

Buckingham Town Council

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Town Clerk: Claire Molyneux

Friday, 29 November 2024

Councillor,

You are summoned to an extraordinary meeting of the Full Council of Buckingham Town Council to be held on Wednesday 4th December 2024 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here: https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/.

Claire Molyneux Town Clerk

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Buckingham Neighbourhood Development Plan

To agree to submit the draft Buckingham Neighbourhood Development Plan to Buckinghamshire Council.

Buckingham Neighbourhood Development Plan Draft

Appendix A - Site Selection

Appendix B – Technical note (A421 South)

Appendix C – Design Code

Appendix D - Buildings of Heritage Interest

Appendix E – Urban Greening Factor

Appendix F – Local Green Spaces





Appendix G – Buckingham Vision Document
Appendix H – Map Inset 1

Appendix I – Map Inset 2
Appendix J – Map Inset 3
Appendix K – Policies Map

To: All Councillors



BUCKINGHAM

NEIGHBOURHOOD
DEVELOPMENT PLAN

2024 - 2040





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INTRODUCTION

Buckingham Town Council has completed a first review of the Buckingham Neighbourhood Plan. It is the 'qualifying body' for this purpose as defined by the Neighbourhood Planning (General) Regulations 2012 (as amended).

The purpose of this first review is to replace some of the policies of the made Neighbourhood Plan and to include new policies that will be used to determine planning applications in the area in the period to 2040. Given the combination of these policies are considered by the Town Council to 'change the nature of the plan' and its desire to put the new policies to referendum anyway, it has decided to carry out this review in the form of a replacement Plan rather than by making modifications to the made Plan.

The Buckingham Neighbourhood Area was designated by Aylesbury Vale District Council in November 2014. A map showing the Neighbourhood Area is shown below.

The Neighbourhood Plan covers the period 2024 to 2040. It contains policies for determining planning applications for the use and development of land within the Neighbourhood Area during that period. In doing so it operates alongside other policies of the development

plan, including the Buckingham Design Code.

The Neighbourhood Plan was published for statutory consultation under Regulation 14 of the Regulations between 9 July to 2 October 2024. The Town Council has reviewed comments received and have made changes to this final version.

Details of those who made comments have also been forwarded to the Local Planning Authority, Buckinghamshire Council, for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination. It will do so for the pre-examination publicity period conducted under Regulation 16 of the Regulations.

BACKGROUND

The Neighbourhood Plan has been prepared to be in general conformity with the strategic policies of the Vale of Aylesbury Local Plan adopted by Buckinghamshire Council in 2021. Its plan period extends beyond that of the Local Plan, which covers the period to 2033. An explanation of this difference and its implications is set out in the Basic Conditions Statement which is published

Fig. 1 Buckingham Neighbourhood Area, outlined in red

alongside this Plan.

Buckinghamshire Council is bringing forward a new Local Plan to cover the period expected to be until 2043 - 2045. An explanation of how the Town Council has considered its reasoning and evidence published to date in respect of how it has helped shape the Neighbourhood Plan is included in the Basic Conditions Statement which is published alongside this Plan.

The Neighbourhood Plan has also had regard for national planning policy and guidance as set out in the National Planning Policy Framework and Planning Practice Guidance.

The Neighbourhood Plan demonstrates how its policies contribute to the achievement of sustainable development in its Strategic Environmental Assessment. Further information on how the provisions of the Habitats Regulations are contained in the Basic Conditions Statement which is published alongside this Plan.

The Town Council has engaged with the local community and other stakeholders throughout the project. A Consultation Statement which summarises the nature of this work and how it has informed the Neighbourhood Plan is published alongside this Plan.

VISION AND OBJECTIVES

The overarching vision of the Buckingham Neighbourhood Development Plan remains to "make Buckingham a better place to live, work, study and play." This must be achieved in the context of sustainable growth. The following vision and objectives largely retains the work of the previous Buckingham Neighbourhood Plan, with the exception being related to the production of a Design Code, as encouraged by national guidance.

The plan has been separated into six themes:



Fig. 2: Annual Town Meeting consultation





HP: Housing and Phasing

DH: Design and Heritage

ENV: Environment

CLH: Culture, Leisure and Health

EE: Economy and Education

I: Infrastructure

The 12 objectives are:

- 1. Conserve and enhance the town's historic environment and its setting
- 2. Provide maximum clarity about design expectations through a new Design Code building on the work of the 2001 Vision & Design Statement.
- 3. Encourage development that strengthens culture, leisure, sport and play facilities in the town.
- 4. Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilties locally.
- 5. Maintain the quality of Buckingham's parkland and green space, in particular, its 'green heart'.
- 6. Foster the economic development of the own and its hinterland by providing employment

- led growth, increasing the town's appeal to tourists and invigorating the town centre.
- 7. Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.
- 8. Provide a diverse housing stock to meet the needs of existing and future local people.
- Secure Developer contribution from (previously stated as: "the financial uplift of")
 new development for the benefit of the local community through developer contributions,
 New Homes Bonus and/or Community
 Infrastructure Levy.
- 10. Improve movement into and around the town in a healthy and safe manner; specifically cycling, walking and ease of access for the disabled.
- 11. Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.
- 12. Mitigate, and improve the capability of the town to deal with flooding.



Fig. 4 Buckingham Charter Fair (image: Brian Simonds)

HP policies: HOUSING AND PHASING

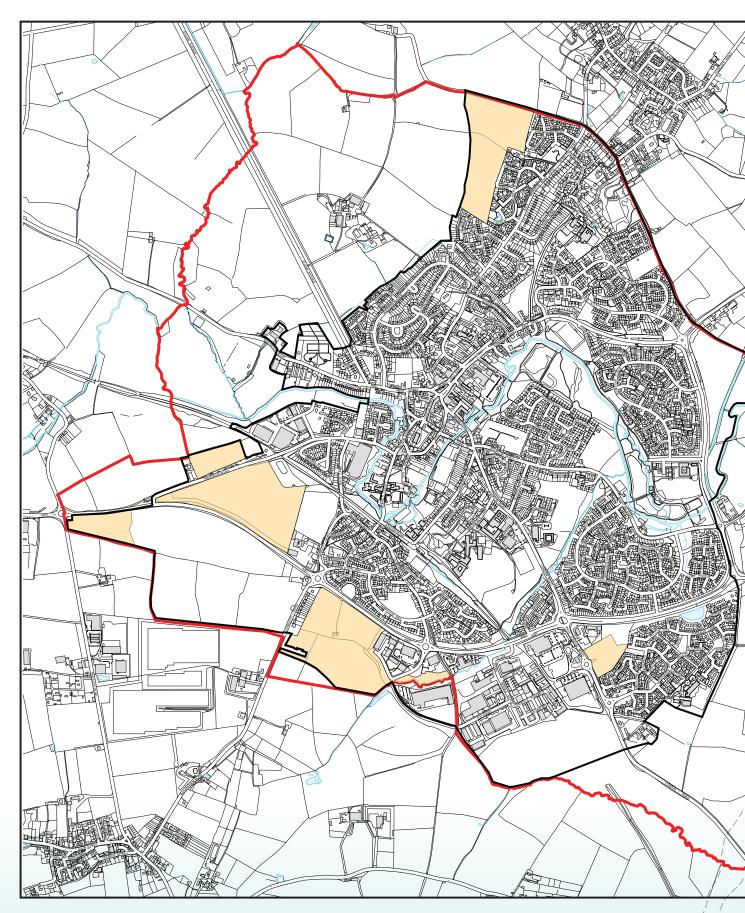


POLICY HP1 A SPATIAL STRATEGY FOR THE TOWN

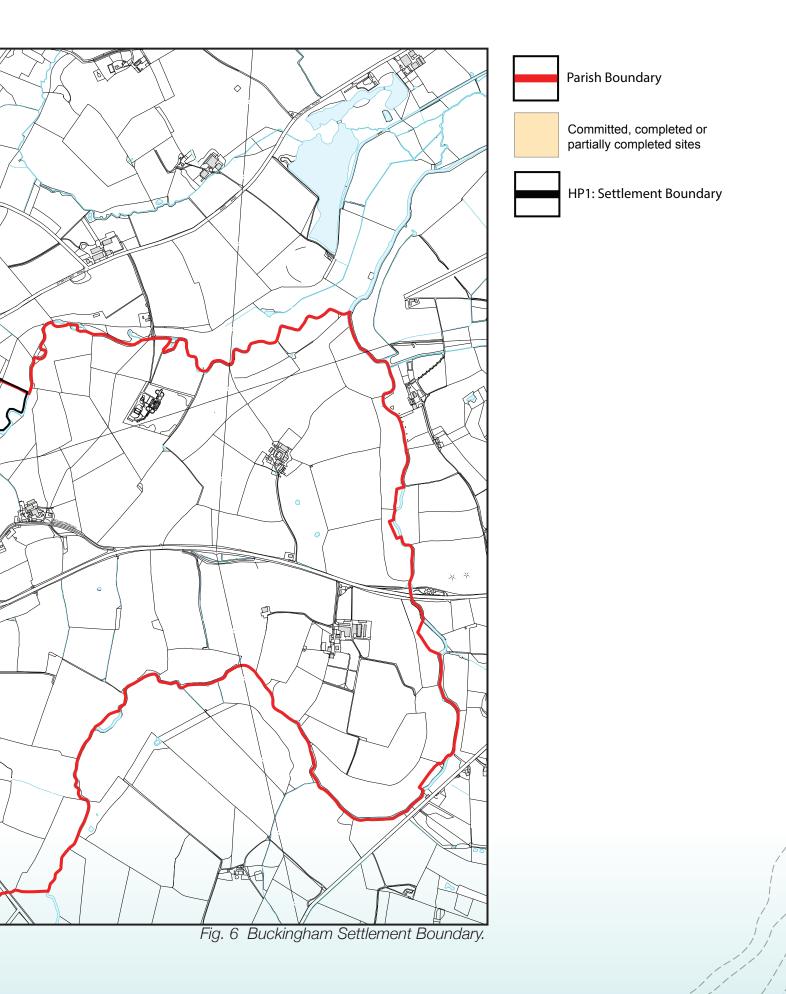
- A. The Neighbourhood Plan defines a settlement boundary for Buckingham, as shown on the Policies Map, for the purposes of:
 - i. directing future development in the town to strengthen the role of Buckingham as a sustainable market town in Buckinghamshire;
 - ii. promoting infilling and encouraging the re-use of previously-developed land, as defined in the NPPF, within the settlement boundary; and
 - iii. making provision for up to 1,254 new homes, 10ha of employment land, and new and/or improved infrastructure required for growth.
- D. Proposals for development outside of the settlement boundary will only be supported if they accord with development plan policies managing development in the countryside.

- 1. The policy responds to the call of the VALP for growth in Buckingham to be led by neighbourhood planning (§8 of the Spatial Vision of VALP). The policy defines a settlement boundary on the Policies Map as a means of establishing the furthest extent and direction of development growth planned for the period to 2040.
- 2. The policy also encourages the completion of infilling of the urban area to minimise the need to consider additional extensions of the town into the open countryside. Infilling is defined as "infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings" as defined in VALP Policy D3 1.a. The assessment work of the projects showed that there were several smaller infill sites and previously developed land within the town which could also come forward as windfall development during the plan period. The historic windfall rate ranging between 1-13 new dwellings per annum.
- 3. The policy also makes provision for additional growth to 2040. The quantum of development proposed is derived from a combination of factors comprising the Housing Needs Assessment evidence and a view on past and future market absorption rates in the town. Additionally, an indicative housing requirement figure for Buckingham has been provided by Buckinghamshire Council. This figure aligns with the conclusions generated by the analysis of the Housing Needs Assessment and future market absorption rates, confirming that this was a well evidenced approach. It is considered sufficient to support the next level of infrastructure growth but without prejudicing longer term growth options for the town to 2050 and beyond. Growth comprises a range of brownfield and greenfield sites of different sizes within and around the town predicting a constant delivery of homes per annum across the plan period, see Appendix A.

- 4. The settlement boundary follows that of the made neighbourhood plan, but also includes developments which have recently been completed, are underway or have planning permission, land that has been proposed for the allocation of housing, employment land, and new social infrastructure, and allows for the continuing growth of the town through the use of brownfield land or other suitable infill sites so that it can continue to fulfil its role as a strategic settlement and a service centre for other villages surrounding it. It will secure crucial improvements to local schools and other community facilities and support the creation of higher value-added job opportunities for the local workforce.
- Outside the defined settlement boundary, development will only be supported if proposals accord with policies managing development in the open countryside to provide certainty to applicants and the community and to recognise the valued function of the countryside.



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POLICY HP2 URBAN AREA ALLOCA-TIONS

- A. The Neighbourhood Plan identifies nine previously developed ('brownfield') sites in Appendix A and on the Policies Map that are considered suitable in principle to a change of use to residential or residential-led development. Redevelopment proposals on the land will be supported provided they can show that their social and environmental benefits will outweigh any economic cost.
- B. In addition, the redevelopment of site E will need to demonstrate that any progress on Policy EE3 does not require the land to meet university accommodation demands to enable any additional university accommodation needs to keep pace with its education offer.
- C. The Neighbourhood Plan retains the residential allocation of Site J in the made neighbourhood plan for approximately 39 dwellings over 1.7ha of land linked with providing specialist housing for older people and relocating tree provision from the centre of the site to result in no overall loss of biodiversity.
- 1. The policy identifies nine sites that have been assessed as being previously development ('brownfield') land and comprises retained allocations from the made Buckingham Neighbourhood Plan, the Buckinghamshire Local Plan Brownfield Call for Sites and the project's own site assessment work. The project's assessment work indicates that these brownfield sites have a combined capacity to deliver approximately 300 homes as well as some new commercial, business and service floorspace. In most cases, the sites are under-occupied with some vacant land; others are occupied with businesses users or entirely vacant. The policy requires that any adverse economic effect of any loss of land or floorspace currently

- in established Class E, B2 or B8 use will be out weighed by the social and/or environmental benefits.
- 2. In measuring economic effects the applicants should show not just the amount of land and/ or floorspace but also the number of FTE jobs affected (although the effects may be mitigated by proposals to relocate the use and jobs within Buckingham, either within the town centre (if appropriate) or the allocated employment land of Policy EE2 for example). The social benefits will be measured primarily in terms of the number, type and tenure of new homes provided for by the site taking in to account the provisions of Policy HP5 of this plan. The environmental benefits will be measured primarily on the improvement to residential amenity and the delivery of on-site BNG. contribution to the Buckinghamshire Green Ring, and provision of any other required public amenity space.
- 3. The policy is intended to signal to land interests and investors that the community is keen to see the reuse of brownfield land to deliver new homes and jobs in the first instance, therefore limiting the scale of any greenfield sites which need to be considered for allocation.
- 4. It has been very difficult to establish certainty on the University's future plans. The scale and nature of its operations mean that issues and matters are constantly changing and the University therefore requires a flexible approach in managing its estate. The University is a major employer within the town, as well as providing significant input into the town's economy. Policy EE3 is therefore very supportive of any expansion or redevelopment plans which supports the University's presence in the town. The plan seeks to ensure that the growth of the University's education services is accompanied with the provision of the necessary University accommodation needs. Clause B of the policy therefore works alongside Policy EE3 to ensure this. Clause B of Policy HP2 has been retained from the made NP1. Clause B of the policy applies if the residential scheme of any future proposal at Site E includes the provision of open market homes. Policy EE3 supports the expansion and/or redevelopment of the University's buildings. This may lead to an increased need for Univer-

sity accommodation. A scheme including the provision of, or which consists entirely of, open market homes, should therefore demonstrate that the University's accommodation needs, assessed against its education offer at the time of the application, has been met elsewhere. The University, as owner of Site E, has confirmed that the site would only come forward if surplus to the requirements of the University.

5. The policy also retains the made plan allocation of Site J. Clause C has been retained from the made NP1. The site would result in a much higher density development at approximately 50dph. Specialist housing for older people normally invite more communal spaces allowing for an increase in density. Specialist housing for older people includes, either all, or a combination of the following: specialist housing for older people, sheltered housing, extra care housing, accessible and adaptable dwellings and wheelchair user dwellings. Normally, Design Code I.1.i Local Character, working with site features, would require that the development of the site must respond to existing site features to create/ retain character, but this does not apply to site J due to the physical limitations of the site.

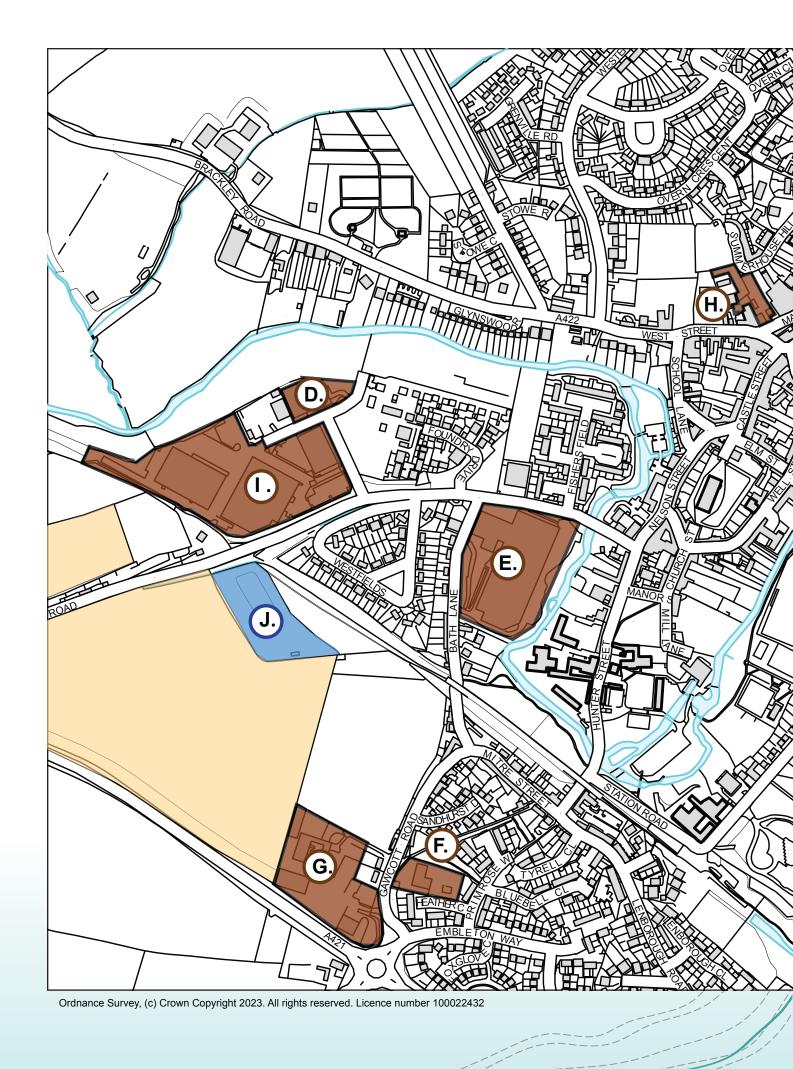
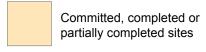




Fig. 7 Brownfield Opportunity Sites, and Site J.





HP2: Brownfield Opportunity Sites

C. Verney Close*

D. Tingewick Road, Industrial Estate

E. Tingewick Road/Bath Lane

F. George Browns

G. Ring Road Garage Ltd

H. Market Hill

I. Site I NP1

K. Site K NP1

L. North End Surgery*

*=see also CLH3



HP2: Retained Allocation

J. Site J NP1

POLICY HP3 LAND TO THE SOUTH WEST OF BUCKINGHAM

- A. The Neighbourhood Plan allocates land to the South West of Buckingham, as shown on the Policies Map, for a mix of residential, education, and local centre uses. Development proposals for the land will be supported provided:
 - i. The residential scheme comprises approximately 800 dwellings, including a mix of open market homes of which a percentage should be self-build and/or custom build housing*, and a mix of affordable homes having regard to the evidence of need and viability; *Where serviced plots have been made available and marketed appropriately for at least 12 months and have not sold, the plots may either remain on the open market for self-build/custom build or be built out by the developer
 - ii. The education scheme comprises
 the provision of a serviced site capable of accommodating a new two
 form entry primary school with integrated early years provision and
 proportionate financial contributions
 (or alternative mechanism) towards
 the construction and provision of the
 education facilities (the provision of
 the site and contributions to be in
 accordance with the triggers to be
 agreed);
 - iii. The educations scheme shall be designed to facilitate access by sustainable modes from locations within the site and in adjoining communities to ensure that the existing Buckingham community in the southwestern part of the town can also access the pri-

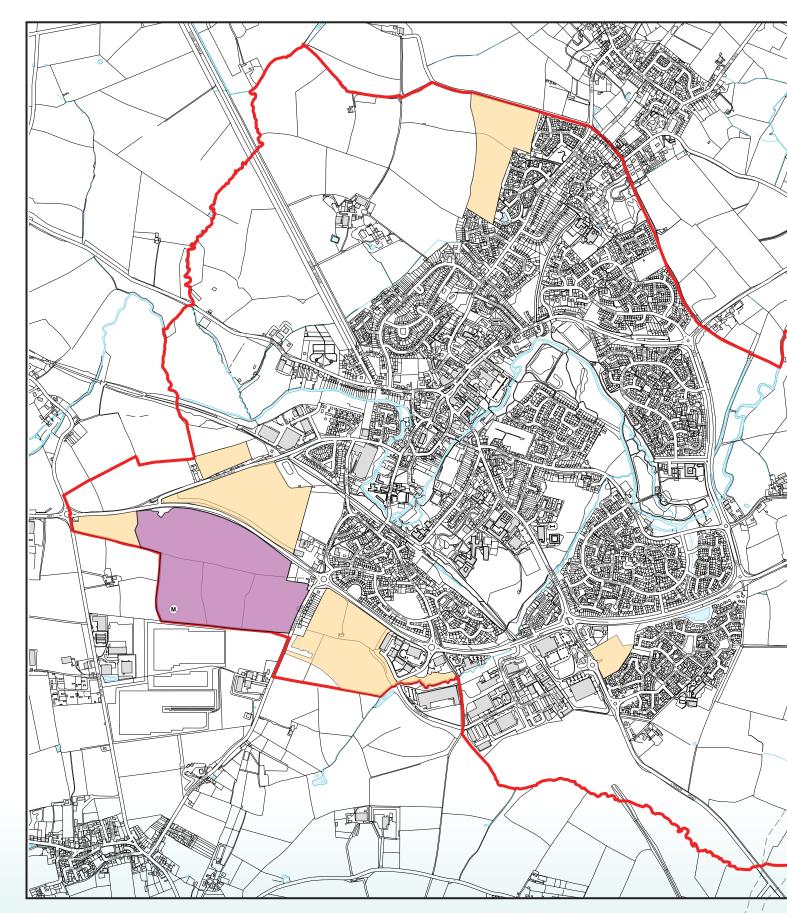
- mary school safely and securely;
- iv. The local centre comprises workspace and/or retail uses and/or other uses to meet daily convenience needs or provide the opportunity to access such uses locally;
- v. The transport strategy comprises:
 - a. Design approaches to promote active and sustainable modes for journeys within the site and to the wider area;
 - b. Measures to satisfactorily manage its traffic effects on the road network and to promote and enable active travel to the town centre, community facilities and employment areas in the town;
 - c. Proposals for the improvement of existing bus services to serve the proposals and connecting to the town centre, community facilities and employment areas in the town; and
 - d. Provision to encourage a connected movement network within the site, and to encourage connections to the boundary of the site to complement as appropriate proposals for strategic access around the south of the town.
- vi. A design strategy demonstrates full regard to all the relevant provisions of Buckinghamshire and Buckingham Design Guidance and Codes;
- vii. The green infrastructure strategy shall make provision for onsite public open space and biodiversity net gain of at least 10% (as measured by the most up to date metric) complementary to the proposed Buckingham Green Ring and as part of its proposals to integrate with the wider network of green infrastructure. The strategy shall:

- Seek to avoid any loss of existing mature trees and hedgerows within the site boundaries;
- Use species of known benefit to UK wildlife in any soft landscape proposals;
- c. Include proposals for habitat enhancements integrated within and through the site having regard to the Neighbourhood Plan desk based ecological assessment and subsequent ecological surveys to be undertaken in developing planning application proposals. Habitats to be considered as part of such proposals include semi-improved grassland/other neutral grassland, wetland, scrub and orchard;
- d. introduce permanent or ephemeral waterbodies (such as ponds, scrapes, ditches and rain gardens) on site to create new habitats.
- viii. A flood and sustainable drainage strategy demonstrates how the scheme will manage and not increase surface water flood risk;
- ix. Proposals should be made in the form of a comprehensive planning application and must include:
 - An illustrative masterplan that defines the land uses and sets out the key development principles for access, layout and design;
 - b. A planning obligation as per clause ii. above.

- 1. The policy allocates land to the south west of Buckingham and establishes key land uses and development principles to meet the needs of the local community and to ensure a successful scheme is delivered. Alongside the brownfield sites identified within the town, the policy is an enabling policy to support the next level of infrastructure growth within the town without The policy allocates land to the south west of Buckingham and establishes key land uses and development principles to meet the needs of the local community and to ensure a successful scheme is delivered. Alongside the brownfield sites identified within the town, the policy is an enabling policy to support the next level of infrastructure growth within the town without prejudicing longer term growth options.
- 2. The allocation extends to 32.4 HA of land to the south west of Buckingham and includes a new primary school, local centre, green and blue infrastructure enhancements and new homes. An illustrative concept plan is shown in Fig. 8.
- 3. There is a larger concentration of primary schools located within the eastern part of the town. The allocation of housing in this location therefore enables the delivery of a new primary school to serve the southwestern part of the town. In addition, the highway scheme of the allocation can be designed in such a way so that any future growth scenario options are not prejudiced in any way.
- 4. The policy therefore seeks to ensure that the school is located in such a way so that it can be accessed by the existing and new community and that the highways scheme makes provision for a layout and access points which does not harm any future strategic access around the south of the town.
- 5. Importantly, the policy also requires a planning obligation to be agreed to secure all the infrastructure requirements of the policy, alongside other Local Plan requirements, to deliver







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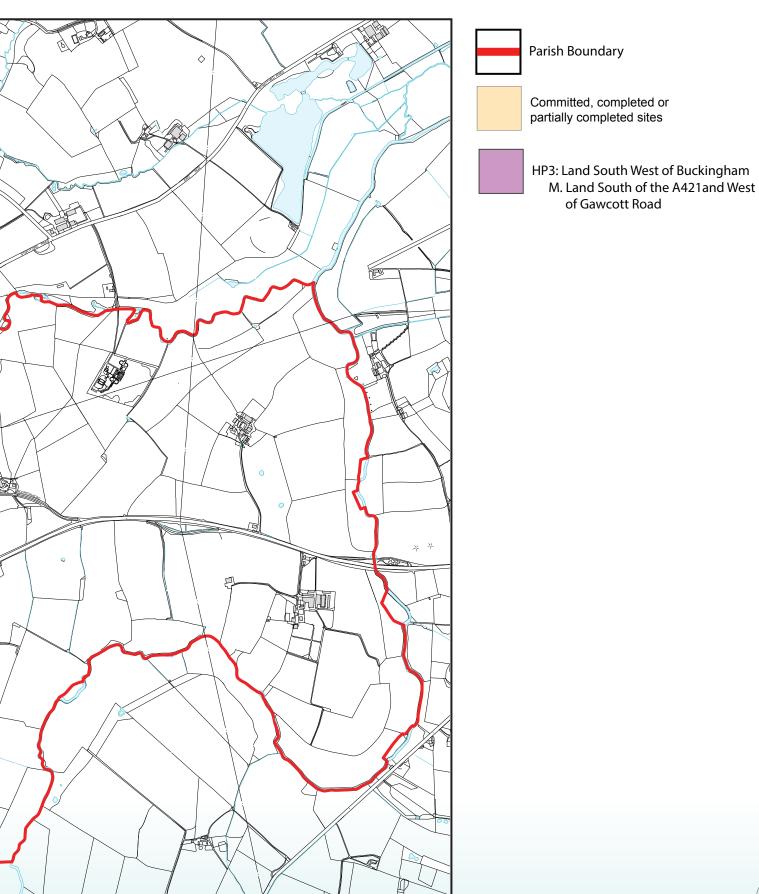


Fig. 9. Outline site boundary M. Land to the South West of Buckingham

- a satisfactory scheme. The obligation will detail the phasing of onsite delivery of infrastructure as well as financial contributions to other off-site works.
- 6. Based on the housing land budget, it is anticipated that approximately 800 dwellings can be delivered. The allocation will be expected to deliver a wide range of house sizes, types and tenures, comprising open market, affordable and self-build/custom-build homes in accordance with other planning policies.
- 7. The local centre is intended to provide a mix of uses to be negotiated to provide amenities that meet the day to day needs of this new community.
- 8. In addition to the transport strategy taking into account measures required to enable strategic access around the south of the town, the policy also requires a range of measures to promote sustainable modes of travel and manage its impact on the local road network appropriately.
- 9. The neighbourhood plan is supported by its own evidence base and benefits from the insights of a desk-based ecological assessment prepared by Future Nature WTC, which is published alongside this plan. It recognises that there is an opportunity to create species-rich grassland in this area alongside other habitats to create habitat mosaics. In addition, the site provides an opportunity to complete another section of the Buckinghamshire Green Ring. The policy therefore requires the consideration of specific measures as part of the wider green infrastructure strategy which also reflects wider requirements imposed by national policies.
- 10. The site does not fall within a flood risk zone however small part of the site is subject to surface water flood risk. The policy therefore seeks appropriate measures to ensure that

- the development of the site manages surface water appropriately.
- 11. Finally, the policy requires that any planning application that wishes to benefit from its support must be comprehensive in covering all of its elements and must set out precisely how and when the education scheme will be delivered. This ensures no prospect that the housing element of the development will be built out and occupied before the mechanism for the delivery of the education scheme is secured and able to operate. This will be done through a planning obligation, which will also secure other elements of the policy, for example its provision of affordable housing. The land interest has confirmed that this approach is reasonable and acceptable. A technical summary note for the site is also attached at Appendix B.

