaces and shops.



### *Why exclude this?*

- After a change of ownership of the land it was no longer available.
- This meant the BNDP working group decided that the scenario isn't viable - it wasn't a realistic consideration for the future.

### *what else has been excluded?*

- Development to the North falls inside the protected area around Stowe Avenue and was also unviable.
- Public parks owned by the Town Council including Bourton Park and Chandos Park are also unavailable for development and excluded.

*If the satellite village hadn't been excluded, do you think it would have been a good idea?*



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### *What is a Design Code?*

A design code is an additional document that makes up part of a neighbourhood plan. The design code can require developers to build new homes within particular rules the town sets. Including:

- Using and protecting historic design features specific to Buckingham
- How streets are laid out, including making space for cycling, walking, parking and public transport
- How nature and green spaces should be part of each development: rivers, trees, flooding and biodiversity
- How buildings and streets should look
- Energy efficiency requirements for buildings
- How public spaces should look, feel and work for the communities that will use them

A new design code will be created, using local and expert knowledge.



### *Why is the Canal marked on all scenarios?*

You may have noticed that alongside the Brownfield sites all scenarios include the potential development of the Buckingham canal area.

This idea was agreed in the original neighbourhood plan, and stated that there could be development in the canal area, but only where certain conditions were met - including being beneficial to the historic significance of the canal arm. Does this still hold?







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### *What happens next?*

- Scan the QR code to give your feedback or use the postcards provided at a pop up event.
- Services that would be impacted by new development have been asked for feedback, including transport, education, housing and health
- The working group has also commissioned local studies to build evidence about housing and environmental needs for the area
- Where evidence is found that specific sites would not be suitable for development they will be removed from any proposed plans going forward
- The feedback and evidence will be brought together. This will help the working group to decide which scenarios are possible and which may not work
- A draft of the new Buckingham Neighbourhood Development Plan and Design Code will be prepared by the working group.
- There will be further consultation on this draft.



### *Final steps: referendum*

Finally, residents will be invited to vote on whether they agree with the final plan in a formal referendum