POLICY HP4 DEVELOPMENT PHASING AND CONTRIBUTIONS

- A. All housing developments, including infill and windfall sites, should contribute to the range of planning obligations set out in policies of the current and any future adopted development plan if it is demonstrably clear that the net developable area of the site could otherwise accommodate a suitable major housing scheme. On phased schemes, a planning application for a phase with fewer homes that could reasonably otherwise form part of a larger site, should also contribute to the range of planning obligations. Artificially subdividing sites to circumvent proportionate infrastructure contributions and operation will not be supported.
- B. The Neighbourhood Plan recognises the role that the Town Council plays in the long-term management of community buildings and land used by the local community and visitors. Developers are encouraged to engage with the Town Council at an appropriate stage enabling discussions to feed into the process of negotiating eligible S106 funding and long-term management schemes of community buildings and land.
- C. The following are local priorities for using contributions:
 - 1. Delivering and expanding healthcare provision at Lace Hill, a new facility or an alternative health care practice or practices
 - 2. Expanding existing, and delivering new, secondary school or college provision
 - 3. Improvements to walking and wheel-

- ing routes, including town centre access improvements
- 4. Improvements to public transport into, away from, and within Buckingham
- 5. Delivering of a community centre (minimum 18m x 10m) with fixed or demountable stage suitable for theatre, to seat at least 200 people
- 6. Expansion of existing, or the provision of new, sport and recreation facilities
- 7. Improvements to existing green and open spaces
- Specific contributions on major development sites allocated in this Plan are dealt with within the site-specific policies. This policy broadly applies to any other housing development which may come forward within the plan period. The town has in the past suffered the consequences of a piecemeal approach to development resulting in infrastructure shortfall. Clause A of the policy therefore seeks to ensure that sites are not subdivided to purposely avoid the threshold for making developer contributions.
- 2. Clause B seeks to signal the Town Council's ability to undertake the long-term management of community buildings and land. The list of assets currently owned and/or managed by the Town Council is extensive and can be found online: www.buckingham-tc.gov.uk. Proposed management plans should be clearly mapped, with the site constructed to appropriate standards, for consideration of the proposal by the Town Council. To be clear, by seeking to negotiate \$106 contributions, this does not mean that the Town Council will be supportive of new development, but the opportunity for the community to benefit as a whole if an application is found to meet national and local planning policy and subsequently approved should not be missed.

- Clause C sets out the how local infrastructure capacity improvements in Buckingham will be prioritised. The Town Council continues to work closely with Buckinghamshire Council in preparing the indicative cost of each project.
- 4. Policy S5 of the VALP requires new development to support local infrastructure capacity improvements through a combination of on-and off-site provision, and land and developer contributions. Policy HP3 makes it clear how local infrastructure capacity improvements will be prioritised in Buckingham.
- 5. It is noted that the method for collecting developer contributions in the former Aylesbury Vale area (of which Buckingham forms part of) does not yet operate a Community Infrastructure Levy (CIL) scheme. The LURA 2023 also sets out a legislative framework for a new Infrastructure Levy (IL) scheme. It requires secondary legislation to become operational. It is therefore possible that CIL or IL may become operational during the plan period. If so, the Town Council will receive a 25% proportion from a CIL scheme as it has a made neighbourhood plan and the list of local priorities for infrastructure capacity improvements will remain as set out in this policy, until such a time that they are reviewed.

POLICY HP5 HOUSING MIX AND TENURE

- A. All proposals for new housing on sites 1 hectare or over (or 25 dwellings or more) should provide affordable housing at a minimum rate of 35%, (subject to viability). Planning applications for residential development of 25 or more dwellings and sites of 1 hectare or more must be accompanied by an Affordable Housing Plan. The Affordable Housing Plan will set out the mix and location of affordable housing and how it will be phased.
- B. A greater proportion of affordable housing for social rent will be sought in the overall tenure mix of affordable housing with the final tenure mix agreed taking account of the Buckingham Housing Needs Assessment, or the most recent council update, and any available evidence regarding local market conditions.
- C. New residential development must seek to include in their housing mix smaller dwellings (up to 3-bed) with an emphasis on types of homes suitable for first time buyers and those looking to rent their first home, and downsizers. The number of smaller dwellings should be greater than 50% of the total in schemes of five or more dwellings. The provision of bungalows for downsizers as part of the overall mix of homes will be particularly
- 1. The policy retains the affordable housing threshold established by the made Buckingham Neighbourhood Plan. There have been no instances of viability issues for proposals in delivering this policy requirement since the implementation of the policy, including a recent planning appeal judgement at Land West of Moreton Road and Castlemilk which maintainted the position that 35% affordable housing accords with the Neighbourhood Plan and provision of this percentage did not lead

to viability issues. Clause A therefore retains this policy position. VALP Policy H1 requires a minimum of 25% affordable housing contributions on 11 dwellings or more or on sites of 0.3 Hectares or more. The VALP Inspector's Report noted that some neighbourhood plans required higher percentages (than in the VALP policy) and that these were justified at the time of the making of those plans. These policies exist side by side and the fact that this policy requires a greater proportion does not mean that it is inconsistent with VALP Policy H1 which sets a minimum requirement. Therefore, the higher threshold established in this policy will continue to apply where relevant.

- 2. A Housing Needs Assessment (HNA) was commissioned for the town of Buckingham in October 2023 and it is published alongside the Plan. It recognises that it will be important to maximise the delivery of new affordable rented housing to address a current backlog, future-proof the stock, and provide homes for households living in the wider rural hinterland. The policy therefore draws attention to this updated evidence and the importance of maximising affordable housing for social rent in the affordable housing delivery of schemes. It is expected that further local council updates will be produced, such as the Buckinghamshire Council's Local Housing Needs Assessment.
- 3. The Buckingham Housing Needs Assessment indicates that there remains uncertainty as to how Registered Providers operating in the area will fund or manage affordable housing for rent stock in the area. It also notes that social rent is the only tenure affordable to all incomes. A greater proportion can therefore be defined as greater than 50%.
- 4. The HNA also estimates the size mix of future homes that might best accommodate demographic trends and addresses imbal-

- ances in the existing housing stock. It recognises that Buckingham needs a diversification away from the high proportion of 4+ bedroom homes in the current housing stock. Clause C of the policy therefore sets out the size and type of dwellings required to achieve these aims. The provision of a stock of smaller housing would not only provide opportunities for 'entry-level' housing but also 'exit-level' housing for downsizers, freeing up family homes. The provision of a given proportion of smaller dwellings (i.e. greater than 50% of the total) will also ensure an efficient use of land in the built-up areas of the town.
- 5. The HNA also notes that university accommodation in the town is currently provided for through a range of accommodation types across the town at various sites and the former Best Western Hotel has recently been converted for use as university accommodation. Houses of Multiple Occupation (HMOs) also serve some of this market and is likely to continue to do so. The Town Council will therefore continue to monitor the location and concentration of HMOs in the town to consider any necessary policy intervention in the future.
- 6. Buckingham has not escaped the national trend of fewer bungalows being built. Research does indicate that there has been a rise in the number of over-65s who would consider moving to a bungalow with the ability to live on one level and easier maintenance bungalows bring offering an opportunity for older people to keep their independence when downsizing. The policy therefore also makes it clear that the provision of bungalows in the overall housing mix will be particularly supported.

DH Policies DESIGN & HERITAGE



POLICY DH1 THE BUCKINGHAM DESIGN CODE

- A. It is important that any new development demonstrates a connection with local character and place making.

 Development proposals will be supported provided they have full regard to the design guidelines and codes, as set out in the Buckingham Design Code Report attached as Appendix C. Where a proposal does not follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.
- There are distinctive features of Buckingham that shapes it character. These features are set out in the Buckingham Design Code Report attached at Appendix C. The Code is an integral part of the policy but is extensive and the document is therefore attached as an appendix for representational purposes only. Its content is given full effect through the provisions of the policy by placing additional local emphasis to the

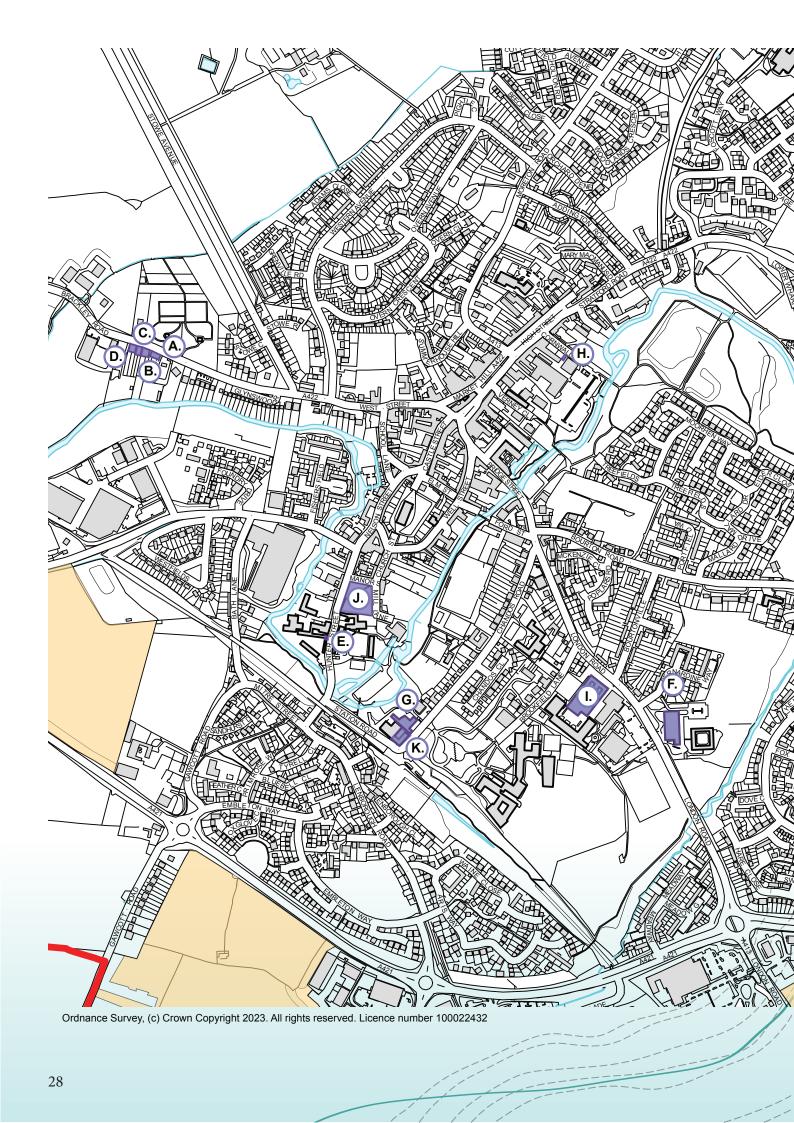
- design quality principles of VALP Policies BE2 and BE1 in respect of the characteristics of the Buckingham Conservation Area ('The historic core'). It therefore carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.
- 2. The policy requires that applicants should demonstrate that they have full regard to the design principles and guidance the Code contains as relevant to the location of their proposals. This is in response to new developments since the 1940s within or adjoining the historic core failing to recognise the character or local distinctiveness of the area. When making a justification as to why an exception may be made to the Code, applicants should have regard to the use of MUST, SHOULD and COULD in the code wording. The use of these words indicates where it is expected a code would always apply with no exceptions (MUST), where a code would usually apply with very limited exceptions (SHOULD) and where the applicant may choose whether or not they feel the code is appropriate for inclusion in their development (COULD).

POLICY DH2 BUILDINGS OF HERITAGE INTEREST

- A. This Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets, as shown on the Policies Map:
 - A. Four Terraced Villas, Brackley Road, #1-4
 - B. Three Terraced Villas, Brackley Road, #5-7
 - C. Two Semi-detached Villas, Brackley Road, #8-9
 - D. Two Semi-detached Villas, Brackley Road, #10-11
 - E. "VR" Post boxes, Hunter Street, University of Buckingham
 - F. Franciscan Building, Verney Park Campus, University of Buckingham
 - G. St Bernadine's Church & Presbytery, Chandos Road
 - H. Troughs, Cornwalls Meadow
 - I. 1930s Building, The Buckingham School
 - J. Old Churchyard, Manor Street
 - K. Chandos Road Building, University of Buckingham
 - L. The Buckingham Arm of the Grand Union Canal, Bourton Meadow
- B. The effect of a development proposal on the significance of an identified Local Heritage Asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect Local

Heritage Assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

- The policy identifies as Local Heritage Assets a number of buildings and structures in the neighbourhood area that have local heritage importance, either because of their architectural/historical/social, etc value.
- 2. In that regard, Policy DH2 is intended to inform decision makers of the presence of what are technically referred to as 'non-designated heritage assets' when judging the effects of a development proposal in line with §209 of the NPPF and VALP Policy BE1. A description of each building on the list is included in Appendix D. 'Listed Buildings' are already subject to protection by the Listed Buildings & Conservation Areas Act 1990, by national policy as designated heritage assets and are not therefore identified in this policy. Restrictions and protection also apply in relation to the Scheduled Monument (St Rumbold's Well) under the Ancient Monuments and Archaeological Areas Act 1979. Additionally, the Buckinghamshire Local Heritage List, the Buckingham Conservation Area assessment, and the Buckinghamshire Historic Environment Record highlight a number of other locally significant heritage assets that should be identified and considered when submitting an application.
- 3. As the policy refers only to built environment heritage, applicants should also consult the Buckinghamshire Historic Environment Record and consider the impact on archaeological resource.



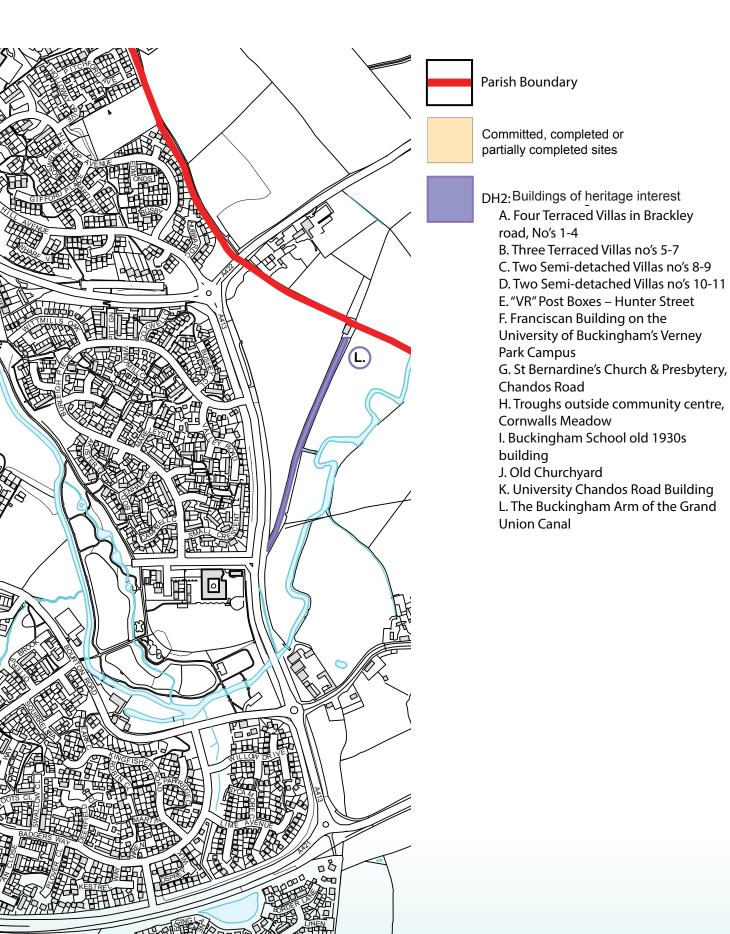
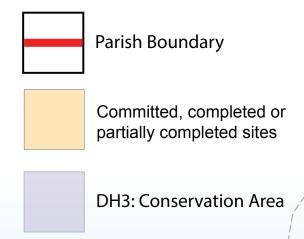


Fig. 11. Buildings of Heritage Interest

POLICY DH3 RETROFITTING IN THE CONSERVATION AREA

- A. Retrofitting proposls which would result in considerable improvements to energy efficiency, carbon emissions and/or general suitability, conditions, and longevity of existing buildings in the Conservation Area (as shown in the Policies Map) will be supported, with significant weight attributed to those benefits.
- 1. The first objective of Buckingham Town Council's Climate Emergency Action Plan is to reduce energy demand, improve energy efficiency and convert to renewable, low or zero carbon technologies for energy and heat. This policy will encourage local residents to use deep retrofitting as a way to reduce their carbon footprint and help save energy and money in heating and maintaining their homes and other premises.
- 2. 20% of total UK carbon emissions comes from existing (rather than new build) homes but heritage and architectural constraints can make this challenging, particularly for residents living in properties located within the Conservation Area, to make changes.
- 3. Considerable improvements means that works have been planned as part of a whole building approach, when considering adaptation, and that cumulatively improvements will lead to greater energy efficiency, less carbon emissions and provide an opportunity for the life of the building to be extended.
- 4. Applicants who wish to submit proposals for properties within the Conservation Area are strongly advised to use the methodology set out in the Architects Climate Action Network (ACAN) Climate Emergency Conservation Area Toolkit (February 2023 or

- 1. subsequent edition), and the Historic England advice note: Adapting Historic Buildings for Energy and Carbon Efficiency; which can help facilitate low carbon retrofitting.
- 2. In December 2023, the Government changed the permitted development rights around installing solar panels on buildings in the Conservation Area. This change only relates to solar panels, so Policy DH3 is still necessary to demonstrate wider support for retrofitting beyond this.



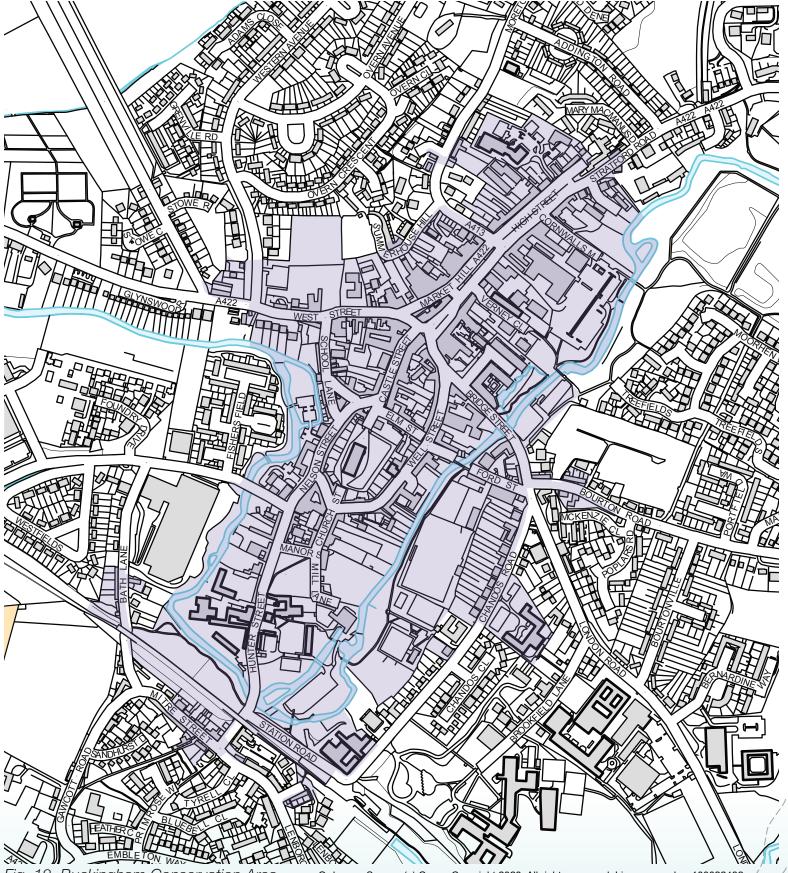


Fig. 12. Buckingham Conservation Area

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POLICY DH4 ADDRESSING THE PERFOR-MANCE GAP

- A. Proposals for Passivhaus or equivalent standard buildings with a space heating demand of less than 15KWh/m2/year will be supported. Schemes that maximise their potential to meet this standard, by proposing the use of terraced and/ or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.
- B. Development proposals that would be 'zero carbon ready' by design by minimising the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping, will be supported. Consideration should be given to resource efficiency at the outset and whether existing buildings can be reused as part of the scheme to capture their embodied carbon.
- C. Proposals for major development should be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.
- The UK Parliament declared an environment and climate emergency in May 2019 and Buckingham Town Council declared a climate emergency in July 2019. The policy encourages energy efficient homes to the Passivhaus standard.

- 2. Passivhaus certified schemes, or those at an equivalent standard, are a way of delivering new homes that are energy efficient and do not pass on expensive retrofitting costs or fuel requirements to the future user. To incentivise the use of the Passivhaus. or equivalent standard, Clause A of the policy acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these standards ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Buckingham Design Code. Proposals seeking to apply the Passivhaus Planning Package (PHPP) must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'preconstruction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.
- 3. Clause B of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to

- use and adopt.
- 4. Finally Clause C of the policy encourages major development proposals to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment, RICS Methodology is preferred. The assessment will enable the design team to understand and respond to the lifetime consequence of their design decisions and to design for adaptability, longevity and disassembly, contributing to resource efficiency (as per Clause B of the policy) and the 'circular economy'. These requirements will be added to the additional supporting documents list of Buckinghamshire County Council for applications in Buckingham until such a time that there is an authority-wide requirement. Every new build or redevelopment project in Buckingham provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050.
- 5. The policy complements VALP Policy C3 which encourages development schemes that achieve greater energy efficiency.

ENV Policies ENVIRONMENT



POLICY ENV1 BUCKINGHAM GREEN RING

- A. The Neighbourhood Plan proposes the establishment of a Green Ring around the town, as shown on the Policies Map, comprising a variety of green infrastructure assets, including formal open space, a footpath/cycle network, and land of biodiversity value for the purposes of improving the environmental support system for the community and wildlife.
- B. Development proposals that lie within or adjoin the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance. Proposals that will lead to the unnecessary loss of Green Ring land or features that will prejudice the completion of the Green Ring will not be supported.

- Buckingham has identified as a historic market town with strong connections to the agricultural communities surrounding the settlement which provides key services. The river running through the town has provided employment and leisure opportunities to the residents of the town over centuries.
- 2. In recognising the need for sustainable development, the residents of Buckingham through consultation have stressed the importance of open green space and the easy access to the surrounding countryside. This has perhaps been heightened since the BNDP 2015 as a result of lockdowns, where residents became much more aware of the possibilities for access and leisure surrounding their homes. As the town grows it is important to ensure that all residents retain so far as possible the benefits of living on the edge of the working countryside. However, with expansion of the town outwards, the distance to access such open spaces increases for many, and the temptation simply to get into a car and access countryside also increases.
- 3. The policy therefore establishes the principle of the Green Ring at Buckingham as a green infrastructure project and identifies its broad location on the Policies Map. It requires all development proposals within its broad location to make provision for its delivery and management and it resists the loss of any Green Ring land or associated features that cannot be justified.
- 4. The planning of green infrastructure is an increasingly important element of national policy. The NPPF acknowledges this type of infrastructure can serve many simultaneous purposes, from providing a local recreational asset with health and wellbeing benefits, to enhancing biodiversity, protecting visual amenity and adapting to climate change. Its two most important features, however, are in creating easier access around the town and in protecting existing and/or providing new

- amenity for existing residential areas.
- 5. In providing an inner and outer ring of open green space, connection to countryside and wildlife can be maintained; whether through providing "green spokes" to the surrounding countryside, and/or a circular or semi-circular space within easy distance of developments, allowing exploration beyond the defined green space within developments. This would build on the existing Buckingham circular walk and the new Buckinghamshire Greenway
- Wherever possible this will allow existing green space to be retained allowing for natural permeable drainage opportunities it provides as well as the preservation of flora and fauna and the green canopy.
- 7. Buckingham's rapid development over the last 50 years has meant that developments have been placed on the outer edges of the town, but also that much infill has occurred within the town such as the Heartlands development. In order to ensure that further development does not prevent good access to semi-continuous green space, there are roughly two rings an inner and an outer, connected by green spokes.
- 8. The policy will bring additional coherence to both the old and new designation of Local Green Spaces not only as standalone spaces but as part of a connected network retaining as much as possible the feeling of being "surrounded by green" wherever in the town you live and/or work.
- 9. The Plan has identified a significant amount of potential brownfield sites within the town centre that could come forward as development sites; therefore it is not felt that the allocation of Local Green Space will in anyway prevent sustainable development within Buckingham, but enhance the sense of place for such development.
- 10. The Green Ring will become a defining land-

scape feature of the settlement of Buckingham in years to come. It is accepted that its completion will take many years beyond the plan period and will rely upon future development proposals and the support of relevant landowners. However, significant segments between the existing and proposed open space provisions will be delivered in the plan period through the completion of the new open space and redevelopment around the existing open space area.

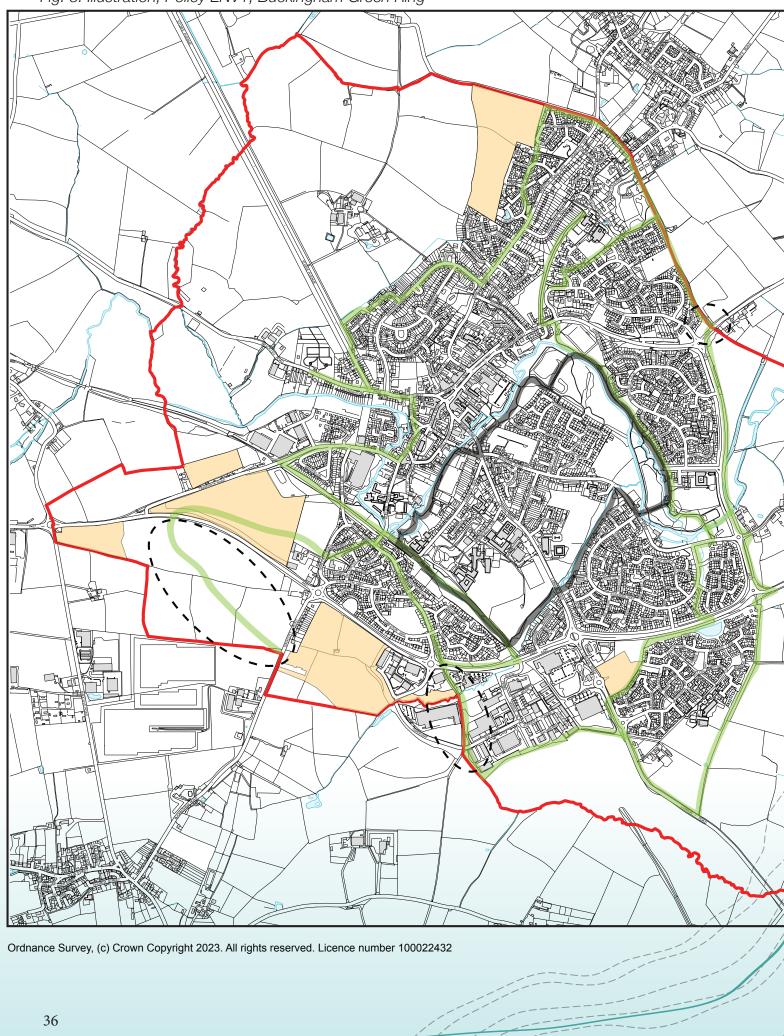
Outer Ring

11. North East Corner – the allocations here are of Holloway Spinney; Land behind Watlow Gardens and Manor Road; Maids Moreton Avenue, and Land opposite Wharfside Place; this will provide a green corridor at the edge of the boundary between Maids Moreton and Buckingham, as well as a green corridor for those in Page Hill and Moreton Road residential areas to connect with Canalside area and on to Bourton Park' Ouse Valley Way and the Circular Walk. The Land opposite Wharfside Place and Maids Moreton Avenue retains the partial greenframe around Page Hill, a development that did not provide any play facilities etc when it was built. It makes for a pleasant walk from Page Hill into the town centre. Maids Moreton Avenue provides a green corridor/spoke between the Moreton Road residential area and the town centre, or connecting to Bourton Park through Stratford Fields and the Ouse Valley Way. It also complements the Buckingham Sandpit, a site of geological note and designated as a Local Nature Reserve. It provides a green corridor to the pedestrian entrance to Buckingham Primary School.

Linden Village

12. The land at March Edge is already designated as Local Green Space, not only for the leisure use for residents of Linden Village but also because of the connectivity provided between this residential area and Bourton Park and the

Fig. 3. Illustration, Policy ENV1, Buckingham Green Ring



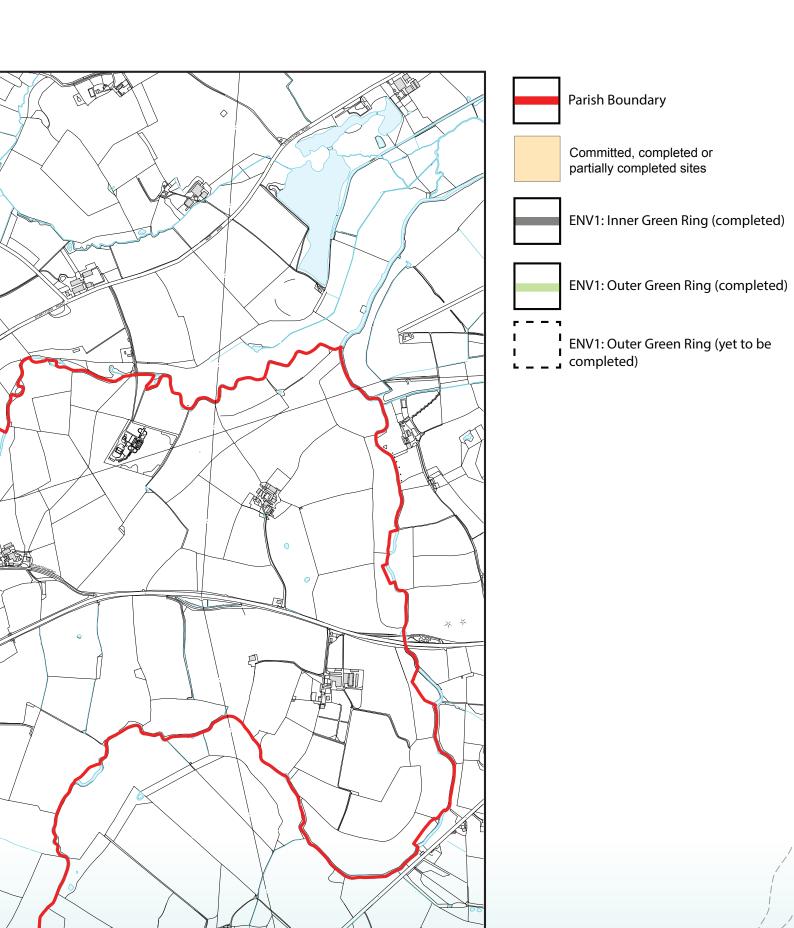


Fig. 13. Buckingham Green Ring

Ouse Valley Way/Bernwood Jubilee Way and the Circular Walk, providing not just wider open green space and recreational opportunities but also a green corridor for active transport to the town centre and to the Canalside area and beyond.

13. It also provides a green corridor route to Bourton Meadow School.

Canalside Area

14. This will provide greater access to the Buckingham Arm of the Grand Junction Canal and the Ouse Valley Way as it heads into more open countryside. It also will provide access to the Ouse Valley Way as it connects with the Bernwood Jubilee Way and bridle path, which crosses the A421 with a Pegasus Crossing and into the Lace Hill residential area.

Lace Hill

15. The bridle path follows the line of the A421/413 by pass and the SUDs on the Lace Hill development. The addition of the Land behind Bobbins Way would allow an alternative route leading more directly to the Lace Hill Academy and the Lace Hill Community Centre and the associated football pitch. This strip of land affords views over the surrounding countryside and is safe and free from traffic. It also affords residents of Lace Hill and attractive route to these facilities. It also provides a significant buffer between development and open country-side for wildlife.

Continuation of Bridle Path to Osier Way

- 16. From Lace Hill the A413 can be crossed via Pegasus Crossing and the bridle path followed behind the Wipac Factory, behind the Industrial Estate until reaching the new residential development at Osier Way.
- 17. There is a path from here to the new Mount Pleasant Campus of the University of Buckingham or the path can be followed and the

by-pass crossed at the Mount Pleasant residential area and followed down to Lenborough Road with the existing Mount Pleasant Local Green Space to the left hand side; or the Railway Walk can be access slightly further down the by-pass.

Railway Walk [new designation].

- 18. This is an important green corridor/spoke as well as being an important leisure and wildlife area. It will provide a green active transport route for University students from the new Mount Pleasant Campus to the Hunter Street campus, or via the circular walk behind the Royal Latin Playing Fields, the Verney Park campus.
- 19. It provides a similar function for Mount Pleasant residents, and also going forward to the new residents on Osier Way development.
- 20. It also stretches beyond access to the town centre and provides green connectivity to the new St Rumbold's Fields development, as well as all the residential areas of Tingewick Road. It is hoped that this will provide a green route for students for the Royal Latin School and also the Buckingham School secondary schools.
- 21. It then continues as the Bernwood Jubilee Way linking Buckingham to the village of Radclive to the west.

The North

- 22. The north is largely green agricultural area with the important green spoke of Stowe Avenue, the Ouse Valley Way path running alongside the road, but with a considerable green buffer. To the west of the start of Stowe Avenue, is the Buckingham cemetery, an important green space and of historic significance. To the right hand side, a strip of green land runs behind Adam Close, allowing residents of the Western Avenue residential areas, access to Stow Avenue.
- 23. This area is protected by the proximity not only

- to Stowe Avenue but to Stowe Landscape Gardens and the Stowe School significant listed assets.
- 24. The Avenue gives access to the village of Chackmore.

Inner Ring

- 25. Stratford Fields, Bourton Park, Heartlands, Skateboard Park and Play Area and Chandos Park make up the core of an inner ring of green with additional benefit of providing access to the Great River Ouse running through the town; but in addition there are other significant green area encircling the town centre. Connected by the Circular Walk Bourton Park [which contains the community led Buckingham Edible Woodland] leads to Verney Park green space. providing significant recreational space for ball games, exercise and dog walking for residents of the St Bernardine's Way development as well as Badgers and homes on Bourton Road as well as the University students living at the Verney Park campus.
- 26. If the Circular Walk is followed it leads past the Royal Latin Playing Fields before joining with the Railway Walk green corridor.

Heartlands;

27. Skateboard Park and Play Area and the Verney Close Local Green Space provide a green active transport corridor to the town centre from London Road and the secondary schools, as well as Chandos park and the George Grenville Academy, as well as providing recreational and wildlife areas. In addition, the Heartlands is partially buffered by the Bourton Road Allotments, which provide a significant area of interesting green space very close to the town centre.

Chandos Park

28. Chandos Park can be accessed from Chandos Road [close to both George Grenville Academy and the Royal Latin School both

- of which have extensive green campuses] via the road beside the tennis and bowling clubs providing specific recreational use; or via the Chris Nicholls Walk from Ford Street, running alongside the River and also the University Playing Fields at Ford Meadow a significant green space and also a natural flood plain. Much of the permeable surfaces of the park provide natural drainage from river flooding at certain times of the year.
- 29. Chandos Park provides green connectivity to the University of Buckingham's Hunter Street campus; the Railway Walk and also to Berties' Walk which continues alongside the river to Bath Lane.
- 30. From the University campus, the old Graveyard can be assessed, with very notable trees as well as heritage assets providing a tranquil oasis; from there a short walk leads to the Church of St Peter and St Paul and the designated Village Green space. This is in the heart of the Conservation Area.
- 31. Western Residential Area
- 32. There are exiting designations for Overn Place Recreation Ground and also for the Land behind Castle House which provides significant tree canopy near the town centre but also a green corridor between the long-stay car park on Western Avenue and the new Summer Hill residential area [which as town centre housing does not have significant green space within development] as well as the Town Centre.

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POLICY ENV2 GREEN AND BLUE INFRA-STRUCTURE

- A. The neighbourhood area contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Network, as shown on the Green Infrastructure Map, which comprises land with known biodiversity value, including a Local Nature Reserve, priority habitats, woodlands, significant hedgerows and lines of trees, the River Great Ouse streams and other water bodies, wildlife corridors, sections of the Buckinghamshire Greenway, the Buckingham Green Ring, as well as open amenity and Local Green space.
- B. Development proposals that lie within or adjoining the Network are required, where relevant, to have full regard to creating, maintaining and improving the Network, including delivering a minimum of 10% net gain to general biodiversity value and wildlife connectivity, in the design of their layouts, landscaping schemes and public open space and play provisions.
- C. Proposals that will harm or lead to the loss of land, or existing features such as mature trees, hedgerows and other landscape elements worthy of retention, lying within the Network and that will undermine its integrity will not be supported. Development proposals that will lead to the extension of the Network will be supported, provided they are consistent with all other relevant policies of the development plan.
- Where relevant, proposals should provide a minimum 15m protection buffer

- around Local Wildlife Sites and Biodiversity Notification Sites within which complementary habitat creation should be provided.
- E. The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. When calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.
- F. Biodiversity should be provided on-site wherever possible. Off-site measures will only be considered where it can be demonstrated that, after following the mitigation hierarchy, all reasonable opportunities to achieve measurable net gains on-site have been exhausted or where greater gains can be delivered off-site through maximising local place making and nature improvement opportunities.

1. The policy refines adopted VALP Policy I1 on Green Infrastructure by identifying the Green Infrastructure Network of Buckingham. Green infrastructure can be broadly defined as a network of high quality natural and semi-natural areas with other environmental features, which is designed and managed to deliver a wide range of ecosystem services and protect biodiversity in both rural and urban settings. This includes parks, public open spaces, allotments, wildlife corridors, watercourses, play

- areas, playing fields as well as informal open land and associated features such as trees, hedgerows, ponds, green roofs and green walls. It also includes Railway Walk which forms part of the Buckinghamshire Greenway. The Policies Map shows the full extent of the Network, which allows applications to determine if their proposals should take this policy into account. These assets are highly valued by local residents consistently evidenced during consultation of the project.
- 2. The policy requires that all development proposals that lie within the network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network's effectiveness.
- 3. Clauses D and E respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021, which became a statutory part of plan making and development management in February 2024 and April 2024 for small sites. The BNG Metric will provide the means for applicants to calculate the baseline biodiversity value of the application site in determining the net gain requirement of their proposals. The Policies Map makes a distinction between those parts of the Network that have, or are likely to have, existing biodiversity value, based on published mapped data and observation, and those that do not. Green infrastructure is multi-functional but some features - for example amenity and formal recreational land – may have less biodiversity value than the rest of the Network or will be suited to improving that value by the nature of their use. The areas identified as 'amenity open space' consist of open spaces with recreational or social value.
- 4. Clause D relates to those parts of the Network of biodiversity value. Given it includes

- all defined Priority Habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium.
- 5. Finally, the policy sets out how the loss of biodiversity value will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out by the Environment Act 2021) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible. However, it is accepted that the Network in the neighbourhood area may not be suited to delivering every type of required off-site gain. When choosing off-site gain locations, consideration should be given to the emerging Buckinghamshire Local Nature Recovery Strategy and Clause E which allows for the gain to be delivered in adjoining neighbourhood areas to Buckingham or, as a final resort, on land elsewhere further afield with preference remaining to land which lies in closest proximity to the neighbourhood area, in such cases.
- For proposals seeking to deliver biodiversity net gain within the neighbourhood area, as per Clauses F in the policy, the Design Code indicates several areas which are suited in principle for achieving these improvements.

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POLICY ENV3 URBAN GREENING

- A. All proposals for major development on brownfield sites within the settlement boundary should contribute to the greening of Buckingham by including urban greening measures in the design of the buildings, hard surfacing and landscape schemes. Housing proposals or mixed use proposals that are housing-led should meet or exceed a **Buckingham Urban Greening Factor of** 0.4. All other major commercial development or buildings in other uses should meet or exceed a Buckingham **Urban Greening Factor of 0.3. Other** development proposals are encouraged to maximise opportunities to contribute to the greening of Buckingham and can use the Urban Greening Factor measure to demonstrate this.
- 1. This policy is inspired by the London Plan principle of an Urban Greening Factor (UGF) to encourage more and better urban greening as the prime means of increasing climate resilience. Buckingham is an urban area and therefore with the same need and potential for this approach to help the town adapt to climate change.
- 2. The model assists in determining the appropriate provision of urban greening for new developments and is explained in detail in Appendix E. Urban greening should be a fundamental and integral element of site and building design in the future incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- 3. The policy sets targets for new residential (a factor of 0.4) and commercial (0.3) uses and only applies to major applications on brownfield sites within the settlement boundary.

In this respect it is acknowledged that the greenfield sites allocated within this plan are required to set out comprehensive green infrastructure strategies and proposals integrated within and through the new developments. The expectations of the Plan in relation to designing in green infrastructure on greenfield sites will therefore be secured through forthcoming green infrastructure strategues, rather than by satisfying a particular urban greening factor. With the intensification in parts of the area on brownfield sites in the coming years, there is a premium on making a step change in its climate resilience. It is therefore reasonable to adopt these UGF targets and, given land values and the positive approach taken to enabling new development, there is no reason to believe that the target will undermine the viability of new developments. In addition, developments of any scale are encouraged to consider incorporating greening measures in the design of their schemes and can use the model proposed here to guide decisions.

POLICY ENV4 PRIVATE OUTDOOR SPACE

- A. Residential development proposals will be supported provided they supply good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes.
- 1. This policy retains the made neighbourhood plan policy provision which seeks to secure development where private external space is demonstrated which could be used for a combination of activities, e.g. the cultivation of plants and vegetables; children to play; washing to be dried and hobbies to be pursued as well as providing an attractive setting for a dwelling and contributing to the overall green space of the area. In respect of proposed family dwellings the Town Council would generally expect to see the provision of private garden space (normally at the rear), of at least 11 metres in length; plot shape may allow for alternative distribution of equivalent amount of private space as illustrated in the Buckingham Design Code.
- 2. Gardens should be of appropriate quality i.e. lawned and landscaped to provide a pleasant view and have regard to topography, shadowing and privacy.
- Where there is an existing tree within a proposed plot the type, size and age of the tree should be taken into account in the garden provision and made a feature of the garden.
- 4. In respect of proposals relating to flats, provision can be provided in the form of a communal outdoor space and/or in providing other areas for example balconies.

POLICY ENV5 LOCAL GREEN SPACES

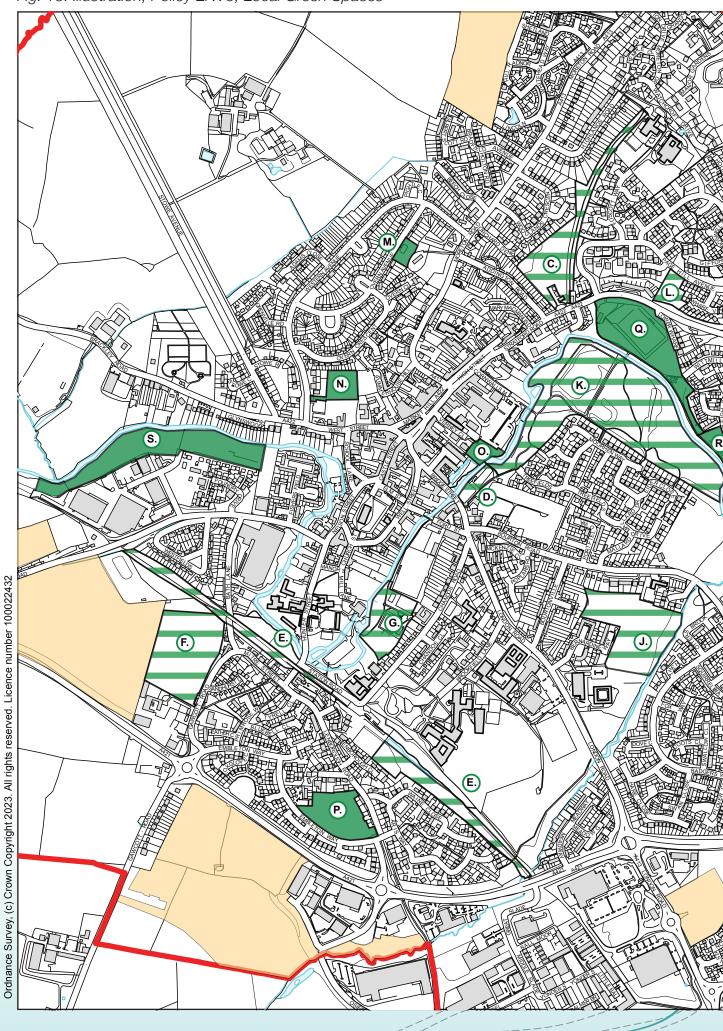
- A. The Neighbourhood Plan designates the following Local Green Spaces, as shown on the Policies Map:
 - A. Land behind Watlow Gardens
 - **B.** Holloway Spinney
 - C. Maids Moreton Avenue
 - D. Bridge Street Skate Park and adjacent play area
 - E. Railway Walk & Scenic Walk
 - F. St Rumbold's Field (site of St Rumbold's Well)
 - G. Chandos Park
 - H. Bourton Park
 - I. Recreational strip of land behind Bobbins Way on Lace Hill
 - J. Verney Park, Bernadine's Way
 - K. Heartlands Park
 - L. Land south of Page Hill Avenue
 - M. Overn Avenue greenspace
 - N. Land behind Castle House
 - O. Land behind Verney Close
 - P. Mount Pleasant (Embleton) playing field
 - Q. Stratford Fields
 - R. March Edge
 - S. Riverside Walk
- B. Proposals for development in a Local Green Space will only be supported in very special circumstances.

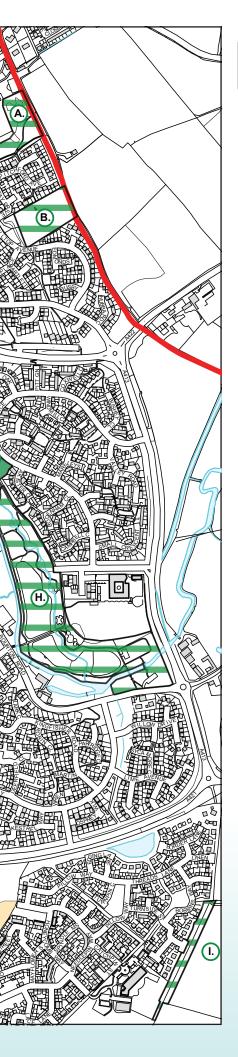
- 1. The policy retains the local green space designations of the made neighbourhood plan and designates a series of additional Local Green Spaces in accordance with §105 107 of the NPPF and VALP Policy NE6, as demonstrated in Appendix F. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of 'inappropriate development' consistent with §107 and 152 of the NPPF and of the 'very special circumstances' tests in the NPPF when determining planning applications located within a designated Local Green Space.
- 2. A review of all open land within the neighbourhood area has been completed, informed by the qualifying criteria in the NPPF. The land is considered to meet those criteria and is therefore worthy of designation as illustrated and justified in the Local Green Space report in the evidence base. In the Town Council's judgement, each designation is capable of enduring beyond the end of the plan period having regard to NPPF §105. The owners of these sites are currently being notified of the proposed Local Green Space designations and comments will be taken into consideration in readiness for the final list of designations to be presented in the Submission Plan.



Fig. 14. Part of the existing circular walk, past St Peter and St Paul's Church.

Fig. 15. Illustration, Policy ENV5, Local Green Spaces







Committed, completed or partially completed sites

ENV5: Existing Local Green Spaces

M. Overn Avenue greenspace

N. Land behind Castle House

O. Land behind Verney Close

P. Mount Pleasant (Embleton) playing field

Q. Stratford Fields

R. March Edge

S. Riverside Walk

ENV5: New Local Green Spaces

A. Land behind Watlow Gardens

B. Holloway Spinney

C. Maids Moreton Avenue

D. Bridge Street Skate Park and play area

E. Railway & Scenic Walks

F. St Rumbold's field

G. Chandos Park H. Bourton Park

I. Land behind Bobbins Way

J. Verney Park

K. Heartlands Park

L. Land off Page Hill Avenue



CLH Policies CULTURE, LEISURE & HEALTH



POLICY CLH1 ACTIVE AND SUSTAINABLE TRAVEL

- A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Sustainable Travel Map, for the purpose of prioritising active travel and encouraging the use of public transport.
- B. Development proposals on land that lies within or adjacent to the Network should avoid harm and should sustain and where practicable enhance the connectivity of the Network by virtue of their layout, means of access and landscape treatment.
- The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness

- of rural routes. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.
- 2. Opportunities for improvement of existing walking and cycling routes as well as creation of new routes were identified in the 2017 Buckingham Transport Strategy and reviewed as part of the Buckingham Local Cycling and Walking Infrastructure Plan Lite. These have been identified on the Policies Map to highlight opportunities for new development to enhance the Network, in line with VALP Policy T7.
- 3. Applicants should also conider Local Transport Advice Note 1/20.

POLICY CLH2 DEVELOPMENT OF THE CANAL AREA

- A. The Neighbourhood Plan allocates
 11.6 Ha of land at Bourton Meadow,
 with a developable area of approximately 3.73 Ha, as shown on the Policies Map, for a mixed-use development scheme comprising:
 - 1. A new small scale visitor interpretation centre for a mix of local community uses (Class F1/F2) and associated parking; and
 - 2. An enabling residential scheme of approximately 90 homes.
- B. Proposals should be made in the form of a comprehensive planning application and must include:
 - 1. An illustrative masterplan that defines the land uses and sets out the key development principles for access, layout and design;
 - 2. A delivery plan setting out how the visitor centre and associated parking will be secured and delivered, with the requirement that a planning obligation is agreed to require the scheme to be delivered and available for operation before the final occupation of the residential scheme at the latest
- C. The visitor centre scheme will be located entirely within the developable area and shall comprise a single building of a detailed specification to be agreed with the Buckingham Canal Society. It shall be located adjoining to the associated parking and designed in a way that will protect the amenities of nearby residential properties whilst also enabling the facility to be ac-

- cessible and functional to meet a wider range of community needs. The scheme will need to demonstrate that EV charging and cycle parking provisions have been considered and incorporated where possible.
- D. The enabling residential scheme will be located entirely within the developable area and shall comprise a tenure mix of 35% affordable housing and 65% open market housing and shall be located in such a way that relates well to the visitor centre scheme to aid natural surveillance.
- E. The design strategy will have regard to all the relevant provisions of Buckinghamshire and Buckingham Design Guidance and Codes and reassert the history of the canal within the town. The strategy should sustain and enhance the significance of the setting of the Buckingham Arm of the Grand Union Canal as a non-designated heritage asset.
- F. The transport strategy shall make provision for a new single access point in a suitable location to the satisfaction of the Highways Authority and demonstrate that a number of options have been considered, including a combined access/crossing onto the A413 at the northern junction of Burleigh Piece.
- G. The active travel strategy shall comprise a layout that creates new walking and wheeling routes across the A413 to improve public access to Bourton Meadow and to enhance connectivity with the wider countryside beyond. The layout should also accommodate new walking and wheeling routes within the site and must include improving the accessibility of the towpath along the Buckingham Arm section of the Grand Union Canal.

- These routes shall be well signposted with information boards, nature hides and observation areas forming part of the strategy.
- H. The layout and landscaping scheme has particular regard to the character of the Local Landscape Area, as set out in the report "Defining the special qualities of local landscape designations in Aylesbury Vale District' (Final Report, 2016) and the Landscape Character Assessment (2008), or any subsequent versions, and shall acknowledge views across the site from the Ouse Valley Way. The scheme should also demonstrate how it has responded to the location of the site as a transitional edge-of-town and rural countryside setting.
- I. The green infrastructure strategy shall make provision for onsite public open space and biodiversity net gain of at least 10% (as measured by the most up to date metric) as part of its proposals to integrate with the wider network of green infrastructure. The strategy shall
- 1. minimise the loss of existing mature trees and hedgerows within the site boundaries;
- use species of known benefit to UK wildlife in any soft landscaping proposals;
- 3. include a minimum 10 metre buffer area along the River Great Ouse which should be designed to be kept free from human disturbance comprising semi-improved grassland/other neutral grassland with scattered scrub and occasional individual trees;

- 4. introduce permanent or ephemeral waterbodies (such as ponds, scrapes, ditches and rain gardens) on site to create new habitats as part of a natural flood management strategy; and
- 5. demonstrate how it supports habitat creation along the Buckingham Arm of the Grand Union Canal and River Great Ouse.
- J. The flood and drainage strategy shall direct more vulnerable development away from areas subject to flood risk and demonstrate that full consideration has been given to an infiltration drainage system and maintaining water levels of the Buckingham Arm of the Grand Union Canal as part of an overall SuDS strategy that incorporates natural flood management measures.
- 1. The made neighbourhood plan recognised that this area of land had potential to enhance the green and blue infrastructure and the historic significance of the former and current Buckingham Arm of the Grand Union Canal, and its potential as a tourist attraction, and it supported new development that delivered these aims. It was intended to aid the Buckingham Canal Society in redeveloping the Buckingham Arm of the Grand Union Canal which forms part of a wider strategy to reopen the canal as a working water way with links through to Cosgrove. The policy now allocates the site for specific purposes building on the original framework set out by the made neighbourhood plan.
- 2. The allocation extends to 11.6 Ha of land at Bourton Meadows on the eastern edge of Buckingham and includes a new visitor centre

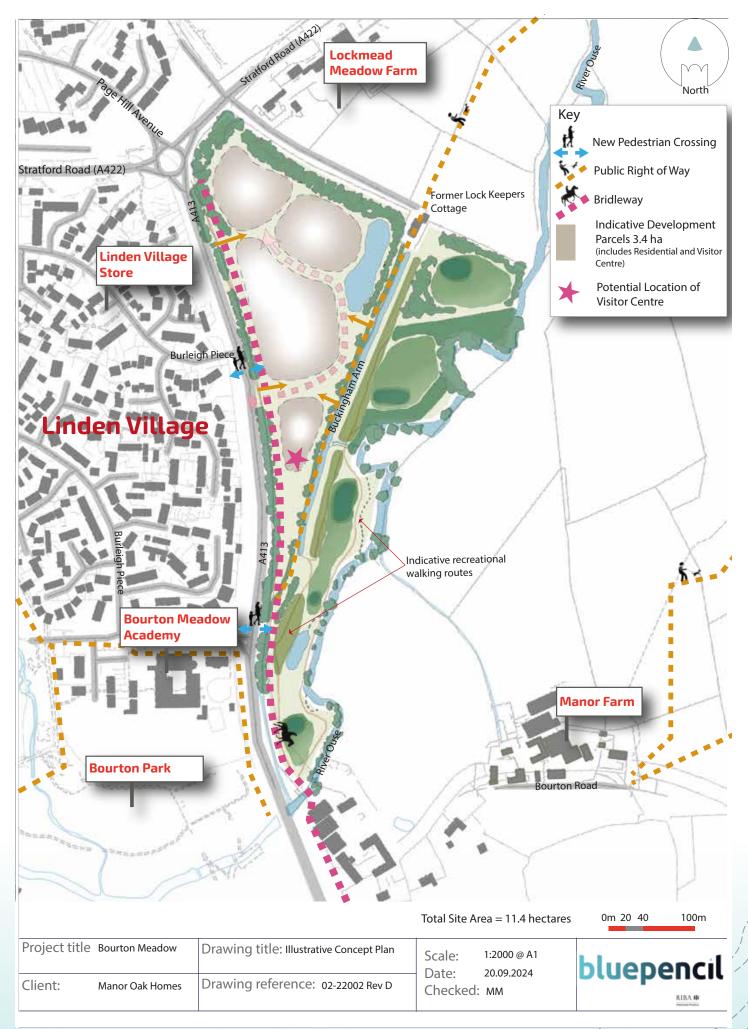
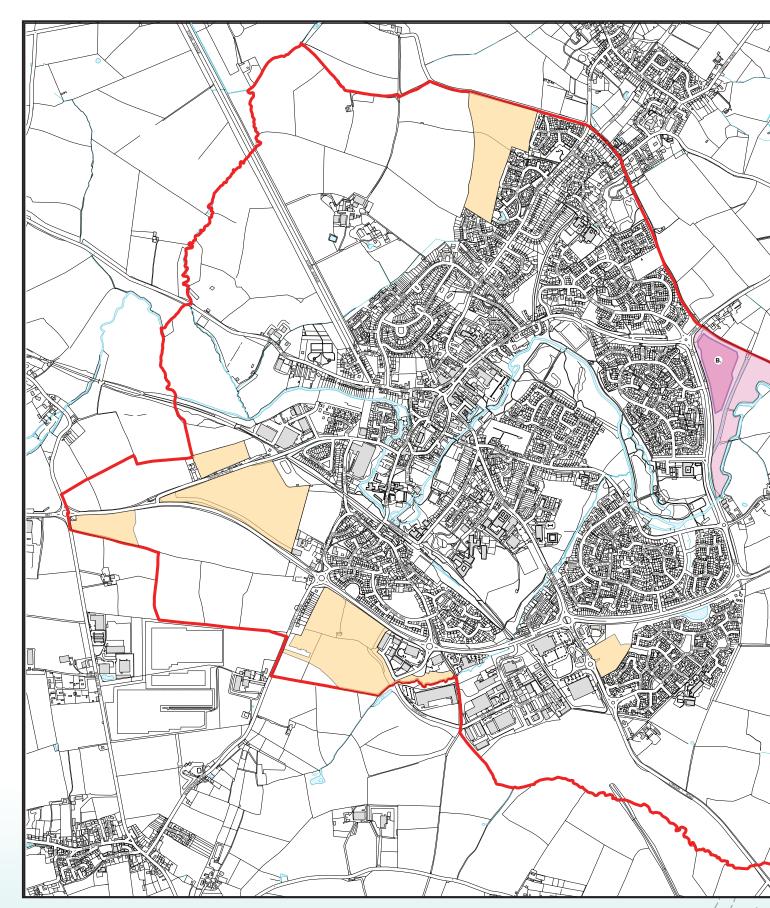
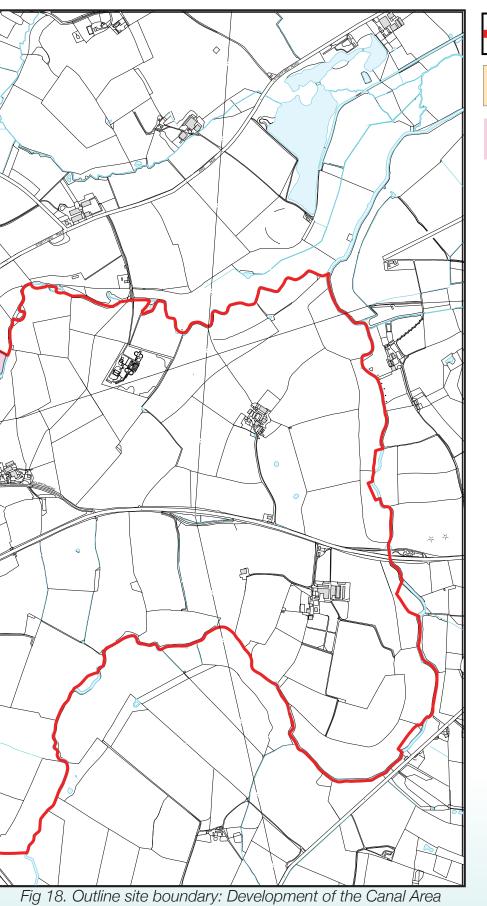
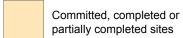


Fig 17. Outline site concept: Development of the Canal Area



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CLH2: Development of the Canal Area B. Canal Area (and developable area)

- scheme and associated parking, and green and blue infrastructure enhancements, together with a housing scheme that will enable the delivery of these benefits. An illustrative proposal for the site is shown in Figure 17.
- 3. The land is in control of a single developer and can be delivered within the next five year plan period with development expected to be completed by the end of 2029. The developer is working with the Buckingham Canal Society and other local stakeholders to develop the scheme and has confirmed that a viable scheme can be delivered as per policy requirements. The Buckingham Canal Society is a well-established organisation affiliated to the Inland Waterways Association and one of its main objectives are to promote the education of the public in the history and use of the canals and waterways and Buckingham Canal in particular. The inclusion of a small visitor centre to provide information and a base for educational activities for the Canal Society contributes to meeting this objective and the specific function and design of the building is being agreed with the Canal Society and through public consultation. The use of the building is likely to incorporate a mix of Class F1 (Learning and non-residential institutions) and Class F2 (Local Community Uses) uses. Whilst the building may include a café or small plant nursery, these would be ancillary to the main uses of the building and not a separate standalone facility. A small car park is also planned to serve the facility. The Buckingham Canal Society, and other local keyholders, will seek to agree these matters with the developer as a priority on the making of the Plan.
- 4. The housing scheme will enable the land to be made available from its private owner to achieve the visitor centre scheme, as well as a range of green and blue infrastructure

- improvements, including new active travel and recreational movement routes. The new homes will also contribute to the housing supply in Buckingham over an extended plan period.
- 5. The policy defines the developable area of the site and this is located within Flood Zone 1 and at a low risk of flooding from other sources. The north-eastern part of the site is located within Flood Zone 3 and is subject to a high surface water flood risk. This land is excluded from the developable area. Amenity open space, nature conservation and biodiversity proposals are water-compatible development and are planned to be located within this north-eastern part of the site. For all these reasons, it has not been necessary to undertake a sequential test in line with national policy and guidance. Given these flooding constraints on the site, the policy also requires the flood and drainage strategy for the site consider an infiltration drainage system. If an infiltration technique is not viable, a detention basin will be required to slow the rate of run off into the River Great Ouse to the south of the site. A detention basin is water-compatible development and can therefore be located within Flood Zones 1 and 2 without the need to undertake a sequential test in line with national policy and guidance. The strategy will also need to consider maintaining water levels of the Buckingham Arm of the Grand Union Canal. In this respect, it is noted that a top-up pump solution which uses a solar powered pump to draw water from the river water to maintain canal water levels is already operational. The applicant will also need to comply with VALP policy
- 6. This neighbourhood plan seeks to identify the Buckingham Arm of the Grand Union Canal as a non-designated heritage asset as part of the historic infrastructure of the town. The policy therefore also requires that the design strategy should sustain and enhance the significance of the setting of this non-designated heritage

- asset alongside meeting the provisions of existing design guidance and the Buckingham Design Code which is expected to carry the full weight of the development plan following the making of this Plan.
- 7. A new access point into the site is likely to be required from the A413. Anticipated traffic volumes into the site at the detailed testing and planning application stage will determine the nature and scale of the access point. The Town Council's preferred option would be for combined access/crossing at the northern junction with Burleigh Piece in the form of a traffic signal controlled new single access point onto the A413. The policy requires that the consideration of options is demonstrated and that the final option is agreed to the satisfaction of the Highways Authority.
- 8. The policy also makes provision for the development to provide new walking and wheeling routes across the A413. The Town Council's preference is for this to include the provision of a Toucan crossing at the preferred traffic signal-controlled junction with Burleigh Piece (northern junction) and a second Toucan crossing to the south of the development to serve the existing Ouse Valley Way. There has been a long-standing aspiration to improve the accessibility of the towpath along the Buckingham Arm section of the Grand Union Canal, and new walking and wheeling routes within the site is also important. Negotiations have included the provision of information boards, nature hides and observation areas. These (active travel strategy) provisions have been made to improve public access to Bourton Meadow and to enhance connectivity with the wider countryside beyond.
- 9. The site lies at the edge of the town where it meets the countryside in a location that is considered has important landscape characteristics. As such the site falls within

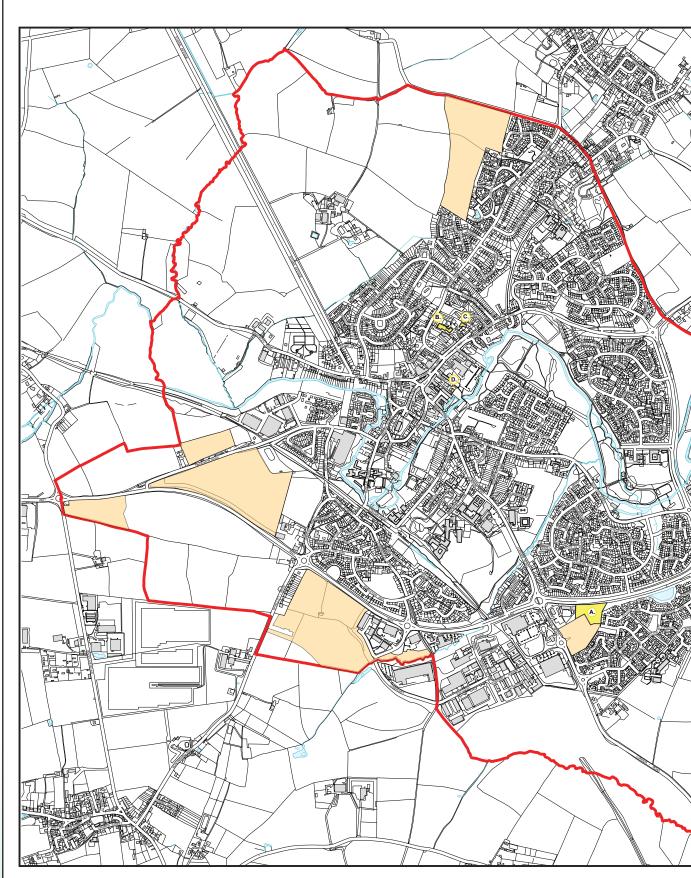
- a local designation, a Local Landscape Area. The policy therefore requires the layout and landscaping scheme to respond to this.
- 10. The neighbourhood plan is supported by its own evidence base and benefits from the insights of a desk-based ecological assessment prepared by Future Nature WTC, which is published alongside this plan. It recognises that the River Great Ouse, which passes through the west of the site, is a designated a Biological Notification Site due to its raised ecological interest and that the site lends itself to the creation of wetland habitats with a focus on the species they may support. That would also serve as a natural flood management strategy. The policy therefore requires the consideration of specific measures as part of the wider green infrastructure strategy which also reflects wider requirements imposed by national policies.
- 11. The site also lies within a Mineral Safeguarding Area for limestone and clay, silt, sand and gravel. Policy 1 of the adopted Buckinghamshire Minerals and Waste Plan 2016 2036 requires schemes located within such areas, that are not development exempt from its requirements, to demonstrate that prior extraction is possible; the development is of a form or nature that would not hinder future extraction; there is an over-riding need for the development; or that the resource is not viable. The proposal does not meet exemption criteria and the policy therefore seeks to ensure that this test is undertaken and demonstrated as part of any planning application submitted.
- 12. The policy requires that any planning application that wishes to benefit from its support must be comprehensive in covering all of its elements and must set out precisely how and when the visitor centre scheme will be delivered. This reflects the fact that the housing scheme will enable its timely delivery, leaving no prospect that it will be built out and occupied before it is secured and able to operate. This will be done through a planning obliga-

tion, which will also secure other elements of the policy, for example its provision of affordable housing. The land interest has confirmed that this approach is reasonable and acceptable and that the project is small enough to be completed in one phase comprising all its elements. In which case, it is not considered neither necessary nor reasonable for the policy to require the delivery of the visitor centre scheme any earlier than before the housing scheme is completed and almost completely occupied. Technical evidence for the site is also attached at Appendix G.

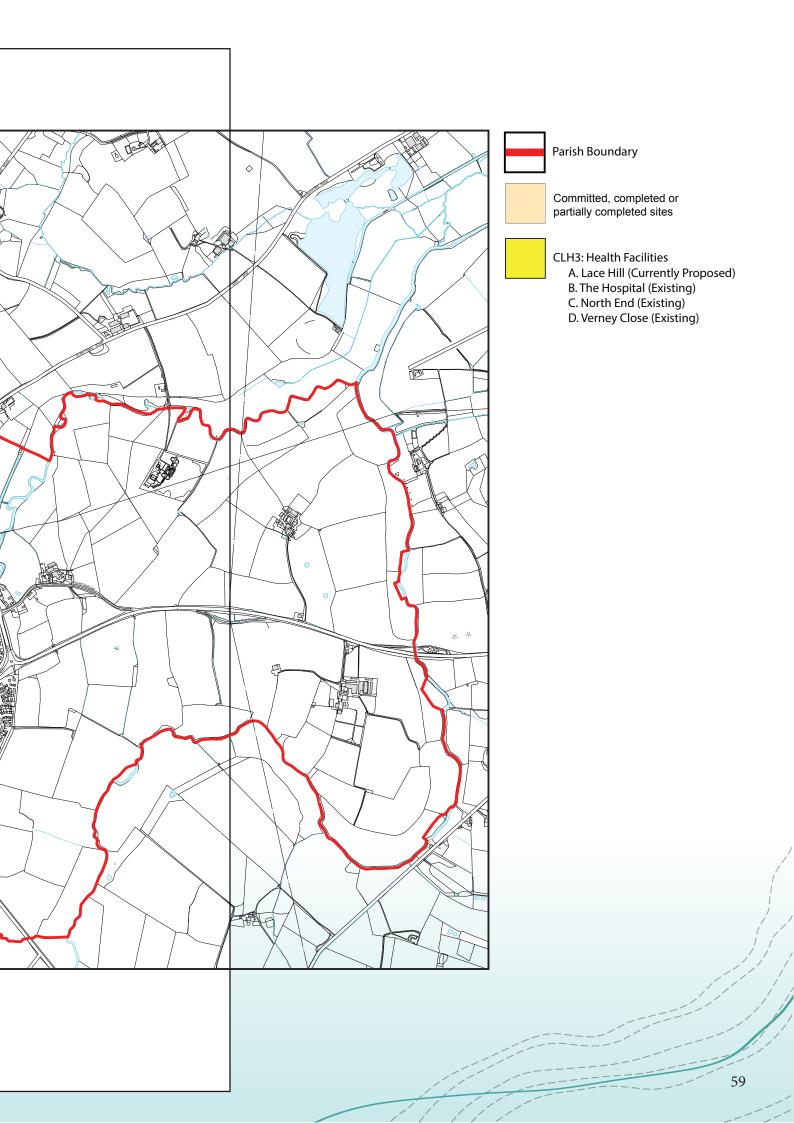
POLICY CLH3 HEALTH FACILITIES

- A. The Neighbourhood Plan identifies health care sites in Buckingham, as shown in the Policies Map, for the purpose of protecting healthcare provision from unnecessary loss.
- B. All new residential development proposals will only be permitted where they provide or improve the delivery of essential health and/or wellbeing facilities and services required to serve the scale of the development proposed. Proposals to meet increasing demand, by expanding the Lace Hill health care facilities, a new facility or an alternative health care practice or practices, in particular, will be supported.
- C. Proposals for the redevelopment of existing established healthcare facilities at North End and Verney Close, as shown on the Policies Map, will be supported provided health care facilities at Lace Hill, or other suitable alternative provision to serve the local community within Buckingham, are operational. In the event that the Lace Hill relocation project is not implemented then proposals that will result in the loss of the existing established health care facilities will be resisted.
- In granting permission for residential development in the town, the Local Authority agreed for healthcare provision to be relocated from the existing GP surgery sites in Verney Close and North End, to a site on the Lace Hill development to the southeast of the town. The Neighbourhood Plan cannot at this stage change this decision. The implementation of this relocation project is currently being pur-

- sued but relies on a number of factors to fall into place, including funding streams being approved by NHS England. Whilst the Town Council will continue to lobby relevant stakeholders for solutions to maintain accessibility to healthcare provision for the whole town and the GP Practice itself is currently pursuing several options, enabling the redevelopment of the existing surgeries' sites are required to contribute to the implementation of the scheme at Lace Hill, or alternative provision. The policy therefore seeks to update the current situation surrounding healthcare provision in Buckingham.
- 2. Clause A identifies healthcare sites in the town during the plan period which need to be protected from unnecessary loss. Following a change in the way in which the planning system classifies services and facilities, once built, the healthcare facilities at Lace Hill will fall within use Class E subcategory e). The hospital falls within a different use class where restrictions on change of use remain in place and do not require intervention. Permitted development rights allow for the change of use of a Class E premises to a residential use without the need to apply for planning permission. The submission of an application titled 'prior approval' is still however required to be made to Buckinghamshire Council. Buckinghamshire Council is required to consider the impact of the loss of a health centre in determining a 'prior approval' application amongst other matters. Although this policy will not be engaged in that determination (as it is not on the list of considerations in a 'prior approval' application), the policy demonstrated that these healthcare provision services play an important role in local provision to the community of the town and the wider rural hinterland and could therefore be a legitimate reason for refusing 'prior approval' for proposals that will harm this provision.
- 3. To accommodate any further growth that the town may undergo in the future, the Lace Hill site is likely to be required to expand its provision. The site is large enough, but the building may need to be expanded. Clause B of the policy therefore supports this and any other interventions elsewhere in the town, such as satellite surgeries, which improve access to healthcare provision for the existing and any growing communities.
- 4. Finally the policy enables the redevelopment of existing healthcare facilities at North End and Verney Close to help enable the delivery of the relocation project to Lace Hill. It does so however, only if facilities at Lace Hill are operational. The loss of such facilities in this location without their re-provision elsewhere will have adverse effects on healthcare provision and could again be a legitimate reason for refusing any 'prior approval' or planning application.
- 5. The delivery of the Lace Hill healthcare facility project has suffered a number of setbacks. Whilst the site did secure planning permission, funding could not initially be realised. The scheme therefore had to be revised to suit funding parameters delaying the completion date. In the meantime land ownership changed and whilst all relevant parties are currently working in partnership to deliver the scheme, there is a need to add additional flexibility to the site should an alternative project be pursued. Given that the plan period runs until 2040 this kind of flexibility is common for projects such as these. The policy therefore identifies the Lace Hill health care facility site as a priority site, but it is recognised that such services may be delivered elsewhere. In that case Clause A of policy CLH3 will no longer have effect and policy HP1, and other relevant policies, will apply to the proposed site at Lace Hill.



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POLICY CLH4 ART, CULTURAL, SPORT AND RECREATION FACILITIES

- A. The Neighbourhood Plan supports the provision of a new community centre/hall, or the refurbishment of an existing building, to deliver a theatre space within the town. Spaces for other community activities will also be supported.
- B. Where proposals are made to improve and create new sports and recreational facilities to serve the town, significant weight will be given to their community and health and well-being value.
- C. Development proposals coming forward within the town will be expected to demonstrate that the layout of schemes locates any required sports and recreational facilities in a way that does not harm the possibility of future expansion.
- Buckingham has a strong tradition of celebrating the arts, sports & culture in the town, including through Buckingham Town Council Awards, grants and the Fringe Festival. Buckingham has a variety of arts, sports and cultural facilities available to the community, largely on a not-for-profit basis and is particularly well served for outdoor sports facilities with over 20 different outdoors sports facilities available at a mix of public and private venues.
- 2. List of Arts and Culture Facilities:

A number of privately owned arts and culture businesses or artists also operate in Buckingham, including: University of Buckingham Book Shop, The Dragon Gallery, local artists, musicians and graphic designers.

Facility	Details/uses	Run by
Old Gaol Mu- seum	Two storey museum in the historic old gaol house, built in 1755. Museum tours, art displays, community events	Old Gaol Museum Tust (not-for-profit)
Radcliffe Centre	Racked seat- ing Max. at- tendees 116. Concerts, in- cluding clas- sical and folk music	University of Buckingham
Vinson Centre	Racked seat- ing Max. seat- ing 156. Special lec- tures, commu- nity cinema	University of Buckingham
Community Centre	Large community hall and small community hall with kitchen facilities. Annual pantomime, community dances, art exhibitions	Buckingham Community Centre Com- mittee (not-for- profit)
Adult Learning	2x permanent classrooms, including ceramics studio with kiln Wide variety of arts & culture classes	Buckingham- shire Council (not-for-profit)
Library	Large commu- nity library, 2x smaller rooms for hire	Buckingham- shire Council (not-for-profit)

3. List of sports Facilities:

Facility	Details	Run by
Rugby Club	Clubhouse, changing rooms, 3 pitches (2 pitches to be confirmed at Moreton Road)	Buckingham Rugby Club (not-for-profit)
Football Club	Clubhouse, changing rooms, 2x pitches (Lace Hill) 1x pitch (Buckingham Athletic)	Buckingham Football Club (not-for-profit)
Cricket Club	Clubhouse, changing rooms, 1x pitch	Buckingham Cricket Club (not-for-profit)
Tennis Club	Clubhouse, 3x courts	Buckingham Lawn Tennis Club (not-for- profit)
Bowls Club	3 Clubs, seperate venues	Chandos Park Bowls Club (not-for-profit)
	2x Outdoor Bowls facili- ties	West End Bowls Club (not-for-profit)
	1x Indoor Bowls facili- ties	Slade Indoor Recreation Club (not-for- profit)
	All with Club- house	
Lace Hill Sports & Community Centre	Sports hall, communi- ty room, 2x sports pitches	

Facility	Details	Run by
Swan Pool & Leisure Cen- tre	25m pool, learner pool, gym, soft play, 1 x sports pitch	Buckingham- shire Council
Skate Park	1x Skate Park	Buckingham- shire Council (not-for-profit)
BMX Track	To be built – Moreton Road.	To be con- firmed

A number of privately owned sports businesses also operate in Buckingham, including: Sports4All who provide sports tuition to schools and holiday clubs, 5 gyms and 3 yoga and/or well-being studios.

The University of Buckingham, The Buckingham School and The Royal Latin School all have sports facilities available for the private use of their students and hire. Facilities vary across the sites but include football/rugby pitches, netball/basketball courts, tennis and badminton courts. Primary school facilities are more varied but all include playing fields and/or hardstanding suitable for use for a variety of sports at a beginner level.

- 4. In May 2024 the Town Council conducted a survey of local arts, sports and culture traders, businesses' and not-for-profit organisations. A varying picture of physical venue needs was presented. No single facility was identified as having a strong community need for a majority of respondents. However, some did identify that performance space would be useful. This matched the results of the Town Centre user study that asked for more investment in leisure and cultural facilities. In terms of sports facilities, changing rooms, additional full sized sports pitches, indoor sports centres, and running tracks were all requested by established sports clubs, in most cases, they wanted these to be on or near their site to supplement their facilities.
- 5. The policy therefore supports a theatre space

to be delivered within the town. Based on the survey responses the nature of the building consists of a minimum 18m x 10m hall with a fixed or demountable stage suitable for theatre, to seat at least 200 people, would suit the use of Buckingham community groups and businesses. A demountable stage would mean that the hall could be used for other purposes when it was not required as a theatre, for example, art displays, rehearsal or workshop space and community groups. The ideal hall would also include additional rooms for use as backstage areas.

6. The policy also seeks to support local sport club aspirations for expansion. Additionally, when housing developments are built near sport and recreational sites, the policy seeks to prevent sports facilities being 'hemmed in' by housing or business development that prevents them adding additional pitches or buildings if the club expands in the future.



Fig. 20. Buckingham Old Gaol Museum

EE1 Policies ECONOMY AND EDUCATION



POLICY EE1 BUCKINGHAM TOWN CEN-TRE

- A. The Neighbourhood Plan identifies Buckingham Town Centre, as shown on the Policies Map, for the purposes of maintaining a healthy mix of uses, enhancing public spaces and the historic streetscape, and improving the journey to and around the town. Within this context, all proposals for development, including change of uses, should conserve and enhance the special architectural and historic character and appearance of the Buckingham Conservation Area and other heritage assets, and their settings.
- B. Development proposals within the defined Town Centre boundary will be supported provided that the resulting layout of schemes, where relevant and appropriate can demonstrate it:
 - 1. Improves the sense of arrival into the Town Centre;

- 2. Achieves a positive relationship with existing green infrastructure provision in the Town Centre and incorporates new green infrastructure in line with Policies ENV1 Green Infrastructure and ENV2 Urban greening;
- 3. Retains and enhances walking and wheeling routes to improve movement into and around the town in a healthy and safe manner in line with the provisions of Policy CLH1 Active and sustainable travel;
- 4. Contributes to the attractiveness of the Town Centre through public realm and streetscape enhancements; and
- 5. Contributes to the enhancement of public transport to the town centre.
- C. The Neighbourhood Plan identifies Primary and Secondary Shopping Frontages within the Town Centre, as shown on the Policies Map. On ground floors within Primary Shopping Frontages, development proposals for commercial, business or service (Class E) uses will be supported. On ground floors within Secondary Shopping Frontages, development proposals for commercial, business or service (Class E), Pub or drinking establishment (Sui Generis) and other leisure, tourism, cultural and community uses will be supported.
- D. Residential uses (Class C3) on upper floors in the Town Centre boundary, will be supported, where it can be demonstrated that:
 - 1. The active town centre use of a ground floor frontage is not compromised, and
 - 2. Satisfactory residential amenities can be achieved.

- E. Development proposals that require some loss of ground floor floorspace to facilitate access to upper floor residential uses will be supported where this can be achieved without undermining the integrity and viability of the existing unit(s); and provided it will not result in a proliferation of residential accesses that would undermine the vitality and viability of an individual shopping frontage.
- 1. The Town Centre Report published in the evidence base shows that nearly three-quarters (71%) of town centre premises are now occupied by businesses within use Class E. It also encourages planning policy to investigate what options there are for maintaining the primary and secondary retail frontages including restricting permitted development as housing. The policy therefore seeks to retain these policy levers. It is recognised that some changes of use do not now require planning permission and new permitted development rights has enabled future changes of use from what are now Class E uses to residential (C3) uses. The Town Council hopes that Buckinghamshire Council will consider requesting an Article 4 Direction from the Secretary of State to protect Class E uses at Primary Shopping Frontages premises. An Article 4 Direction can remove permitted development rights in areas or from specific premises to enable changes to remain in planning control so that their effect can continue to be properly assessed. This is noted here so that the Town Council can signal its intent to the community to submit a formal request for this following the referendum of the plan.
- 2. In the meantime, proposals for a change of use from Class E to residential use made a premises with a Primary Shopping Frontage will still require the submission of an application titled 'Prior Approval' to Bucking-

- hamshire Council. Buckinghamshire Council is required to consider the impact of that change of use on the character or sustainability of the Buckingham Conservation Area amongst other matters by way of Class MA.2.(e)(ii) of the 2015 General Permitted Development Order). The Town Centre lies entirely within the Buckingham Conservation Area and so Buckinghamshire Council will need to consider this impact for each prior approval application of this kind in this location. Although the Neighbourhood Plan policy (as part of the development plan) is not engaged in that prior approval determination (by way of S38(6) of the 1990 Planning Act), together with the Buckingham Conservation Area Review from 2005 the policy demonstrates that commercial, business and service uses play an important part of the distinct function and character of the Conservation Area and protecting the Primary and Secondary Shopping Frontages from such changes is important. The policy and its evidence base therefore informs decisions on prior approval applications for proposals that will harm the character or sustainability of the Conservation Area. This is noted here to draw attention to this evidence base.
- 3. It is now widely accepted that high streets need to diversify to become more community focussed in their use and to do so requires planning for a mix of different uses. Whilst the main focus for the established Primary Shopping Frontage is focussed on Class E uses, the wider Secondary Shopping Frontages provides an opportunity to focus on other town centre uses which not only includes retail, but also leisure, tourism, cultural and community as identified by VALP Policy D7. The policy therefore encourages other town centre uses in the Town Centre within the Secondary Shopping Frontage.
- 4. It is also now widely accepted that residential uses (Class C3) in Town Centres contribute to maintaining and/or enhancing its vitality and

viability. The policy therefore also makes provision for Class C3 uses on upper floors ensuring that active frontages remain at ground floor level and access schemes do not harm frontages.

5. Clause B of the policy seeks to focus on those matters that the Town Centre Study highlighted as important in delivering town centre revitalisation for Buckingham.

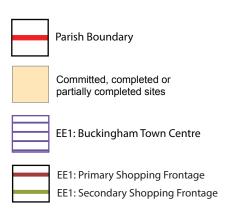
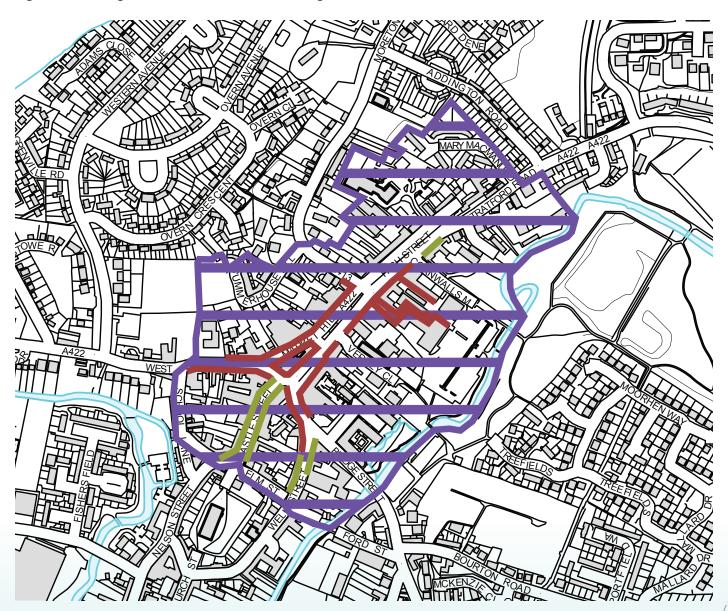


Fig. 22. Buckingham town centre and frontage



POLICY EE2 EMPLOYMENT

- A. The Neighbourhood Plan allocates Land west of London Road, as shown on the Policies Map, for 10 hectares of new employment development.
- B. Employment development will be located on that part of the site closest to Buckingham Industrial Estate. The southern edge of the allocation will comprise a landscape buffer to protect the views between the site and the Padbury Valley. The remainder of the site is allocated as a reserve employment allocation. This will only be developed should it be demonstrated that further employment development is necessary.
- C. The development of employment land must accord with the following requirements:
 - Appropriate vehicular access from existing sites or minor roads;
 - ii. A pedestrian / cycle link must be provided to proposed or existing cycleways;
 - iii. Improvements to pedestrian / cycle links into Buckingham;
 - iv. New footpaths or cycleways on site should be overlooked but not dominated by buildings and well lit so that users feel secure;
 - v. Highways and access arrangements that does not harm the provision of and/or enhances strategic access around the south of the town;
 - vi. Positive building frontages and landscaping must overlook the site access;
 - vii. Have a landscape buffer between the

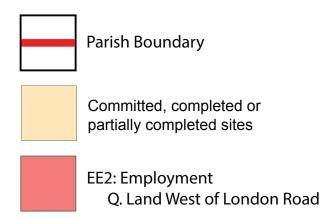
proposed employment land and any existing housing provision to ensure that new buildings are not overbearing on existing buildings.

- 1. The policy retains the made Neighbourhood Plan policy for this site. Given that the Tingewick Road Industrial Estate is not meeting current and projected future needs and has been allocated for residential development in Policy HP2, there remains a need to retain proposals for the development of employment land elsewhere in Buckingham. Additionally, the made Neighbourhood Plan examiner recognised that having a supply of employment land in a town like Buckingham is important to ensure that Buckingham does not become a dormitory town and that it can deliver on the VALP's ambitions for the town to become a recognised centre for investment and growth. The allocated site remains in a good location well-positioned in relation to Buckingham Industrial Park and one of the last remaining options to expand employment provision in this location. Correspondance with local businesses has demonstrated a need for bespoke premises in Buckingham, Further details of these are set out in the Consultation Statement.
- 2. Until the future of the A421 becomes clearer, it is anticipated that the employment site should be aimed at high quality jobs principally in office/busi¬ness use and hi-tech office/industrial use. This would complement the developments taking place at Silverstone. Uses other than B8 will be preferred, B8 usage will be grant¬ed if it can be shown that attempts have been made "to market", at a suitable market rate, the site/unit for other B-use classes for a reasonable period of time. During public consultation it was highlighted that local people felt that B8 storage or distribution would not be suitable in Buckingham due to its low ratio of jobs

and likely increase in volume of traffic. The site has recently been subject to an application for residential development but has been refused due to insufficient marketing evidence and being contrary to existing development plan poli¬cies (23/00178/AOP). An appeal has been submitted and is currently being determined.

- 3. The development of the town as an employment area is key to ensuring that Buckingham does not become a dormitory town. With large employment development taking place at Silverstone this can be an opportunity for more jobs within Buckingham. It also takes into account the loss of the employment land through the loss of the Tingewick Road Industrial Estate.
- 4. Finally, it also reflects the importance of any highways and access arrangements to take

into account the longer-term planning for strategic access around the south of the town. Further details on employment and skills in Buckingham is included in the evidence base.

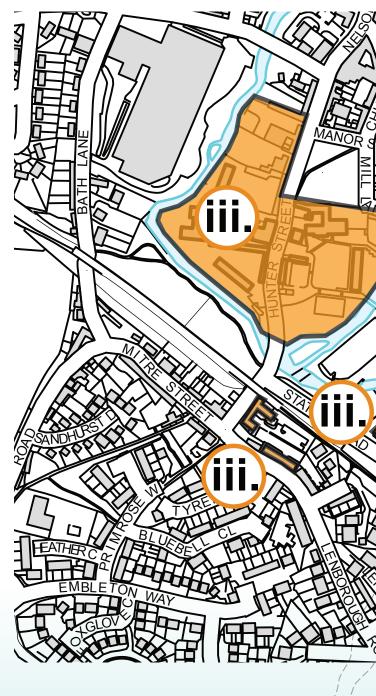


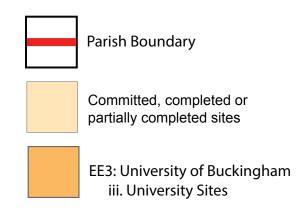


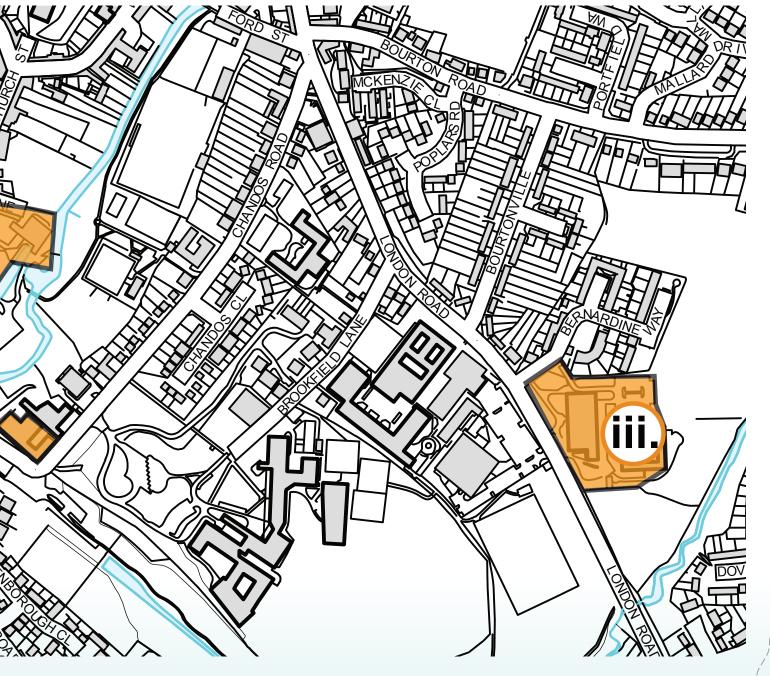
POLICY EE3 UNIVERSITY OF BUCKINGHAM

- A. The Neighbourhood Plan identifies existing University education provision, as shown on the Policies Map, for the purposes of protecting these sites for this purpose.
- B. Development proposals for new, and the refurbishment of existing, academic buildings will be supported. Proposals will need to demonstrate that any resulting university accommodation needs can be met.
- 1. The University is an important establishment within the town and the way in which it delivers education provision may change over the plan period. This may be through expansion or utilising existing space differently. The policy therefore seeks to safeguard existing space used for educational purposes whilst supporting proposals for new buildings or the refurbishment of existing buildings. The plan seeks to ensure that the growth of the University's education services is accompanied with the provision of the necessary University accommodation needs. The policy therefore works alongside Policy HP2 to ensure this.

Fig. 24. University of Buckingham sites



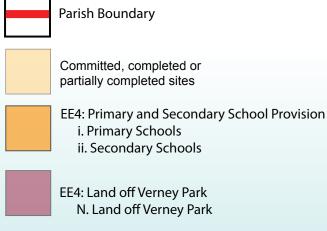


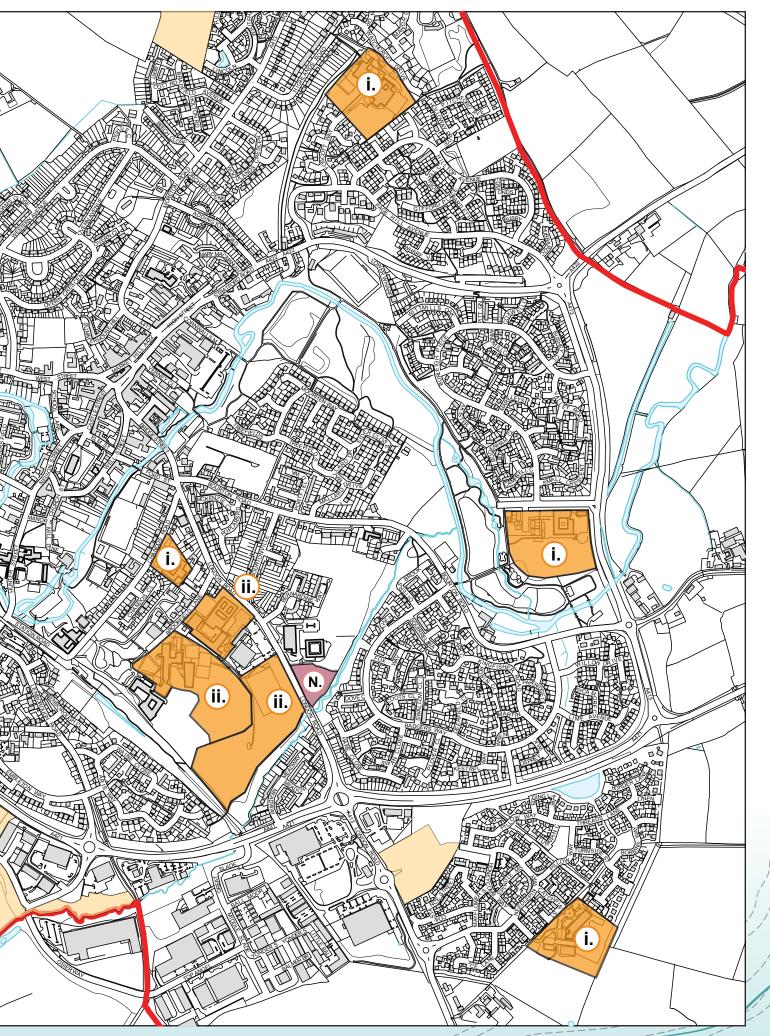


POLICY EE4 PRIMARY AND SECONDARY SCHOOL PROVISION

- A. The Neighbourhood Plan identifies existing primary and secondary school provision, as shown on the Policies Map, for the purpose of protecting these sites for educational provision.
- B. Land off Verney Park, as shown on the Policies Map, is safeguarded for the expansion of The Buckingham School.
- The policy seeks to safeguard existing educational provision in Buckingham. Clause A of the policy therefore identifies existing sites on the Policies Map. Provision has been made for a new primary school to serve the town in site specific allocations.
- 2. Clause B of the policy safeguards land for the expansion of The Buckingham School. Current plans include relocating existing sixth form provision at Buckingham School to this location to free up capacity within the main school building to admit additional 11-15 pupils. Site constraints and limited options available to expand Buckingham School within its existing site means that it is necessary to find additional land to enable this. The land has been made available for this purpose.







I Policies INFRASTRUCTURE



POLICY I1 WATER MANAGEMENT AND FLOOD RISK

- A. Development proposals will be supported, provided it can be demonstrated that, where appropriate:
 - i. Any development proposed in either flood zone 2 or flood zone 3, must be accompanied by a site-specific Flood Risk Assessment that demonstrates that proposals will not increase flood risk from any form of flooding and takes opportunities to reduce flood risk where possible in accordance with national requirements. This clause also applies to sites:
 - a. over 1ha in flood zone 1;
 - identified by the Environment Agency as having critical drainage problems;
 - c. land identified in a strategic flood risk assessment as being at increased risk of flooding in the

future;

- d. land that may be subject to other sources of flooding, where it's development would introduce a more vulnerable use.
- ii. must be accompanied by a site-specific Flood Risk Assessment that demonstrates that proposals will not increase flood risk from any form of flooding and takes opportunities to reduce flood risk where possible in accordance with national requirements;
- iii. Managing flood risk must take account the impacts of climate change over the lifetime of the development and have full regard to development plan requirements on Sustainable Drainage Systems (SuDS);
- iv. The Water Efficiency Standard of 100 litres per person per day, or any later recommended higher standard, will be achieved in new development;
- v. The sewer network can accommodate the additional demand for sewerage disposal either in its existing form or through planned improvements to the system to ensure sufficient wastewater treatment which can successfully avoid sewerage discharge into watercourses is in place in advance of the first occupation of the development. In this regard, applicants will need to demonstrate early engagement with the Sewerage Undertaker in relation to capacity and phasing of development and at the very least have demonstrated sufficient capacity will be in place prior to the first occupation on site;
- vi. They accord with any other relevant development plan policies.

- 1. The town has suffered during its history from flooding and the destruction which has resulted from it. As a result a key issue for the town is protecting it from flooding. After a number of major flood events in the last 30 years, including three major river flood events in 1998, 2007 and 2020, flooding remains a significant concern to Buckingham. There is also an evidenced problem with sewage drainage. Given these characteristics and requirements the policy serves a number of purposes.
- 2. Firstly, due to the risks associated with development on flood risk areas, the policy requires proposals to be accompanied by a site-specific Flood Risk Assessment which must demonstrate that the development will be safe for its lifetime taking account of climatic factors and vulnerability of users, without increasing flood risk elsewhere, incorporating SuDS including above ground SuDS measures such as wetlands, ponds and swales. This is in line with the requirements of national policy, NPPF advice note 59 and advice that includes requirements for rainwater harvesting and permeable drives.
- 3. Finally, the policy highlights the requirement for meeting the optional building regulations standard on water efficiency and requires all proposals to demonstrate that there is sufficient sewage capacity to accommodate an increase in demand. The water efficiency standard has been set at 100 litres per day per person, in line with proposals in the DEFRA Plan for Water, in areas where there is a clear local need. This policy has been supported by Anglian Water and Buckinghamshire Council and the Water Study Cycle stage 1 report, generated as part of the emerging Local Plan, which also recommends this figure. The policy is intended to draw greater attention to these issues given the characteristics of the designated neighbourhood area when determining planning applications.

POLICY 12 DIGITAL INFRASTRUCTURE

- A. The public benefit of improving access to digital communication infrastructure in the area will carry significant positive weight in the planning balance of proposals that may cause harm to designated heritage assets or to particular landscape features and qualities of a local landscape area. Proposals will still be required to be sensitively located and designed in order to minimise visual impact.
- B. Where planning permission is required for new digital infrastructure, applicants will need to demonstrate that genuine efforts have been made to work with other providers to share infrastructure.
- 1. This policy seeks to encourage the provision of new digital infrastructure that will drive technological advancements necessary to support new businesses and homes. In doing so it refines the provisions of VALP Policy I6 on Telecommunications. Digital infrastructure includes the installation of new transmitters, antennas, iunction boxes and satellite dishes. Creative industries, office space and commerce rely on high speed, reliable connectivity but this can be difficult. It is acknowledged that many such works may be permitted development but where they are not then Clause A of the policy requires that significant weight is attached to the public benefit of having access to this infrastructure when weighed against any harm to heritage and landscape in the planning balance of each proposal. Clause B requires applicants to demonstrate that genuine efforts have been made to use existing digital infrastructure.

Appendix A

Brownfield Sites Schedule and overall Site Selection Background

Set out in this appendix is information on the selection of the ten sites that form part of Policy HP2 provision on brownfield sites. Background information on the overall site selection process follows this schedule. The schedule explains the rationale for selection and how each site has been assessed as being suitable. In this regard, as explained in the supporting text, the same approach has been adopted as if the sites were to be included on Part Two of the Buckinghamshire Council Brownfield Land Register and thereby to grant Permission in Principle, i.e. suitability of location and land use and approximate housing capacity. The absence of a brownfield site in the town from the policy should not be regarded as disadvantaging proposals coming forward that will be determined in line with other policies of the NP and development plan.

The site analysis of opportunities and constraints work has enabled the amount of housing development on each site to be expressed as a maximum quantum of development. Sites within the town centre boundary and close to amenities are to be considered as flatted development. Further in-depth site surveys and site assessment work may lead to a smaller quantum of development. Proposals for schemes that fall above the maximum quantum of development will normally be considered over-development, unless it can be demonstrated otherwise. The information also indicates that on some sites there are opportunities for policy compliant Class E uses, primarily on ground floors, to create more vibrant, mixed-use places.

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of
			development
SITE C – VERNEY CLOSE	Two buildings and hardstanding	Identified as health facility in the	Site area: 0.25 ha
Currently operating as a GP	used as parking and outside	made NP but will no longer be	Site capacity: approx. 600m ²
surgery and a church outreach	space occupy the site which	required subject to Lace Hill	building footprint 1,750m ² gross
centre but release of GP	lies within the town centre	health centre delivery. Benefits	floor area three storey
surgery element of the site	boundary in the heart of the	from existing access on Verney	development
subject to the delivery of the	town centre. Well-established	Close and in close proximity to	
Lace Hill health centre delivery	trees on boundary close to the	amenities and within the heart	Housing delivery maximum @
following which the site will	River Great Ouse. The site lies	of the town centre.	70m ² (three storey building) =
become available for	within the Buckingham		20 flats
development. Also submitted to	Conservation Area, an		

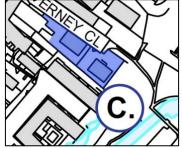
Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
Buckinghamshire in response to the Brownfield Call for Sites. Opportunity to deliver new homes in the town centre.	archaeological notification area, and there are several listed buildings nearby. A small part of the site at its closest point with the River Great Ouse lies within Flood Zone 2 and indicates a low risk of surface water flooding but not required to form part of the developable area of the site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha). Impact on residential amenity for adjoining properties needs to be considered.		
	Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain, SuDS to significantly reduce surface water run-off and provides an opportunity to enhance the character and appearance of the Conservation Area, preserve the setting of nearby		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	listed buildings and discover archaeological information.		асторинени

SITE C - VERNEY CLOSE







SITE D – TINGEWICK ROAD INDUSTRIAL ESTATE

Brownfield site currently operating as industrial commercial uses submitted to Buckinghamshire in response to the Wider Call for Sites. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.

An industrial commercial use site within the built-up area of the town off Tingewick Road. Established woodland around the site boundary. Not within the setting of heritage assets. Within flood zone 1 and a low risk of surface water flood risk recorded across parts of the site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).

See also proposed redevelopment of Site I.
Alongside the recent residential development of Foundry Drive and on Tingewick Road, the area is developing as a residential suburban part of the town. Alongside the allocation of employment land in the southern part of the town the land is no longer considered sufficiently important to the economic growth of the town to

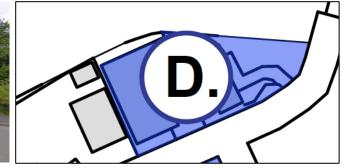
Site area: 0.38 ha Site capacity: approx. 0.304ha

Housing delivery maximum @ 30dph = **9 homes**

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of
			development
		warrant protection. Benefits	
	Its redevelopment as per NP	from existing access from	
	policies should enable minimal	Tingewick Road and in close	
	loss of established planting,	proximity to the town centre,	
	biodiversity net gain and SuDS	bus routes, walking and	
	to significantly reduce surface	wheeling connections.	
	water run-off.		

SITE D - TINGEWICK ROAD INDUSTRIAL ESTATE





SITE E – TINGEWICK ROAD/BATH LANE

A prominent brownfield site within the town submitted to Buckinghamshire in response to the Brownfield Call for Sites. Opportunity to deliver new homes in a sustainable location within the built-up area of the town but subject to assessment

Brownfield site within the builtup area of the town. The site lies adjacent to the Buckingham Conservation Area and there are non-designated heritage assets further south of the site on Bath Lane and to its north on Tingewick Road. The eastern boundary of the site falls within flood zone 3 which

One of the most prominent brownfield sites in the town on Tingewick Road and a main thoroughfare to the town centre, surrounded by residential development and bordered by River Great Ouse. Benefits from several access on Tingewick Road and Bath Lane. Close to town centre, bus

Site area: 2.1 ha Site capacity: approx. 3,000 m² building footprint, 8,750 m² gross development area three storey development

Housing delivery maximum @ 70m² (three storey building) = **100 flats**

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
of university accommodation needs.	has been excluded from the developable area (27% in Flood Zone 3a as per Aylesbury Vale District Council Level 1 Strategic Flood Risk Assessment). A further 39% of the site lies within flood zone 2 (Level 1 SFRA) and some surface water flood risk recorded on the site. The site was assessed in the VALP SFRA Part 1 (May 2017) as suitable for employment (less vulnerable development), however, as per the made plan allocation of this site and the overall strategy, this plan considers that the site is more suited to residential accommodation (more vulnerable development). The site is therefore subject to the sequential test required by national policy. Given that there are other reasonably available sites in areas with a lower probability of flooding that can accommodate residential	routes, walking and wheeling connections. Raised ground level likely to be required in Flood Zone 2.	

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	development the site is not		
	sequentially preferrable in flood		
	risk terms. The site is not		
	subject to an Exception Test as		
	it is proposed to contain more		
	vulnerable development in		
	Flood Zone 2. Whilst the site is		
	not sequentially preferable, it is		
	a prominent brownfield site in		
	the town that is vacant and		
	covered in hardstanding. A		
	development scheme on this		
	site also offers a real		
	opportunity to provide flood		
	betterment. The Town Council		
	has therefore attached		
	substantial weight to the value		
	of using brownfield and		
	underutilised land within the		
	settlement that would include		
	flood betterment. Ultimately		
	however it is understood that		
	the decision maker will need to		
	be satisfied that any future		
	development would be safe		
	throughout its lifetime and not		
	lead to increased flood risk		
	elsewhere. Historic planning		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	applications on the site, for residential development (teacher accommodation) has demonstrated that it is possible to deliver a scheme demonstrating this and a site-specific flood risk assessment will still be required at the planning application stage.		
	Mineral Safeguarding Area but does not fall within development exempt from Waste Plan Policy 1 although extraction considered likely to be impractical and not economically viable. Potential for ground contamination to be considered.		
	Its redevelopment as per NP policies should enable SuDS to significantly reduce surface water run-off and provides an opportunity to enhance the setting of the Conservation Area and non-designated heritage assets.		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development

SITE E - TINGEWICK ROAD/BATH LANE







SITE F – GEORGE BROWNS

A brownfield industrial commercial use site in a residential area identified through project investigation. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.

Within the built-up area of the town and easy access to A421. Not within the setting of heritage assets. Within flood zone 1 and no surface water flood risk recorded. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).

Surrounded by residential development. Benefits from access on Gawcott Road and access to bus routes and walking and wheeling connections in close proximity. The proposed development of Land South West of Buckingham anticipated to make provision for amenities

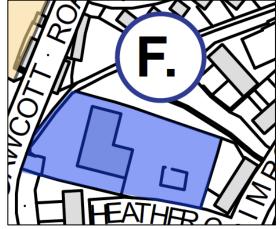
Site area: 0.37 ha Site capacity: approx. 0.30ha

Housing delivery maximum @ 30dph = **9 homes**

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
		easily accessible from this location.	

SITE F – GEORGE BROWNS





SITE G – RING ROAD GARAGE LTD

A brownfield industrial commercial use site in a residential area identified through project investigation. Opportunity to deliver new

Within the built-up area of the town on its edge and easy access to A421. Tree belt on boundary with A421. Not within the setting of heritage assets but some archaeological interest recorded in the

Surrounded by residential development. Benefits from access on Gawcott Road and access to bus routes and walking and wheeling connections in close proximity. The proposed development of

Site area: 1.7 ha Site capacity: approx. 1.36ha

Housing delivery maximum @ 30dph = **40 homes**

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
homes in a sustainable location within the built-up area of the town.	adjacent field to the north. Within flood zone 1 with a small amount of low risk surface water flood risk recorded on the site. Mineral Safeguarding Area but does not fall within development exempt from Waste Plan Policy 1 although extraction considered likely to be impractical and not economically viable. Noise and air pollution considerations from the A421.	Land South West of Buckingham anticipated to make provision for amenities easily accessible from this location.	
	Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain, design solutions for noise constraints, connections to existing walking and wheeling routes, and SuDS to significantly reduce surface water run-off.		

Site selection r	ational	е
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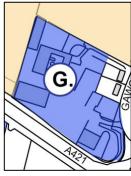
Suitability of location

Suitability of land use

Approximate range of development

SITE G - RING ROAD GARAGE LTD





SITE H - MARKET HILL

Currently houses the citizens advice bureau in a building at the entrance of the site, remainder of the site hardstanding partly used for parking. Allocated for mixed use development in made NP. Opportunity to deliver new homes and non-residential uses in a sustainable location within the built-up area of the town and within the town centre.

Buildings and hardstanding used as parking and outside space occupy the site which lies within the town centre boundary in the heart of the town centre. The site lies within the Buckingham Conservation Area, an archaeological notification area, and there are several listed buildings nearby. Within flood zone 1 and no surface water flood risk recorded on site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).

Identified for mixed use development with residential development on upper floor levels in the made NP. Benefits from existing access from the Market Hill and south of recent Summer Hill residential development. In close proximity to amenities and within the heart of the town centre.

Site area: 0.255 ha Site capacity: approx. 0.215 ha

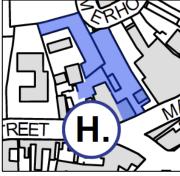
Existing non-residential ground floor use @ 400sqm to be retained (200sqm floorspace)

Housing delivery maximum @ 42dph = **9 homes**

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	Its redevelopment as per NP policies provides an opportunity to enhance the character and appearance of the Conservation Area, preserve the setting of nearby listed buildings and discover archaeological information.		

SITE H – MARKET HILL





Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development		
SITE I – MADE NP SITE I Brownfield site currently operating as industrial commercial uses allocated in the made NP for residential-led development. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.	An industrial commercial use site within the built-up area of the town off Tingewick Road. Established tree belt boundary. Not within the setting of designated heritage assets but the non-designated heritage asset of Station House (a later nineteenth century house built about 1880) adjoins the suite at its south-western corner and the nineteenth to twentieth century branch railway site adjoins the site. Within flood zone 1 and a low risk of surface water flood risk recorded across parts of the site. A small part of the south-western corner of the site indicates a higher risk of surface water flooding. Mineral Safeguarding Area but does not fall within development exempt from Waste Plan Policy 1 although extraction considered likely to be impractical and not	Allocated in the made NP for residential-led development as provision does not meet the demand in relation to the structures on site. Currently bounded by employment land to the north but see also Site H assessment above. Otherwise surrounded by residential development. Benefits from existing access from Tingewick Road, close to the town centre, bus routes, walking and wheeling connections. Adjoins former railway line forming part of Buckinghamshire Greenway.	Site area: 3.67 ha Site capacity: approx. 2.94ha Housing delivery maximum @ 30dph = 88 homes		

	Suitability of land use	Approximate range of development
economically viable. Potential for ground contamination to be considered.		
Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain, SuDS to significantly reduce surface water run-off, and provides an opportunity to enhance the setting of non-designated heritage assets.		

SITE I – MADE NP SITE I



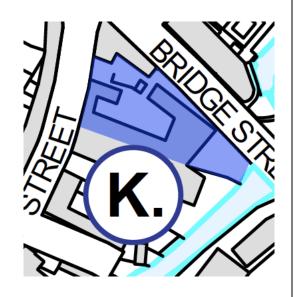
Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	hin		
8			
SITE K – MADE NP SITE K	In a prominant location within	Allocated in the made NP for	Site area: 0.22 ha
The site hosts largely commercial uses allocated in	In a prominent location within the Buckingham Conservation Area forming part of the key	residential development. Bordered to the north and east	Site died. U.ZZ IId

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
the made NP for residential development. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.	view into the town centre due to its place adjacent to the main road over the River Great Ouse. Within the built-up area of the town. The site also lies within	by Bridge Street, a main thoroughfare to the town centre. Benefits from existing access on Bridge Street and within the town centre, close to	Site capacity: approx. 0.17ha OR 960m² three storey development
	an archaeological notification area. There are a number of listed buildings in close proximity to the site including the Grade II listed 62 Well Street within the site boundary. The southern-most part of the site falls within flood zone 3 which has not been included in the developable area. The remaining majority part of the site lies within flood zone 2 and some surface water flooding of low risk recorded across the site. The site was allocated in the made Neighbourhood Plan. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha). Its redevelopment as per NP policies should enable minimal	bus routes, walking and wheeling connections.	Housing delivery maximum @ 30dph = 5 homes OR Housing delivery maximum @ 70m² (3 storey building) = 36 flats

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	loss of established planting, biodiversity net gain, SuDS to significantly reduce surface water run-off and provides an opportunity to enhance the character and appearance of the Conservation Area, the significance and setting of nearby listed buildings, and to discover archaeological information.		

SITE K – MADE NP SITE K



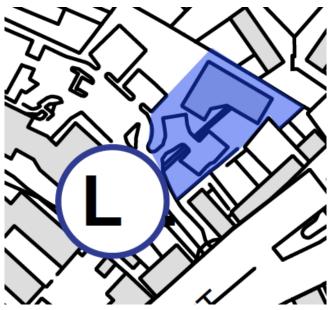


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development		
SITE L – NORTH END Currently operating as a GP surgery but subject to the delivery of the Lace Hill health centre delivery the site will become available for development. Opportunity to accommodate satellite surgery uses and new homes in the town centre.	Building, hardstanding used as car parking and well-established trees form part of the site within the town centre and close to its amenities. The site lies within the Buckingham Conservation Area, an archaeological notification area, and there are several listed buildings nearby. The site also lies within the town centre boundary. Within flood zone 1 and no surface water flood risk recorded on site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha). Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain, and provides an opportunity to enhance the character and appearance of the Conservation Area, preserve the setting of nearby listed	Identified as health facility in the made NP but will no longer be required subject to Lace Hill health centre delivery. Surrounded by residential development and fronts onto the Buckingham Community Hospital. Benefits from existing access at North End and in close proximity to amenities and within the town centre.	Site area: 0.34 ha Site capacity: approx. 600m² three storey development Housing delivery maximum @ 70m² (3 storey building) = 24 flats		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	buildings and discover archaeological information.		·

SITE L – NORTH END





Overall Site Selection Background

The table overleaf contains a list of all sites submitted to the Brownfield and Wider Call for sites undertaken by Buckinghamshire Council; made Neighbourhood Plan allocations not yet delivered; and sites identified through this Neighbourhood Plan project using local intelligence to identify brownfield land which may come forward. A high-level site capacity assessment was undertaken for all sites to inform the scenario growth consultations.

As per Section 5 of the Strategic Environmental Assessment (SEA), a preferred spatial option was identified consistent with every scenario without prejudicing the further planning of the town beyond 2040.

The final list of sites common in all growth scenarios without prejudicing the future planning for the town to be allocated for housing excluded sites required to meet employment and infrastructure needs; where most of the land that comprised the extent of the site fell within Flood Zone 3; less than ten dwellings were anticipated with no confirmation of land availability; or land was not considered to be previously developed.

Map reference	Site name	Source and Reference	Buckinghamshire Wide Call for Sites Reference	Size (ha)	Housing Number	House Type	Scenario	Other Use	Reason for NP2 inclusion/exclusion	Comments
В	Canal Area	Made Neighbourhood Plan/Buckinghamshire Wider Call for Sites	691	58	90	Homes	All	Visitor Centre	Retained made NP1 allocation common in all scenarios	Also identified in the Buckinghamshire Wider Call for Sites with a different boundary - 691
С	Verney Close	Buckinghamshire Brownfield Call for Sites	87	01	10	Flats	All		Inside town boundary, available subject to delivery of Lace Hill health centre, common in all scenarios	Subject to Lace Hill health centre delivery - Site O
D	Tingewick Road, Industrial Estate	Buckinghamshire Wider Call for Sites	133	038	9	Homes	All		Inside town boundary, available as land no longer suited to employment, as per Site I, common in all scenarios	
E	Tingewick Road/Bath Lane	Buckinghamshire Brownfield Call for Sites	88	21	100	Flats	All		Inside town boundary in a residential area, common in all scenarios	
F	George Browns	NP2	-	037	9	Homes	All		Inside town boundary in a residential area, common in all scenarios	
G	Ring Road Garage Ltd	NP2	-	17	40	Homes	All		Inside town boundary in a residential area, common in all scenarios	
Н	Market Hill	NP2	-		9	Homes	All	200m2 non resi	Inside town boundary and made available, common in all scenarios	
1	Site I NP1	Made Neighbourhood Plan	-	367	88	Homes	All		Retained made NP1 allocation, common in all scenarios	
J	Site J NP1	Made Neighbourhood Plan	-	177	39	Homes	All		Retained made NP1 allocation, common in all scenarios	
К	Site K NP1	Made Neighbourhood Plan	-	022	36	Flats	All		Retained made NP1 allocation, common in all scenarios	
L	North End Surgery	NP2	-	034	24	Flats	All		Inside town boundary, available subject to delivery of Lace Hill health centre, common in all scenarios	Subject to Lac Hill health centre delivery - Site O
М	Land South of the A421 and West of Gawcott Road	Buckinghamshire Wider Call for Sites	481	3414	800	Homes	All		Common in all scenarios	
N	Land off Verney Park	NP2	-	07	0	-		Sixth Form College	Required for education infrastrcuture	
0	Lace Hill	Made Neighbourhood Plan	-	1	1	-		Health Centre	Retained made NP1 allocation requried for health infrastructure	Subject to 21/03152/ADP
Q	Land West of London Road	Buckinghamshire Wider Call for Sites	628	191	0	-		Employment	Retained made NP1 allocation required for employment	
A	Wharf Yard	Buckinghamshire Brownfield Call for Sites	80	06	60	Flats	All	Non Resi 500m2	Flood Zone 3	
Р	Stratford Road	Buckinghamshire Brownfield Call for Sites	84	07	16	Homes	All		Not PDL	
RR	Scrap Yard	Buckinghamshire Brownfield Call for Sites	81	01	9	Flats	All		Less than 10 dwellings	
S	Bath Lane	Buckinghamshire Brownfield Call for Sites	2	008	6	Flats	All		Less than 10 dwellings	
Т	Site M NP1	Made Neighbourhood Plan/AVDC HELAA 2017/Buckinghamshire Wider Call for Sites	BUC051, 503	2002	300	Homes	West/South + West		Flood Zone 3	Also identified in the Buckinghamshire Wider Call for Sites - 503
U	Home Farm Yard & Paddock	Buckinghamshire Wider Call for Sites	163	0.83 & 1.14	38	Homes	South/South + West			Overlap with Site X
V	Manor Farm off Bourton Road	Buckinghamshire Wider Call for Sites	748	1082	230	Homes	South/South + West		Future growth opportunity	Overlap with Site W
W	Land South and East of Lace Hill	Buckinghamshire Wider Call for Sites	759	8388	1760	Homes	South/South + West		Future growth opportunity	
Х	Former Railway Station Site	Buckinghamshire Wider Call for Sites	376	116	10	Flats	All		No longer available	Land requried to form part of Buckinghamshire Greenway project
Υ	West End Farm	Buckinghamshire Wider Call for Sites	736, 793, 620	4.4 – 4.83	100	Homes	West/South + West		Future growth opportunity	Identified as three different sites in the Buckinghamshire Wider Call for Sites, all with slightly different boundaries
Z	Land West of Field House Day Nursery	NP2	-	975	187	Homes	West/South + West		Future growth opportunity	Western link road splits the site into two parcels east (smaller) and west (larger)
AA	Land north of Field House Day Nursery	NP2	-	6	105	Homes	West/South + West		Future growth opportunity	Adjacent to NA Boundary
BB CC	Land North off Tingewick Road Bourton Mill	NP2 NP2	-	61 035	60 27	Homes Flats	Western Link Road All	600m2 non resi	Future growth opportunity Flood Zone 3	
DD	Land between Osier Way and Natco spice factory	Buckinghamshire Brownfield Call for Sites	83	104	24	Homes	South/South + West	COUNTY HON TEST	Future growth opportunity	Adjacent to NA Boundary
EE	Land South of Buckingham / Land East of Gawcott Road	Buckinghamshire Wider Call for Sites	367	1669	240	Homes	South/South + West		Future growth opportunity	Adjacent to NA Boundary
FF	Gawcott Fields Farm, Gawcott Road	Buckinghamshire Wider Call for Sites	765	802	190	Homes	South/South + West		Future growth opportunity	Adjacent to NA Boundary



LAND TO THE SOUTH WEST OF BUCKINGHAM TECHNICAL NOTE TO SUPPORT NEIGHBOURHOOD PLAN ALLOCATION

NOVEMBER 2024

Introduction

The Site is some 32.4ha in size and occupies a position to the south side of the A421, to the south west of Buckingham. It is currently an undeveloped site and comprises of arable land. To the east planning permission has been granted for residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace). To the west planning permission has granted for the new town cemetery and allotments.

The site could accommodate up to 800 new homes of a wide range of housing types, sizes and tenures, a site for new primary school and local centre with employment space creating (with existing committed developments, a new neighbourhood for Buckingham.

The Technical Note has been updated in the light of representations made on the Plan at Regulation 14 stage.

Landscape

The site and the local landscape are not covered by any landscape quality designation at either a national or local level.

In the Council's Landscape Character Assessment (2008) the site is located within the Gawcott Ridge Landscape Character Area, with its landscape condition being defined as "weak", and landscape sensitivity judged as "moderate".

There are no significant or distinctive landscape features or elements within the site. The site comprises four open arable fields that are defined with hedgerows and some mature trees. None of the site is publicly accessible at present.

The site lies alongside the main transport route of the A421, which has an urbanising influence on this landscape. Commercial buildings, and a solar farm lies to the south, whilst the built edge of Buckingham lies to the east on Gawcott Road and to the north off Tingewick Road.

The site very gently falls northwards towards Buckingham, and together with the landscape fabric of established trees and hedges, views of the site are broadly restricted to highway users as they pass by on the local roads (A421, Gawcott Road) and for users of a short Public Footpath near the site's southern boundary.

Landscape and design strategies can be developed to create a green infrastructure framework (i.e. retained hedges and trees, new perimeter planting and green space) to appropriately and sensitively integrate built development into the landscape and Buckingham's green infrastructure network.

Biodiversity

The site is not covered by any ecological designations.

Aside from the site's hedgerows and trees, the site is considered to have limited ecological value as it comprises arable land.

Design strategies can be developed to maximise ecological and biodiversity benefits across the site, and this includes linking in with existing wildlife corridors and creating a variety of new landscape habitats (e.g. wildflower grassland native hedgerows, woodland planting).

Protected species surveys would be undertaken to understand the ecological value of the site and any necessary mitigation measures that might be needed, and provided as part of the wider proposals to enhance the biodiversity of the site.

In relation to Biodiversity Net Gain, the proposals will need to deliver 10% BNG (as measured by the most up to date metric) in accordance with the provisions of the Environment Act 2021. Proposals to



deliver 10% BNG will be complementary to the Buckingham Green Ring. The proposals will be worked up in detail through application proposals and will have regard to the mitigation hierarchy set out in national policy and in Policy ENV2 – specifically on site in the first instance or sequentially off site locations or where necessary or appropriate through off site contributions to support the Neighbourhood Plan proposals.

Drainage

The entirety of the site is in Flood Zone 1 and is considered to be at low risk of fluvial flooding.

The vast majority of the site is shown to be at very low risk of flooding from surface water, a localised area of potential flooding abuts the A421 immediately to the east of the existing A421 roundabout, however, this can be mitigated with a positive surface water drainage system serving the proposed development.

An appropriate foul sewerage outfall location has been established, utilising a pumped solution.

Options have been identified to ensure an effective surface water drainage strategy for the site, one option being to include infiltration basins(s) in the northern part of the site adjacent to the A421.

Further assessment of site conditions and the drainage strategy is to be undertaken and will include infiltration testing, liaison with the LLFA and Anglian Water, and review of levels and surface water drainage options, conceptually, in the light of levels on the site and to embrace any mitigation, including through design of any localised flood risks.

A detailed drainage strategy will be prepared for the site once topographical surveys have been completed and the design of the layout has evolved.

Agricultural Land

The <u>entirety</u> of the site comprises land identified as Agricultural Land Classification 3 as set out by Natural England data set "Provisional Agricultural Land Classification (ALC (England)".

No part of the site is identified as Grade 2 land.

Transport

Technical studies completed to date confirm that vehicular access can be achieved via the A421 / Tingewick Road roundabout to the north and Gawcott Road to the east, each incorporating active travel infrastructure to connect with the existing network, with provision of new off-site crossing facilities to support onward journeys to key destinations in the wider town.

The site can be served by buses through the efficient diversion of existing high-frequency services through the site or through provision of new bus stop infrastructure on the A421 along the site frontage.

A review of the site's transport sustainability credentials confirms that a range of existing off-site facilities and services are within walking distance. Opportunities to connect through and around the site into the existing footpath and bridleway network and potential improvements to routes to off-site facilities and services will be subject to further review and discussion with the Local Highway Authority.

The potential impacts of proposals on the operation of the highway network will be subject to further technical studies at a more detailed stage of the planning process. This will include assessment of junctions on the A421 corridor and those within the town centre network and the need for any mitigation ["In terms of mitigation, it is understood that the approach taken by the Local Highway Authority in responding to recent neighbouring planning applications has been to seek contributions towards measures identified in the Buckingham Transport Strategy"].

The Transport strategy will be mindful of wider proposals in relation to transport infrastructure at Buckingham and will seek to encourage a connected movement network within the site, and to encourage connections to the boundary of the site to complement as appropriate proposals for strategic access around the south of the town.

Deliverability



Hallam Land, the forward land and planning division of the Henry Boot Group, has an extensive track record of delivering successful and sustainable new development. Hallam has been at the forefront of the promotion of potential development land for over 30 years, promoting and delivering primarily high quality and sustainable residential and mixed use development around England and Scotland. Notable schemes include Cranbrook New Community (East Devon District); New Lubbesthorpe (Blaby District); Eastern Green (Coventry City).

Hallam Land also has an extensive track record of delivering successful and sustainable new development in Buckingham. HLM are keen to work with the Town Council, Local Authority, other stakeholders and local communities to deliver this new development in South West Buckingham.

Conceptual proposals for the site to reflect sustainable principles for the development of the site, responses from consultation to date (including the Developers Roadshow held in January 2024) and the outcomes of the technical work, and further technical work, referred to in this note as well as the Draft Neighbourhood Plan policies. Issues to address in more detail will be the location of the site for the primary school and other uses within the site and the final capacity of the site.

A conceptual masterplan is intended to be included in the Neighbourhood Plan.

It is anticipated that proposals for the development of the site will be progressed in a timely manner and, potentially, in parallel with the final stages of the Neighbourhood Plan process. On this basis there is the potential to secure a start on site and a meaningful number of completions on site within a 0-5 year horizon. Once housebuilding is commenced the first year of completions is likely to be some 20-30 dwellings rising to potentially 100 completions per annum with the involvement of multiple outlets on site.



BUCKINGHAM DESIGN CODE: 2024 - 2040

Created by Buckingham Town Council

-With Roger Newall, ONH, The Buckingham Neighbourhood Development Plan Working Group and the residents and businesses of Buckingham

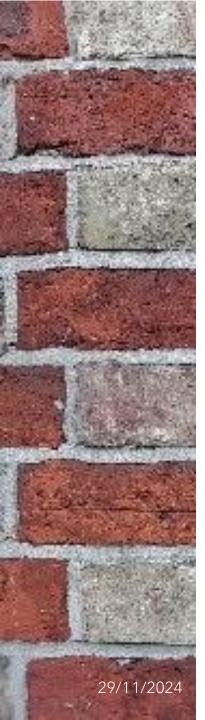
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Buckingham viewed from the west. "This image was taken in the month of September and illustrates the importance of tree cover to the setting of the town. Increasing the tree cover both within the town, and in particular new developments within an extended urban area, will assist with the integration of new housing together with combating the effects of climate change."

29/11/2024



INTRODUCTION

HISTORY

The Buckingham Design Guidelines originate from 2001 and were partly adopted by the then local planning authority Aylesbury Vale District Council.

As we look to update the Buckingham Neighbourhood Plan, the latest revised **National Planning Policy Framework (NPPF) December 2023** introduces the opportunity for Town/Parish Councils to produce design codes for their local area of responsibility, linked to Neighbourhood Plans. This draft Code is reflective of advice contained within the National Design Code Model. Applicants must also comply with **Vale of Aylesbury Local Plan 2013 - 2033 (VALP) Policy BE2** and consider the additional guidance in the **Vale of Aylesbury Design SPD**.

A BUCKINGHAM DESIGN CODE

The Buckingham Design Code is a set of illustrated design rules and requirements which instruct, and may advise on, the physical development of new residential sites in Buckingham. The CODE uses the words must, should and could.

Where the word **must** has been used, this means the relevant code must be complied with. It is not expected that exceptions will be made.

Where the word **should** is used, this means in general it is expected that the code will be complied with, but it is recognized that there may be exceptions made due to specific circumstances. It does not imply the code is optional. If an applicant considers that their case is an exception, then they should include information explaining the reasons why they consider such an exception should be made. This would generally be due to physical constraints.

Where the word **could** is used, this means the code is a recommendation. Compliance is optional and up to the discretion of the applicant.

This draft design code has been prepared jointly by **Buckingham Town Council** and **The Buckingham Society** and replaces the previously adopted Buckingham Design Guidelines. Its purpose is to provide a coherent framework to future development of land throughout Buckingham and to define the character of new developments and give clear guidance on what will be considered acceptable to the local community and will be included as an Appendix to the Neighbourhood Plan. Where images are used these should be considered examples of good practice in relation to the relevant code area, unless otherwise specified.



LOCAL DISTINCTIVENESS

This is essentially about places and people's relationship with them; it is as much about the commonplace as about the rare, about the everyday as much as the endangered, and about the ordinary as much as the spectacular.

Definition of local distinctiveness is intricately linked to the environment, the economy, and the social ambience of a place and has been defined as that which makes a place special, differentiating it from anywhere else. Local distinctiveness is the essence of what makes a place special to us; it is the sum of landscape, wildlife, archaeology, history, traditions, buildings and crafts – everything that makes somewhere truly unique, and of course peoples' memory of a place.

While this code is intended for use in relation to new residential development and not householder development - all new developments, be they houses, extensions or employment buildings, should have their design influenced by local distinctiveness, form and style.

However, outside the conservation area and setting of listed buildings, this SHOULD NOT preclude contemporary designs, including modular buildings, provided they reflect local distinctiveness and/or the surrounding environment, then they should be encouraged.

Inside the conservation area, and within the setting of listed buildings, there COULD be opportunities for modern design solutions, but they must show how they conserve and enhance its heritage significance.

Buckingham Design Code: 2024 - 2040

LOCAL DISTINCTIVENESS

USE OF LOCAL DISTINCTIVENESS IN REDEVELOPMENT

The images below are provided as an example of how the principles of local distinctiveness were used to restore a building within the Buckingham Conservation Area during development.

During the 1960s several sections of historic town centre buildings were replaced insensitively. The 1960s Natwest bank on Market Hill was an example of this, the materials form and roof type of the 1960s building were out of keeping with the historic setting and nearby listed buildings. In the 2020s the exterior and interior of the building were redeveloped, the approved design uses exterior materials, window and door reveals and window heads that are sensitive to the local vernacular and direct setting.



1960s bank - originally NatWest, on Market Hill, Buckingham, inside the conservation area

Coffee

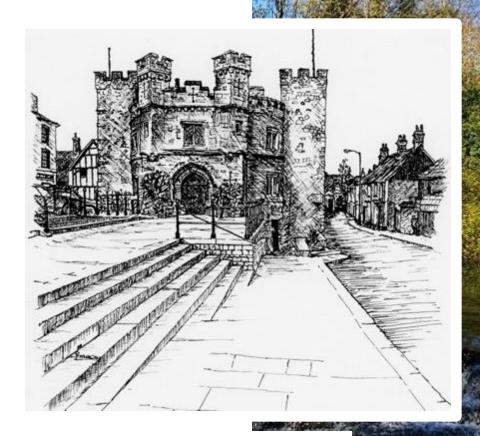
Finished redevelopment in 2022

Buckingham is a market town located in the north of Buckinghamshire approximately 17 miles north-west of Aylesbury and 12 miles south-west of Milton Keynes. The historic core of Buckingham was designated as a Conservation Area in 1971 and the boundary was revised in 2005.

The historic core of Buckingham is situated on a raised promontory and is largely contained within a sweeping bend of the River Great Ouse. The winding form of the river, its floodplains and crossing points have shaped the physical character of the town and defined its strategic and economic importance.

There are many changes in levels within the town form, an important element of its character and former strategic importance. Rising ground gives emphasis and grandeur to individual buildings such as the Church of St. Peter and St. Paul and allows expansive views across the surrounding countryside. In contrast, the lower-level ground along the river has a much more intimate character.

Although there is an overall 18th century flavour to the town, many of the individual streets have quite an eclectic character, with buildings varying in scale, height, roof form, width of elevation and architectural detailing. In addition, interesting juxtapositions exist between the grander public structures and town houses and the smaller and much simpler domestic dwellings.



Buckingham Old Gaol -Rukiah Macey



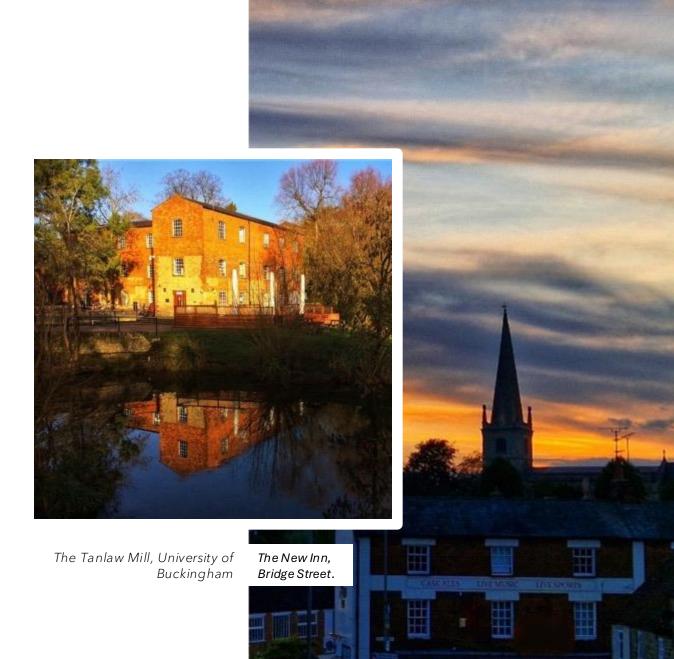
Key elements in the historic character of Buckingham are the materials used in the construction of buildings and street surfacing. The geology of the Buckingham area consists of limestone, clay and cornbrash deposits and these materials provide the basic elements in the construction of historic buildings prior to the 19th century when the arrival of the railway and canal introduced cheaper, mass-produced building materials, such as slate.

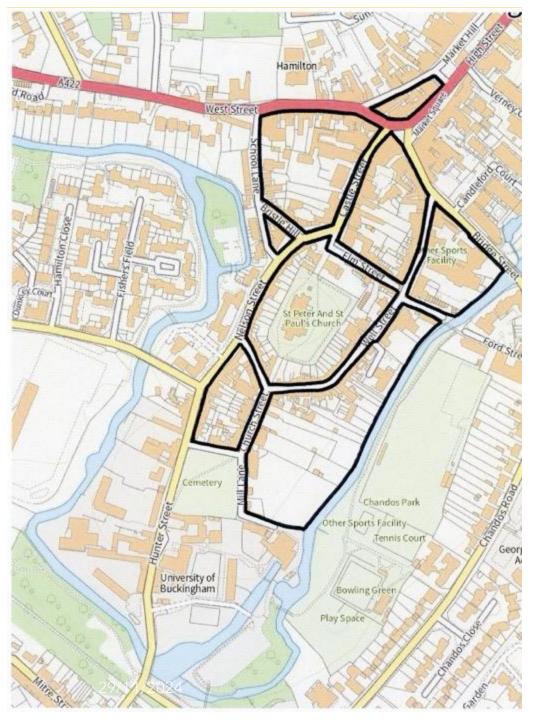
Several buildings within the town are rendered or painted, which provides an interesting contrast in surface treatment and textures.

New estate developments post 1945 have occurred within and adjoining the town and its historic core, many of which have paid little or no attention to the characteristics or local distinctiveness of Buckingham. These draft design codes are an attempt to redress the balance so that new developments respect that which makes Buckingham special.

ADDITIONAL DOCUMENTS

Applicants within The Buckingham Conservation Area should also consider and comply with <u>The Buckingham Conservation Area</u> Appraisal 2005, and future versions.





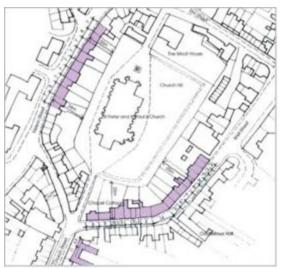
LOCAL CHARACTER ANALYSIS: BUILT FORM

URBAN MORPHOLOGY: TOWN CENTRE

The map shows the typical block structure and historic street pattern of the centre of Buckingham. It highlights how the town developed in this form with all buildings fronting onto the street/s or River Great Ouse, together with the regular and diverse plot sizes in differing locations.



High Street - varied dwelling/plot widths and depths. Perimeter blocks with carriageways through to mews/developments behind



Parts of **Nelson Street** and **Well Street** perimeter blocks with more regular plot width and depth

Buckingham Design Code: 2024 - 2040

LOCAL CHARACTER ANALYSIS: BUILT FORM

BUILDINGS WITH CARRIAGE ENTRANCES

Carriage entrances are a common feature within the long-built terraces of Buckingham; two examples are shown here.

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Castle Street



High Street

CORNER BUILDINGS

Buckingham has a wealth of uniquely designed buildings sited at corner locations; two examples are here, one historic and one contemporary.



Well Street



Whitehead Way

Buckingham Design Code: 2024 - 2040

LOCAL CHARACTER ANALYSIS: ROOFSCAPES

TILES

The roof covering most widely used in Buckingham is plain clay tiles. Several later buildings have natural slate roofs, which also allows the provision of shallower roof slopes. This variation should be reflected within new developments at Buckingham.





Natural slate tile and plain clay tile

RIDGE HEIGHTS

Ridge heights are generally uniform however, many of the individual streets have quite an eclectic character with buildings varying in scale, height, roof form, width of elevation and materials. Many buildings in the town have dormer windows, which are traditionally proportioned and do not dominate the street scene.

As illustrated in the images all dwellings shown have chimney stacks, chimneys are a consistent feature throughout Buckingham.



Dormer windows positioned away from ridge



High Street - variety of ridge heights



Nelson Street - ridge lines follow slope of the land

29/11/2024 Buckingham Design Code: 2024 - 2040 10

LOCAL CHARACTER ANALYSIS: WALLS

The most common wall finish within Buckingham is brick, particularly of an orange/red hue. Historically these have been laid in Flemish bond, and this practice has been continued within recent developments at Moreton Road, Lace Hill, and Summerhouse Hill.

There are many examples of decorative brickwork throughout Buckingham, particularly from the Victorian era. The former Lloyds Bank building in the town centre and the image from Chandos Road shown below are examples of this practice.

Yellow bricks have been used but to a far lesser extent, most notably at Markhams Court and Villiers Hotel annexe.

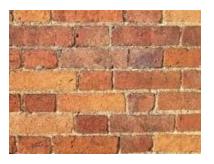
Local limestone buildings are also interspersed throughout the town, whilst painted brickwork of varying colours can be seen along with stucco and render.



Flemish bond with vitreous headers



Flemish bond with pale headers



Flemish bond



Painted English bond brickwork

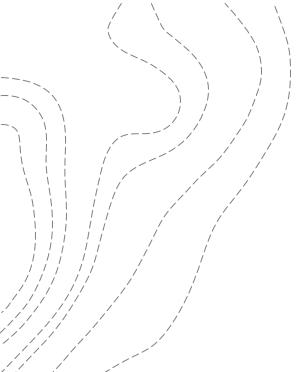


Yellow bricks laid in Flemish bond



Coursed limestone rubble

11



Decorative Victorian brickwork, Chandos Road

COARSE URBAN GRAIN

Buckingham was identified in the Vale of Aylesbury Local Plan Design SPD 2023 as having a coarse grain urban context. An important part of Buckingham's local distinctiveness is variation in design throughout a development.

Landmark buildings, in prominent positions, are frequently constructed in contrasting material to their setting.

The coursed limestone of the Listed Old Gaol Museum contrasts with render and brick of neighbouring buildings in Market Hill Tudor restaurant takes a landmark position at the corner of Moreton Road and the High Street, contrasting terrace of stucco/render and brick buildings Flemish bond brickwork with pale headers at the Banking Hub, Market Square, in contrast to nearby render buildings



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LOCAL CHARACTER ANALYSIS: DECORATION

PARGETING

Pargeting is a decorative form of external plaster work or waterproof plastering applied to building walls. There are some examples of this practice within Buckingham, most notably in Castle Street, as indicated by the image below. This is achieved by placing several pins in a board in certain lines or curves, and then pressing on the wet plaster in various directions, to form geometrical figures, and commonly found in panels of timber framed buildings.



The Coach House, Castle Street

STUCCO

Stucco is seen most commonly within Nelson Street, Bristle Hill, Hunter Street, and Church Street. Stucco consists of lime, sand, and water, and within Buckingham is commonly 'decorated' with incised masonry patterning. Many stucco finishes have been painted a variety of colours as can be seen in the images below,



The incised masonry pattern







Bristle Hill

LOCAL CHARACTER ANALYSIS: DOORS AND WINDOWS



The above image shows door and window styles found throughout Buckingham; the bay window is extended to ground level, a 6 panel door with a simple canopy, and Georgian style sash windows.

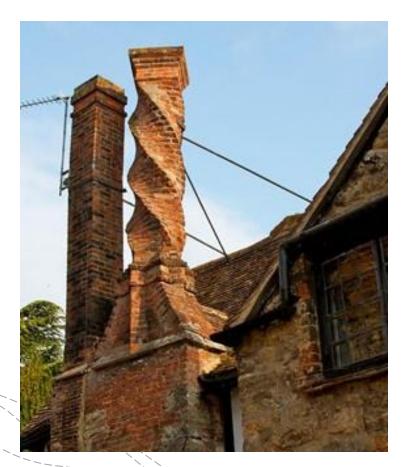
A flat arch voussoir is above the ground floor window whilst the upper floor window heads are directly below the eaves. Also shown are door and window reveals. First floor window heads adjoin the eaves.

Windows in Market Square - note the curved frames and how openings decrease in size on the upper floors.

Flemish bond brickwork, decorative cornice, flat arch voussiors, and deep window reveals to recently constructed building at Buckingham University, details that reflect the local distinctiveness of Buckingham.

LOCAL CHARACTER ANALYSIS: CHIMNEYS

Buckingham has a wealth of differing chimney styles, and it is possible to reflect this within modern house designs.



Historic twisted chimney attached to grade 2* listed building and dating from the 16th century.

Modern interpretation of the historic chimney erected in 2012.





Wharf house eastern elevation Buckinghamshire County Council Archive



Wharf house western elevation

LOCAL CHARACTER ANALYSIS: CANAL SIDE

The site location relates very much to the history of the Buckingham branch of the Grand Union Canal.

The canal arm from Cosgrove to Buckingham was opened in 1801 and terminated at Wharf Yard to the east of the town centre. After initial commercial success, it was abandoned in 1964.

Many of the buildings associated with the canal have since been abandoned or demolished. However, there are three remaining buildings in the town, together with the more general early 19th century development of the town, that provide an appropriate design cue for the new canal area.

The first is wharf house, which sits in a prominent location on stratford road at the entrance to the former canal wharf, now used for various commercial enterprises. Wharf house is listed as a non-designated heritage asset and is within the buckingham conservation area. The building is of a grander scale in its form, height and tall chimneys, with pronounced bay windows. It has a large, double hipped slate roof and the red brick common to the town.

Buckingham Canal



:085 1.659 .533 r Hospital Vursing572 The Wharf, off Stratford Road, Buckingham 1898 (Source: National Library of Scotland) The Grand Junction, Google Street View © 2024

CONTEXT

LOCAL CHARACTER ANALYSIS: CANAL SIDE

Wharf Motors, Google Street View © 2024

The second is the range of buildings that also survive in the former wharf area, which are occupied by Wharf Motors. The range is smaller in scale, also in red brick but with a lower, clay tile roof.



The third building is The Grand Junction public house at 12-13 high street, which is contemporaneous with the opening and operation of the canal and is grade II listed. It is of a similar scale to wharf house, with a half hipped slate roof and painted (red) brick frontage with coursed limestone rubble. Its listing description associates the building With the canal and wharf house.

The three buildings are of typologies, the use of which in the canal area scheme will reassert the history of the canal with the town. The typologies will offer the opportunity to create a range of terraced and detached building forms of a variety of heights within a two storey form. The use of similar building materials in the palette for the area will also make a subtle cross reference to its association with the town even though the site itself lies beyond its easternmost boundary.

Buckingham Design Code: 2024 - 2040

LOCAL CHARACTER ANALYSIS: CONTEMPORARY AND OTHER INTERPRETATIONS OF HOUSE DESIGN





Flats, Verney Close

Examples of contemporary house design within the Buckingham area.



Lace Hill dwellings reflecting almshouse design

As with all design guidance and codes, the standards and requirements should be regarded as setting the design brief for a proposal, but the applicant may depart from them where it can be justified in the circumstances.

Not all of the codes will be relevant to an application and the code does not set out a prescriptive list of design features that must be slavishly incorporated into every scheme. Rather, the burden will be on the applicant to demonstrate that the codes have been acknowledged, understood and responded to in a way that is appropriate to the location and nature of the proposal.

This is particularly relevant in relation to contemporary house design choices.

For further street analyses refer to the area studies contained within the adopted Buckingham Conservation Area document dated 27 April 2005, or any future update that amends this.

M.2.ji. JUNCTIONS & CROSSINGS

ROAD JUNCTIONS

Junctions MUST have minimum jun/ction radii acceptable to ease pedestrian crossing and slow traffic speeds consistent with Manual for Streets.

The kerb, design speed and carriageway widths illustrated below SHOULD be complied with in relation to Road Junctions.



Kerb

Conservation style



10 mph



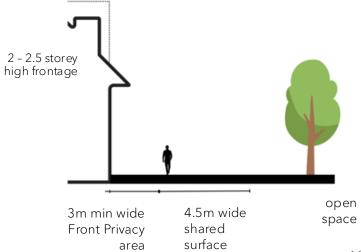
FORWARD VISIBILITY

Consistent with current best practice advice buildings SHOULD define and enclose streets. Positioning of buildings can be used to limit forward visibility and therefore assist in the reduction of vehicle speeds.

SHARED PRIVATE DRIVES

Shared private drives are shared surfaces with a change in surface materials to define their extent. Each drive MUST serve no more than 5 residential units.

These mostly occur at the end of roads where the development meets open space.



M.3.i. PARKING

ON-STREET

Mainly informal street parking for use by visitors or overflow parking for residents; It will be overlooked by surrounding houses and have a traffic calming effect, separating pedestrians from moving traffic.

To discourage parking on grass verges measures MUST be designed into landscape proposals with various methods explored such as edge posts and planting.

IN CURTILAGE

Within residential areas most house types should provide off-street parking. The parking SHOULD be provided within garages and hard or permeable surface areas and be located to the side of dwellings.



Flooded sloped entrance to underground carpark, Candleford Court, Buckingham

UNDERGROUND PARKING

Underground parking MUST NOT be used in Buckingham, due to the flooding risk.

PARKING COURTS

Parking courts should be avoided where possible. Where they are proposed, parking courts SHOULD:

 be used equally between free market and affordable housing

- have an entrance that provides a clear demarcation between public and private space
- be small in scale (maximum 10 spaces in each court, 12 for flats)
- be well lit
- have submitted with the application details of maintenance and utility arrangements
- located to the front, rear, or side of dwellings and ensure surveillance and security of vehicles. The image to the right indicates how a parking court to the front of dwellings can be achieved.
- rear and side parking courts design should be entirely enclosed with 1.8m high brick walls and have direct access from the court through lockable gates to the properties they serve.
- be surfaced in permeable surfaces, to assist in reducing surface water run-off and the vehicular entrance demarked by a change in surface.

Indicative Arrangement: On-Street Frontage Courtyard



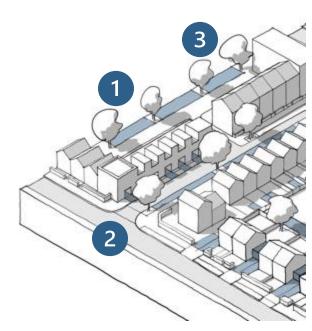
Coopers Wharf, Buckingham

- 1) Parking court as part of a courtyard/cul-de-sac arrangement
- 2) Residents can easily view and access their cars
- 3) Cars stored away from street frontage
- 4) Street trees **COULD** be used to help screen view of parked vehicles

M.3.i. PARKING

Further examples of how parking **COULD** be arranged in Buckingham are illustrated below:

Indicative Arrangement: Formal On-Street Parking



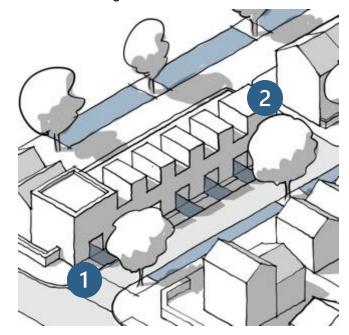
- 1) Parallel parking to the frontage as part of a parking bay and landscaping.
- 2) Residents can easily access and view their cars.
- 3) Street trees will help demarcate the parking area and soften the view of parked cars

GARAGES



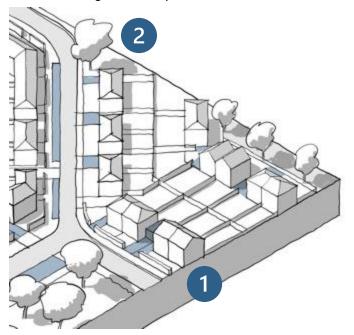
All single garages MUST be 6m x 3m (internal). All double garages MUST be 6m x 6m (internal). Garage doors SHOULD be a minimum 2.5m wide to enable a vehicle to access and exit with ease and to encourage their use.

Indicative Arrangement: On-Plot Undercroft



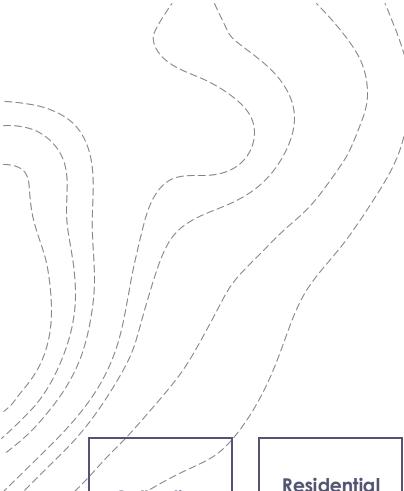
- 1) Buildings designed to allow for ground level parking space within the building footprint. This could lead to a garage at the rear of the plot.
- 2) Design solution helps to create a continuous building line and stores vehicles away from the frontage.

Indicative Arrangement: On-plot



- Drive to the side or rear of the plot, which could lead to a garage
- Space for vehicle to safely pull in from the carriageway

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M.3.iii. SERVICES & UTILITIES

STREET NAMEPLATES & LIGHTS

Nameplates SHOULD be fixed to buildings, walls, or railings.

Street Lights **SHOULD** be attached to buildings where possible.



In order to ensure no individual in Buckingham is further than 400m from an Automated External Defibrilator, new developments further than 400m from an existing device **SHOULD** lay suitable infrastructure to a publicly accessible point that could be used to install a defibrillator in the future. The best locations are accessible, well lit and easily described. Infrastructure should comply with latest recommended standards.

BIN STORAGE

Inconvenient bin storage for residential properties, particularly long paths to the back of properties or involving steps, are rarely used as intended. Instead, residents will leave bins at the front of properties, close to their collection point. This can cause obstructions to paths and reduce access widths

Convoluted access paths **SHOULD** be avoided, and sensitively designed bin storage as part of the house frontage **SHOULD** be used as an alternative.



Wall streetlights in the Buckingham Conservation Area



Street name plates in the Buckingham Conservation Area

Collection point to highway

25m maximum

store to collection point

30m maximum



House frontage bin storage good practice example. (Image credit: Oxford County Council Street Design Guide.)

Heron and wildflowers in Bourton Park Buckingham 29/11/2024

NATURE

The appearance and treatment of spaces between and around buildings is of equal importance to the design of the buildings themselves. New development should have a spatial and planting structure that reflects and complements the surroundings of the site. Landscape considerations should be the starting point of the design and layout.

N.1.ii OPEN SPACE PROVISION

VALP standards, or any replacement thereof, as set out in policy I1 and I2 for quantity, location and types of open space provided, following ANGSt guidelines, should be followed.

Mini woodlands COULD also be included on large sites



Bourton Park

N.1.ii. DESIGN

There MUST be a clear distinction between public and private space, particularly in locations that adjoin the public realm. Secure access is required to all private internal and external areas.

A Landscape Strategy for each proposed development **SHOULD** be prepared to reinforce the urban design and enhance the ecological and amenity value of the sites and their immediate surroundings. The key landscape design principles of this strategy will be that the proposal:

- responds to the character of the site and its surroundings and local open spaces.
- reinforces a hierarchy of avenues and open spaces.
- strengthens site permeability and integrates pedestrian, cycle, and vehicle movements.
- identifies opportunities for communal/allotment/amenity spaces for their significant townscape value.

N.1.iii. OPEN SPACE DESIGN

Cycleways and footways in open spaces







Consideration MUST be given to the appropriate standards recommended by Active Travel England and (LTN) 1/20 Cycle Infrastructure Design to make all short journeys easily accessible via active travel. This SHOULD include:

- Additional width to paths in open spaces to allow park users, using a variety of transport modes, to pass.
- Cycleways and footpaths through open spaces to be well lit. (see Policy P.3.i. Secured by Design)
- Biodiversity friendly lighting to be used where appropriate.
- Cycleways and footways should follow desire lines to town centres, schools, shops and other community infrastructure, linking existing paths in a logical manner.

Play areas

- New play areas MUST be overlooked by surrounding homes and buildings.
- Play areas **SHOULD** be LEAP and NEAP sizes only.
- Play areas next to roads, of any size, SHOULD be fenced. Where fencing is used there MUST be a minimum of two gates for access.
- Play areas sited as part of open space, away from roads and cyclepaths, COULD be unfenced.
- Across each neighbourhood, play equipment SHOULD be included for children from infants to teenagers and adults. Play area layout and design MUST be attractive to users of the appropriate age to use the play equipment at that site. Particular care SHOULD be given to include equipment appealing to users who rarely use existing facilities, for example swings and benches for teenage girls (see Make Space for Girls) and equipment accessible to disabled users, of all ages.
- Older children's play equipment **SHOULD** be separated from equipment for young children.
- Play areas designed for teenagers MUST be unfenced.
- Play equipment MUST comply with RoSPA and Fields in Trust, or latest equivalent codes.
- Where play areas are to be built on sites liable to flooding, flood resilience measures, including ease of cleaning **SHOULD** be considered.

Layout

Areas designed for sports, leisure, nature or play SHOULD be well defined and suitable for the assigned uses. Placement of seating and bins SHOULD reflect and not obstruct the planned layout.



PLAY

Natural, fun and challenging, spaces to play and socialise for children and adults, young and old, are part of the context of Buckingham.







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N.2.ii SUDS

See also Buckingham Neighbourhood Plan Policy I1 Water management and flood risk

In addition SUDs **COULD** be incorporated with street trees on primary and secondary streets.

Use of SUDs at individual properties **COULD** include permeable surface driveways, green roofs and walls, rain capture devices, soakways, rain gardens and other similar approaches.

Reedbeds and wetlands for nature use and flood attenuation **COULD** be used alongside the river, particularly in areas identified as also bringing environmental benefits.



N.2.iii FLOOD RISK

Flooding at Cornwalls Meadow Carpark Buckingham

Resilient design approaches **MUST** be used where there is some risk of flooding.

Resilient approaches MUST consider the practical consequences before, during and after a future flood:

- Stilts or parking garages at risk of flooding MUST consider how any underground levels can be cleaned post-flooding eg SUMP & PUMP incorporated into design.
- Potential hazards including electricals, boilers or other fire or gas leak risks MUST NOT be sited in parts of the site identified as at flood risk.
- Residents and vehicles **MUST** be able to leave the property if a flood is imminent or in process through a safe emergency access route. "safe refuges" are not considered appropriate.

N.2.i. WORKING WITH WATER

Buildings near the river SHOULD face the water.

VALP Policy NE2 River and stream corridors is supported. Additionally, the ecological buffer zone MUST allow for watercourses and banks to be maintained and for current and potential future flood defences.

Walking and cycling routes directly alongside watercourse are a feature of Buckingham and MUST be included along the entire stretch of River Great Ouse and SHOULD be included alongside other watercourses. Bridges COULD be added to allow a public foot or cyclepaths along the river.

De-culverting, reinstating meanders and restoring and naturalising river beds will all be supported where appropriate.



N.3.i. NET GAIN

Where Biodiversity Net Gain cannot be delivered on site opportunities identified in the Ecological Assessment evidence base for the Neighbourhood Plan should be considered for offsite Biodiversity Net Gain. See also Neighbourhood Plan policy ENV2 Green and Blue Infrastructure.

The following sites are owned by Buckingham Town Council, who would welcome discussions about their use for offsite Biodiversity Net Gain.

- Ponds at Bourton Park
- Railway Walk
- Riverside Walk

N.3.ii. BIODIVERSITY

DESIGN APPROACHES

See also Neighbourhood Plan Policies ENV1 Buckingham Green Ring and ENV2 Green and Blue Infrastructure; for planting see Buckingham Neighbourhood Plan Policy ENV3 Urban Greening.

The design approaches for developments SHOULD:

- Be designed around or incorporate existing landscape features, such as mature trees, hedgerows, and other landscape elements worthy of retention.
- Retain and enhance opportunities for wildlife penetration into developments by the reinforcement and retention of local habitats.
- Develop opportunities for wildlife corridors through sites.
- Provide safe and secure environments for inhabitants through the disposition and detail of landscape elements.
- Reinforce any existing perimeter vegetation with appropriate native planting to establish an effective buffer between proposed developments and adjacent areas.
- Concentrate soft landscaping areas within the site.
- Handle and store topsoil carefully to preserve and re-use this valuable resource.

PLANTING

Plant species, along with sizes and locations, within new development schemes in and adjoining Buckingham are critical to support the rich biodiversity and landscape character of the local area.

A multi-layered planting strategy is required across all sites; trees, hedgerow boundaries, open spaces, gardens, and grassland verges, to allow for a range of vegetation heights and habitats across the development informed by site specific landscape character assessments.

- Native hedging plants and shrubs which can be coppiced, such as hazel, hawthorn, guelder rose, dogwood, and field maple.
- Orchard type trees such as apples, crab apples, and cherries.
- 'Structural' hedgerow and specimen trees such as oak, hornbeam, field maple, and birch, including new mature trees. Black poplar should be included where appropriate.

Front garden hedges adjacent to footways can be successfully created from a mixture of hornbeam, beech and hazel for example, to maintain a locally distinctive, semi-rural character in new developments.

- Areas of the ubiquitous, 'estate' planting of ornamental ground-cover shrubs (such as Berberis, Pyracantha, Photinia and Mahonia) are not appropriate in developments within Buckingham.
- Non-native or invasive species such as laurel, leylandii, buddleia, European bluebells, rhodedendron should also be avoided.

N.3.ii. BIODIVERSITY

DWELLINGS

All new dwellings **SHOULD** be fitted with Swift boxes or Swift bricks together with Bat boxes/bricks. Where options for swifts are not suitable, House Martin cups **SHOULD** be added. These shall be positioned as recommended within the applicants' ecology report/study and by Buckinghamshire Council's Ecologist.

N.3.iii. STREET TREES

Choice of street trees MUST be made on the basis of an assessment the site and use, rather than any other factor. Considerations MUST include:

- Consideration for flooding, drought, likely root size, form, deciduous and nearby structures
- Function of trees in each location should be considered eg, to clean air, to provide shade, to filter noise
- Services for utilities should not be positioned where they are likely to be disturbed by the growth of street trees
- Use of tree guards or fences can be considered where appropriate eg high traffic areas
- To aid biodiversity, and promote resilience from disease, a wide variety of street trees should be used. Repetitive use of the same small group of trees or hedging across a new development should be avoided.

Roundabout street trees

Extra heavy standard 18cm plus girth with necessary protection measures.

Open Spaces

Semi Mature 35cm plus girth with necessary protection measures.

Dwelling frontages and hedges

900mm tall at time of planting.
5 plants per linear metre.

Suitable trees and planting **COULD** include the following specimens:

Tilea Cordata
'Greenspire' (Small
Leaf Lime); Acer
Campestre 'Elsrijk'
(Field Maple);
Butula Pendula
(Silver Birch);
Prunus Avium
'Plena' (Wild
Cherry).

Fagus Sylvatica
(Common Beech);
Acer Campestre (Field Maple); Malus
Sylvestris (Crab
Apple); Quercus
Robur (English Oak),
Quercus Rubra (Red
Oak); Ulmus Procera
(English Elm);
Farxinus Excelsoir
(Ash); Tilea Cordata

(Small Leaf Lime).

Blackthorn, Hawthorn, Holly, Privet, Hornbeam, Beech, Hazel.

I.1.i. LOCAL CHARACTER

BOUNDARY TREAMENTS

Boundary treatments heavily influence the characteristics of a street and demarcate division between the public and private realms.

The boundary treatments to be used within new developments **SHOULD** include:

- Metal estate railings painted black to front gardens (including gates).
- 1.8m high brick garden walls where plot boundaries adjoin the public realm.
- Close boarded fence to rear/side boundaries MUST only be used where they adjoin neighbouring gardens that do not front onto the public realm.



- Estate railing
- Black painted metal



Railings with planting behind; new planting should be native species only as recommended earlier in this document.

I.1.i. LOCAL CHARACTER

WORKING WITH SITE FEATURES

See also Design Code Policy Nature N.3.ii Design Approaches

New development MUST respond to existing site features to create/retain character, such as:

- · Including retained buildings into new blocks.
- Allow existing surface levels to suggest layout options.
- Utilise the placement of existing and new ponds and watercourses to provide pleasant outlooks and structure for the development.
- Use specimen trees as the focus for new developments.
- Retain existing hedgerows to create structure in new developments.
- Front new buildings onto established routes.
- Formalise informal routes through the site, including footpaths and desire lines.

The two images show an aerial and street view of Bernadines way. Houses were built in a curve around an existing mature oak tree, as a 'specimen tree' and focus for the development. Additional trees added by the developer are also now mature.







Oak tree and surrounding planting on Bernadines way.

1.2.i. DESIGN OF BUILDINGS

To ensure that local distinctiveness is realised within proposed housing developments MUST abide by the following standards.

Where contemporary designs are proposed codes may be relaxed should the proposal reflect the local distinctiveness of Buckingham. See 'Local Distinctiveness' on page 4.



Span depths

5.5m min - 8.5m max



Ridge heights

7m min – 8.5m max

Brick bonding

the external face of 2 1/2 and 3 storey buildings should be laid in Flemish bond

Stonework

Where used, stonework must be guillotine cut local limestone coursed as per local practice.

Height

Height from DPC to eaves shall be greater than height between eaves and ridge.

Angle of roof slope

maximum 35 degrees where natural slate is used and 50 degrees maximum where plain clay tiles are used.

Chimney

Chimneys on all dwellings with pitched roofs, which should be usable for venting purposes.



Window heads

1st floor window heads to adjoin eaves.



Window and door reveals

minimum 100mm

Flat brick voussiors

Flat arch brick voussiors to window heads (to match the brick used for the proposed building).

Round brick voussiors

Brick to match building.
Window frames shall be curved at the top to fill the opening

Colour

Use of coloured window frames and front doors, such as green, blue, grey, and black (and red for doors), as opposed to 100% white, to add variety.

EXTERNAL MATERIALS

Red/orange brick, occasional yellow brick (that matches the local hue), natural limestone, stucco/render of varying colours, plain clay tiles, and natural slate to be used throughout all proposed developments.

As of 2024 external materials under 'Bricks and Stonework' and 'Roof Coverings' to the right of this page are **recommended** to accord with the local distinctiveness of Buckingham.

Where appropriate to the setting and size of the development applicants MUST show how they have sought to reflect variety of materials within the overall design of the site.

Where contemporary designs are proposed codes may be relaxed should the proposal reflect the local distinctiveness of Buckingham. See 'Local Distinctiveness' on page 4.

BRICKS AND STONEWORK

Natural Limestone - guillotine cut

Wienerberger

Waresley Orange Stock, Warnham Terracotta Stock, Smeed Dean Belgrave Yellow Stock

Ibstock

Eclipse Leicester Red Stock, Elliston Leicester Orange Stock, Leybrook Imperial Red Stock

Leybrook Imperial Yellow Stock, Parkhouse Mellow Regent Stock

Example of variety of materials including coursed limestone and render used at landmark locations to reflect variation of local materials in Radtsone Fields development in Brackley, Northamptonshire.

ROOF COVERINGS

Redland Rosemary Clay Plain Tile – Burnt Blend Natural Slate Tile e.g. Passaro SS65F Blue/Grey

New dwelling within Lace Hill designed and built to reflect the local distinctiveness of Buckingham in terms of design features and materials.



Active travel options MUST be inclusive and accessible to all, including but not limited to: pedestrians, wheelchair and mobility scooter users, pushchair users and cyclists.

Where relevant, developments MUST include active travel links to the existing network to enable residents to move safely through the town, whether walking or wheeling, creating easy access to Buckingham's parks and open spaces together with schools, retail, sporting and employment areas. Consideration MUST be given to the appropriate standards recommended by Active Travel England and (LTN) 1/20 Cycle Infrastructure Design to make all short journeys easily accessible via active travel. See also CLH1 Active and sustainable travel.

Footpaths **SHOULD** be continuous along streets to limit crossings of the carriageway.

P.1.i. PRIMARY

The primary street will provide direct vehicular access to the residential area as a whole. It also plays an important function within the public transport network, as a bus route may be accommodated. The primary street SHOULD be defined by a tree lined avenue. The primary street SHOULD also include a combined or segregated footpath and cycleway to one side.

Example conservation style kerb.



Primary streets **SHOULD** abide by the following standards:



20/30 mph







Combined Footpath/ cycleway (width)

vehicles, emergency 3 - 5m minimum vehicles and public transport vehicles

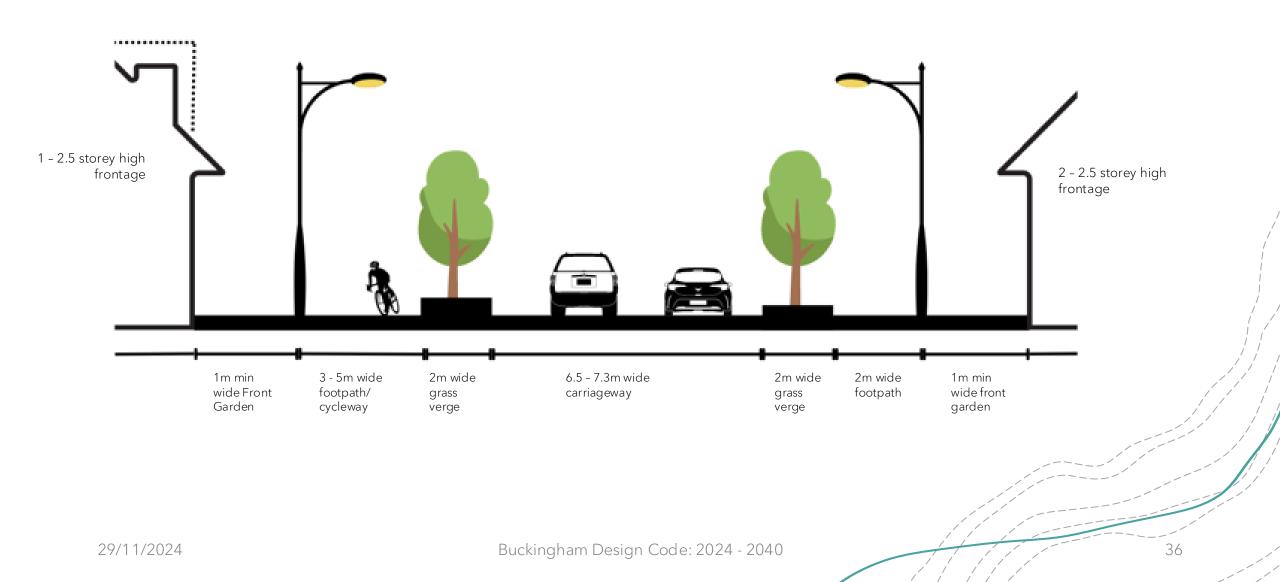
Swept path requirement (minimum)

Refuse collection

Planting

Native tree species, grass verges, both sides of the carriageway

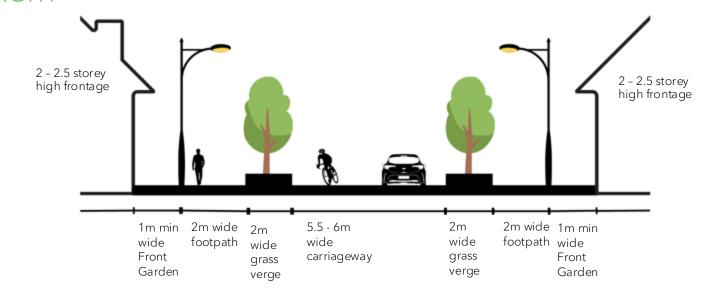
PRIMARY STREET LAYOUT



P.1.ii SECONDARY STREETS HIERARCHY

These roads link neighbourhoods and feed the lower order roads. The secondary street SHOULD be defined by informal trees planted in the verge and occasional tree planting in grates within a widened footpath.

Secondary streets **SHOULD** abide by the following standards:





Design speed

20 mph



Carriageway (width)

6m minimum



Kerb

Conservation style



Footpath (width)

2m minimum

Traffic calming

through
carriageway
alignment,
junction surface
treatments, and
changes in
priority.

Swept path requirement (minimum)

Refuse collection vehicles, emergency vehicles

Planting

Native tree species

P.1.iii. TERTIARY STREETS HIERARCHY

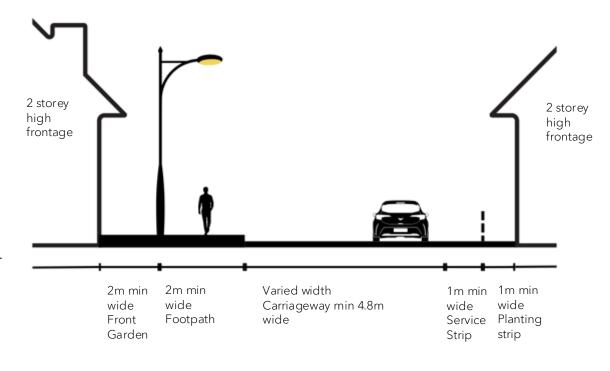
More informal roads serving a limited number of dwellings. These will have a footpath on at least one side of the carriageway and a service strip where there is no footpath on the other side.

Footpaths may be required on both sides of the carriageway, if both sides have houses facing the street.



Surface changes and street furniture
SHOULD be used to clearly delineate
boundaries between public and private
spaces where railings or fences are not used.
Planting and landscape elements designed
COULD be designed into street layout as
traffic calming measures.
Tortiary streets SHOULD abide by the

Tertiary streets **SHOULD** abide by the following standards:





Design speed

20 mph



Carriageway (width)

Variable minimum 4.8m



Service strip

1m minimum



Footpath (width)

2m minimum

Swept path requirement (minimum)

Refuse collection vehicle and emergency vehicles

Planting

Native tree species

Examples of surface changes to delineate private space, Buckingham

P.2.iii. HOME ZONES

Shared surface streets, defined only be surface changes, will not normally be supported.



Example of use of physical features and planting as chicanes to slow traffic speeds and prevent vehicle access, National Model Design Code

Home Zones MUST be places where people and vehicles share the street space safely, with quality of life taking precedence over the movement of traffic. In order to do this, vehicle speeds must be reduced to walking pace.

Home Zones COULD form part of a 'Play Streets' approach.

Physical barriers to slow traffic speeds and prevent access by vehicles to walking and wheeling only areas **MUST** be used in proposed Home Zones. The preferred approaches are:

Street furniture: can also create seating opportunities

Planting: planters, trees and other green features

Signs: should clearly mark the entrance to the zone and, where relevant, children crossing

Surface changes alone MUST NOT be used.

P.3.i. SECURED BY DESIGN

Key footway and cycleway routes, whether on or off road, **MUST** be well lit. Where appropriate, biodiversity friendly lighting **COULD** be used.

P.3.ii. COUNTER TERRORISM

Vehicle access **MUST** be restricted at the edge of open spaces and around community buildings. Removable bollards should be used at key points for maintenance and emergency access.

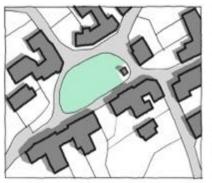
P.2.i. MEETING PLACES

Meeting places, also referred to as local centres, provide a community focal point for new developments. Meeting places MUST be surrounded by active frontage. Depending on the size of the development, examples of active frontage include: school, community centre, shops and cafés. The majority of on-site community infrastructure SHOULD be centered around this meeting place.

Meeting places SHOULD include play facilities as well as substantial green space as a meeting place for other users including open space and benches. The size of the play area MUST correspond with the guidelines quoted under Open Space Design, with a minimum of ¾ of the remaining space allocated for other green space purposes.

Where shops are proposed are part of the meeting place, some parking SHOULD be provided in front of shops, separated from the meeting place.

The enclosure ratio of all meeting places MUST be such that the shortest side of the square is at least twice the height of the surrounding buildings







Village Green

Town Squares

Garden Square

Village Greens and **Garden Squares**, illustrated above, would be supported due to their focus on landscaping and open spaces. **Town squares**, which use majority hard standing surfaces, **MUST NOT** be used, except within high density communal courtyards eg student accommodation or flats. Where Town Squares are proposed, green elements **SHOULD** also be included through planting, trees, benches and water features.

Power supply and lighting MUST be present at key visibility points in all meeting places for example, entrances and path crossings.

H.1.i SPACE STANDARDS

As a minimum all new dwellings shall accord with the Nationally Described Space Standard dated March 2015 and any subsequent variations thereof.



H.1.ii ACCESSIBILITY

The requirements of VALP H6c are supported, however it is considered that Buckingham also has a need for M4(3) Category 3: Wheelchair User Dwellings in open market homes as well as Affordable Homes.

The introduction of this requirement will contribute towards improving the overall housing stock of Buckingham and will enable more residents to live independently for longer in their own homes. This will help provide an improved range of housing that meets the needs of current and future generations.

Accessible and adaptable dwellings are required for households of any age that experience disability or frailty, or who need homes that can accommodate intergenerational living. Such dwellings are

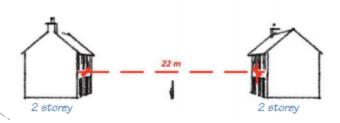
also well suited for people looking for retirement living accommodation which in turn will lead to the release of existing family homes onto the market. The provision of level access bungalows and level access flats/apartments, that promote and maintain people's independence is particularly likely to capture demand from these groups. The specific measures incorporated into schemes will need to demonstrate compliance with the relevant accessible and adaptable standard.

Buckingham Town Council encourages proposals for houses, bungalows and apartments/flats that COULD improve accessibility beyond the minimum policy requirements set out above to do so. Provision of 15% M4(3) homes on site is recommended subject to local needs evidence.

H.2.i LIGHT, ASPECT & PRIVACY

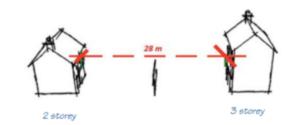
SPACE BETWEEN DWELLINGS: FRONT TO FRONT

Where 1 or 2 storey buildings face a building of similar height a minimum distance of 22 metres SHOULD be maintained between the principal windows of the dwellings.



These standards repeat those contained within the Design Guide for minimum external space standards adopted by Aylesbury Vale District Council in July 2012

Where one or both facing dwellings are more than 2 storeys high the minimum distance between principal windows **SHOULD** be 28 metres plus an additional 3 metres setback for each additional storey.



FRONT/BACK TO SIDE

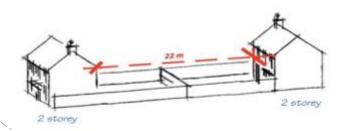
Where principal windows face the wall of a 2 storey dwelling that contains no windows, or windows that contain obscured glass (e.g. bathrooms) the minimum distance SHOULD be 14 metres. If the facing wall is 3 storeys high (with no windows) the minimum distance shall be 17 metres, increasing by 3 metres for each additional storey.

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See Buckingham Neighbourhood Plan Policy ENV4 Private Outdoor Space

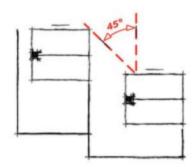
BACK TO BACK

Where the rear elevation of a 1 or 2 storey dwelling faces the rear elevation of a 1 or 2 storey dwelling a minimum distance of 22 metres SHOULD be maintained. If one of the dwellings is 3 storeys high then a minimum distance of 28 metres SHOULD be maintained, increasing by 3 metres for each additional storey.



45 DEGREE RULE

New buildings that are sited close to the principal windows of existing properties SHOULD be designed so that there is no obstruction to daylight beyond a horizonal angle of 45 degrees, measured on plan view, from the nearest jamb of the principal window of an adjoining property.



New buildings that are proposed to be sited facing principal windows of existing properties SHOULD be designed so that there is no obstruction to daylight beyond a vertical angle of 45 degrees measured from the nearest jamb of the principal window(s) of an adjoining property.

BALCONIES FOR FLATS/APARTMENTS

Whether these are located internally from the face of the building, or attached externally, balconies MUST have a minimum floorspace of 4 square metres to allow functional use.

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H.2.iii. GARDENS AND BALCONIES

Please see Buckingham Neighbourhood Plan Policy **ENV4 Private Outdoor Space**

MINIMUM RECOMMENDED **OUTDOOR AMENITY SPACE**



 $20 \, \mathrm{m}^2$



MINIMUM SPACE STANDARDS - EXTERNAL

The distance between dwellings and the treatment of spaces around them have an important effect on the appearance of an area and the quality of life for residents, and for the development's distinctiveness. Sufficient space MUST be provided to meet the outdoor needs of the household including children's play, hobbies, outdoor relaxation, drying of washing and greenery.

Outlook from a dwelling is allied to privacy and both are necessary for quality of life in dwellings. An adequate standard of privacy may be achieved by the use of walls, fences or planting.

Consideration will need to be given to the outlook that would then be achieved, as an enclosed or cramped outlook from habitable rooms is likely to be oppressive.

The provision of enclosed private outdoor amenity space should be incorporated in the early stage of the design process. Amenity space for all dwellings SHOULD be:

- Private, useable, functional, and safe.
- Easily accessible from living areas.
- Orientated to maximise sunlight.

Private amenity space SHOULD NOT be steeply sloping or awkwardly shaped to prejudice its function to accommodate relaxation and leisure activities of residents.







For each additional bedspace add

 5 m^2

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RESOURCES

R.2.iv. WATER

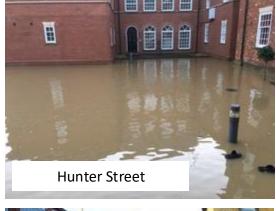
CLIMATE CHANGE AND FLOODING

More intense rainfall in recent years has led to more regular flooding within Buckingham, see Buckingham Neighbourhood Plan Policy I1 Water management and flood risk.

In addition the following applies:

- a) Development **SHOULD NOT** culvert, building over, creating structures or crossings in, or altering watercourses in a manner which may harm the physical environment, ecology, or hydrology of the watercourse wherever practicable; and
- b) Development **SHOULD** encourage catchment management through the removal of existing culverts and other hard engineering structures and the introduction of natural flood management measures including river restoration, appropriate tree planting, upstream flood storage and wetland habitat creation.













RESOURCES

R.2.iv. WATER

All proposals for development MUST include design features that reduce water consumption and/or waste within the development design in order to reduce overall water usage .

WATER RECYCLING

Proposals for reduction of water waste **COULD** include greywater recycling.

Water used in homes has long been thought of in terms of clean drinking water (known as potable water) coming into the house from the mains and sewage going out. However, the wastewater from baths, showers, washing machines, dishwashers and sinks is referred to as greywater, which typically makes up between 50-80% of a household's wastewater. If recycled properly, greywater can save approximately 70 litres of potable water per person per day in domestic households.

FIXTURES AND FITTINGS

Water efficiency methods **SHOULD** be introduced within building designs to reduce the overall water usage of the building.

Devices that **COULD** be used include low-flow showers and taps, insulated tanks and hot water thermostats.

RAINWATER HARVESTING

Rainwater harvesting (or 'capture') systems **SHOULD** be installed in all new developments.

Rainwater harvesting system collects rainwater falling on roofs and other surfaces, filters it and diverts it into a rainwater storage tank. Devices that COULD be used include direct and indirect pumped, and gravity systems. The rainwater can then be used for other purposes. This could include pumped options that divert the rainwater around a dwelling for use in flushing toilets, supplying outside taps, or washing machines.

PLANNING APPLICATIONS

SUBMISSION OF PLANNING APPLICATIONS

At the relevant planning application stage, the prospective developer MUST provide a statement, explaining the approach they have taken to compliance with these codes.

Where they are unable to do so the onus will remain with the applicant to explain why.

FURTHER GUIDANCE

In relation to other developments including extensions, shop fronts etc, supplementary planning guidance can be found within the Buckinghamshire Council website under Planning Policy.

APPENDIX D Buildings of Heritage Interest Report

Introduction

The following buildings and structures are not on the Statutory List of Buildings ('listed buildings') but have been identified as having local heritage value in relation to the provisions of Policy DH2

Feedback from property owners and other interested parties at the Pre-Submission stage has been considered. This is the final list of proposed designations.

The assets have been identified using a variety of sources noted in the schedule and using the criteria established by Historic England for this purpose (and that are also being used by the Buckinghamshire Local Heritage Asset project).

A = Architectural and artistic interest

G = Group Value

H = Historic/Social Interest

L = Landmark Status

Proposed sites for designation as Local Heritage Assets

Site	Location description	Architectural and	Group value	Historic/Social	Landmark Status
ref		artistic interest		Interest	
Α	Four Terraced Villas in				
	Brackley road, no's 1-4				
В	Three Terraced Villas,				
	Brackley Road, no's 5-7				
C	Two Semi-detached Villas,				
	Brackley road, no's 8-9				
D	Two Semi-detached Villas,				
	Brackley road, no's 10-11				
Е	"VR" Post Boxes – Hunter				
	Street				
F	Franciscan Building on the				
	University of Buckingham's				
	Verney Park Campus				
G	St Bernardine's Church &				
	Presbytery, Chandos Road				
Н	Troughs outside community				
	centre				
1	Buckingham School old				
	1930s building				
J	St Peter & St Paul's old				
	churchyard, Hunter Street				
K	University Chandos Road				
	Building				
L	The Buckingham Arm of				
	the Grand Union Canal'				

A. Four Terraced Villas in Brackley Road, no's 1-4



Assessment against criteria

Similar terraced villas to those in Chandos Road within the Conservation Area. These lie outside the Conservation Area itself, but opposite another Buckingham Victorian heritage asset, the Cemetery with its period gatehouse and mortuary. They are notable for the expansion of the town from its Georgian centre, and Buckingham has fewer assets of this period.

When viewed together they represent an informative picture of the development of Victorian residential architecture as one walks from the town towards the countryside.

At present, they mark the western boundary of the town in terms of residential development, with only agricultural buildings beyond.

Consultation with Landowner – Red text objection; Green text support					
#2 Brackley Road	I have received a letter asking for my response to a consultation about listing my house as a local heritage asset (we live on the Brackley Road in Buckingham). I'm afraid I am finding it hard to find any details around what the listing would mean for my property. Would we be able to undertake general property maintenance without needing to seek any permission? Would it only affect projects that require planning permission?				
#3 Brackley Road	Architectural and artistic value It is very important to understand that the property since being built has undergone significant modification inside and out. Externally the original tile path to our front door had gone long before we moved in as well how having basic paved standing in the front garden. The original window frames, door frame and front door have also been replaced along with the introduction of plastic guttering. The				

window frames were replaced by a previous owner with UPVC to improve energy efficiency and the choice of white remain sympathetic to the Victorian brickwork. The house reflects so few original features it is difficult to understand what you are looking to preserve other than the red brickwork. **Group Value** As with our house numbers 1, 2 and 4 have also received significant modification inside over 100 years. Changes have been made independently to each property so much so that the external appearance of each property looks significantly different. Extensions of 2 floors to number 2 and the back and our single floor extension to the back stand out. Numbers' 1 and 4 have different styles of kitchen at the back setting all four properties apart. Like our property these other three have different standing/paving in the front garden. They have different styles of front wall including the hedges and a low standing wall and railings. Guttering, windows, window frames, front door, front door frame have all be changed independently diminishing the group value. Our View With so many modern features on these properties it is difficult to understand what you are looking to conserve other than the original red brick. It is a testament to previous and current owners of all the properties than the red brick has remained and has not been rendered or painted. When we bought the property this was part of it 's charm and we cannot see why anyone would change this, even a new owner. In become a Heritage Asset it will prevent sensible modifications to the property efficiently and offer limited value to the few remaining original features that remain. Those remaining features add charm and will not be changed. As such I object to my property being a heritage asset. #4 Brackley Road No response Recommendation

Include as building of heritage interest

4

B. Three Terraced villas, Brackley Road, no's 5-7



Assessment against criteria

More ornate over three stories with sub-basement. The front facing brickwork includes contrast pattern work and seem more imposing. Chimney stacks with some chimney pots remaining. Windows are more recessed that numbers 1-4 and the change in architecture fashions is evident.

Consultation with Landowner			
#5 Brackley Road	I oppose the above plans (to designate 5 Brackley road as a LocI Heritage Assets). Having lived previously in a Grade II listed property within a conservation area, I am very aware of the difficulty applying for permission and making changes. It is extremely costly and I am not in a position to path the costs should I need to change anything any property.		
#6 Brackley Road	No response		
#7 Brackley Road We read with interest your proposal to designate 7, Brackley Road as part of the Local Heritage Assalong Brackley Road and Buckingham as a whole. This concept for the town is a positive move so a happy to support the proposal.			
Recommendation			
Include as building of heritage interest			

C. Two Semi-detached Villas, Brackley road, no's 8-9



Assessment against criteria

These are more utilitarian on first appearance – light brick in contrast to the redbrick and then render of their neighbours, with ground floor with stone façade. There is dentelle work between ground and first floor and between building and roof. They have bay windows on the ground floor, and a clear move into Victorian trends. No second storey windows to the front but second storey is present.

Consultation with Landowner				
#8 Brackley Road	No response			
#9 Brackley Road	No response			
Recommendation				
Include as building of heritage interest				

D. Two Semi-detached Villas, Brackley road, no's 10-11



Assessment against criteria

These are rendered to the front, with bay windows both on ground and first floor which stand well forward of the front doors. The doorways are rectangular as are the door skylights in contrast to Nos 1-4

Consultation with Landowner

#10 Brackley Road	No response
#11 Brackley Road	No response

Recommendation

E. "VR" Post boxes, Hunter Street, University of Buckingham



Assessment against criteria

Reminder of the postal system, established in Queen Victoria's reign, as a component of a national communications system linking Buckingham to the rest of the country, and its importance to social and economic life of the community. This would have been installed at some point from 1857 when wall boxes were introduced for smaller communities- they ceased to be produced in the 1980s.

Consultation with Landowner

University of Buckingham No objection

Recommendation

F. Franciscan Building on the University of Buckingham's Verney Park Campus



Assessment against criteria

Now part of the University of Buckingham Verney Park campus lying on the southern approaches to the town providing a notable landmark mentioned by Pesvner, upon entering the town area. Built between 1892-4 by Pugin & Pugin, the Gothic style building with bell turret and lamp was originally a Junior Seminary for those boys wishing to enter the Franciscan Order. In 1912 the College Chapel was opened as the local Catholic Church. The friars moved to Chandos Road and the site of the new Catholic Church and the College Closed in 1968. The buildings were bought by Buckinghamshire Country Council and were used as an annex to the Buckingham School. In 1977 the buildings were sold to the University of Buckingham, the first independent university in the UK, where they were initially used as residential accommodation for both staff and students. Aside from being a notable building in the Victorian Gothic style, it is part of the social history of the developing and expanding town of Buckingham at this time. One of the Fair Charters held by the town was given by Queen Mary in recognition of the town's staunch support of her mother, Catherine of Aragon indicating a long connection with Catholicism It is also part of the history of strong educational provision within the town.

Consultation with Landowner

University of Buckingham

No objection

Recommendation

G. St Bernardine's Church & Presbytery, Chandos Road



Assessment against criteria

The building was started in 1968 and the new building was blessed in 1974. It lies in an area originally part of the Dairy Building on the corner of Chandos Road and Station Road. It was designed by Williams and Mathers, Cheltenham, and built by local builders, Pollard & Sons. There was significant input from the local congregation led by Father Ullyatt and Colonel Bill Sharpe. This became the new Catholic Church for a congregation that had been growing significantly [along with Buckingham] from the Second World War. There had been places of worship in both Elm Street and then 9 Chandos Road, before St Bernardine's College opened in 1895 and the College Chapel became the local Catholic Church in 1912.

Alongside its importance to the social history of Buckingham, the Church building hosts some notable features; the door was sculpted in resin (although giving the visual impression of a significantly more substantial material) by local sculptress, Angela Godfrey; the notable art work depicting the "Stations of the Cross" is by Martin Hughes; and the striking stained glass side window was created by Dom Charles Norris of Buckfast Abbey using the Dalle de Verre medium. Much of the internal furniture was brought from St Bernardine's College Chapel.

This is a striking example of late 20th century architecture, with a significant place in Buckingham's social history. The Presbytery Building adjoining is noted by Pesvner. It is said to be built with "Buckingham marble" that was quarried nearby.

(Consu	tation	with	Land	lowner

Pastoral Council, St Bernadine's	Your letter states that St Bernardine's Church & Presbytery, Chandos Road is being
Church and Presbytery	considered for designation as a Local Heritage Asset within the Buckingham
	Neighbourhood Plan. We understand that this would mean that St Bernardine's

Church & Presbytery could become a Non-Designated Heritage Asset (NDHA). We also understand that this differs from sites that have statutory protections or national designation (such as Listed Buildings, Registered Parks and Gardens or Scheduled Monuments) however, it does mean that its local importance will be recognised and taken into account during the planning process. I am not sure how long ago the Presbytery was built but the church was only built in 1974. Please can you advise what the NDHA would mean should we seek to extend either of the buildings or make any other alterations in the future.

Recommendation

Include as building of heritage interest

H. Troughs outside Community Centre



Assessment against criteria

Reminder of Buckingham's status as a Market Town in an agricultural area; the importance of animals in the daily lives of residents through horses as a means of transport to the cattle and sheep markets which were held in the town centre [Bullring] and in Well Street where the high kerbs near the Woolpack pub were used as pens as well as the Charter Fairs and regular street markets.

Consultation with Landowner Buckingham Town Council No objection Recommendation Include as building of heritage interest

I. Buckingham School (1930's section of building)



Assessment against criteria

The Buckingham School's original 1930s building holds significant heritage value as a representation of early 20th-century educational architecture and community development. Constructed during a period of expansion and modernization in British education, the building embodies the architectural style and educational philosophies of its time.

Consultation with Landowner

Buckinghamshire Council/ The	No response
Buckingham School	

Recommendation

J. Old Churchyard, Manor Street,



Assessment against criteria

This ancient church site was mentioned in the Domesday Book, and had a history of several tower and spire collapses through the centuries. Repairs were made after such a collapse in 1698, but after another in 1776 a new location was sought and this old location was left to fall into great disrepair and abandonment. The new church was built on Castle Hill and dedicated on Dec. 6, 1780.

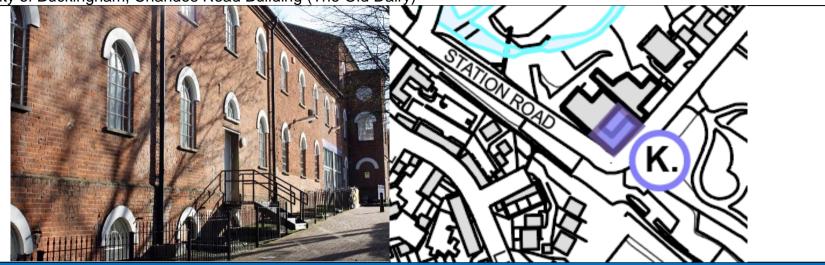
Consultation with Landowner

PCC St Peter and St Paul's – Buckingham Parish Church

On behalf of The Rector and the PCC of Buckingham Parish Church of St Peter and St Paul, we have no objections to the new listing of the old churchyard in the above Neighbourhood Plan. The old churchyard is owned by The Church (i.e. Oxford Diocese) and is maintained by Bucks Council (formerly AVDC). No one can carry out any work to it without a Faculty from the Diocese.

Recommendation

K. University of Buckingham, Chandos Road Building (The Old Dairy)



Assessment against criteria

Large redbrick, 3 story 'factory-style' building, with arched window openings on all elevations, with arched painted brick lintels over and original windows remaining. The Dairy was built by the Bucks Direct Dairy Supply Company and is dated 1934, but the company pre-dates this as in the late C19 also took ownership of nearby Tanlaw Mill (also on campus and a recognised NDHA) The University of Buckingham is a unique establishment being the only independent university in the country.

Consultation with Landowner

University of Buckingham No objection

Recommendation

L. The Buckingham Arm of the Grand Union Canal



Assessment against criteria

The Buckingham arm of the Grand Union Canal, comprised of the Old Stratford and Buckingham Arms, has significant heritage value. Initially authorised by the Grand Junction Canal Company's Act of 1793, the Old Stratford Arm connected to Watling Street, a major Roman road, highlighting its strategic importance. The canal facilitated a trade revolution in Buckingham by enabling the efficient transport of bulk goods such as coal, bricks, and agricultural products, fundamentally transforming local trade and construction practices.

By the early 20th century, commercial use had sharply declined, leading to its eventual abandonment in 1964. However, the canal's legacy persists, as evidenced by the efforts of the Buckingham Canal Society, established in 1992. The society has worked to restore sections of the canal, clear overgrowth, and reinstate water to parts of the canal bed. Their efforts preserve the canal's historical significance and provide a glimpse into the past infrastructure that once played a crucial role in Buckingham's development

Buokingham a development				
Consultation with Landowner				
Land owner	No response			
Buckingham Canal Society	No response			
Recommendation				
Include as building of heritage interest				

Appendix E Urban Greening Factor

This guidance is intended to support Policy ENV3 which sets out how new developments should incorporate urban greening measures using the principle of an Urban Greening Factor (UGF) to calculate the requirements of a specific scheme. Urban greening covers a wide range of options including, but not limited to, street trees, green roofs, green walls, and rain gardens. A number of cities have successfully adopted a 'green space factor' to encourage more and better urban greening. The adopted London Plan 2021 operates a generic UGF model to assist developers in determining the appropriate provision of urban greening for new developments and is the inspiration for the policy.

The UGF for a proposed development is calculated in the following way:

whereby each urban greening element of the proposal is multiplied by the area (in sq.m.) of the proposal to which it applies, then all are added up and divided by the gross site area. The table below sets out the UGF for each urban greening measure.

Example 1

An office development with a 600 sq.m. footprint on a site of 1,000 sq.m. including a green roof, 250 sq.m. car parking, 100 sq.m. open water and 50 sq.m. of amenity grassland would score the following:

$$(600 \times 0.7) + (250 \times 0.0) + (100 \times 1) + (50 \times 0.4) / 1000 = 0.54$$

In this example, the proposed office development exceeds the target score of 0.3 required by the policy for a commercial development.

Example 2

A housing development with a total footprint of 5,000 sq.m. on a site of 7,500 sq.m., which includes 4,000 sq.m. of green roofs (non GRO), 1,000 sq.m. of amenity grassland; 750 sq.m. of permeable paving; and 750 sq.m. of sealed surface highways and parking would score the following:

$$(4000 \times 0.3) + (1000 \times 0.7) + (750 \times 0.1) + (750 \times 0.0) / 7500 = 0.26$$

In this example, the proposed scheme fails to meet the target score of 0.4 required by the policy for a housing development. The applicant should either modify the mix of measures or accept that in the planning balance the proposal will be contrary to Policy ENV3. If the applicant instead delivered a green roof to GRO Code then that higher factor (0.7 versus 0.3) would lead to a score of 0.48, which would be policy compliant.

SURFACE COVER TYPE	FACTOR	
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see <u>HERE</u> for descriptions.	0.8	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see <u>HERE</u> for overview.	0.8	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of <u>GRO Code</u> 2014.	0.7	
Flower-rich perennial planting – see <u>HERE</u> for guidance.	0.7	
Rain gardens and other vegetated sustainable drainage elements – See <u>CIRIA</u> for case studies.	0.7	
Hedges (line of mature shrubs one or two shrubs wide) – see <u>HERE</u> for guidance.	0.6	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	
Green wall –modular system or climbers rooted in soil – see <u>NBS Guide to</u> <u>Façade Greening</u> for overview.	0.6	
Groundcover planting – see RHS Groundcover Plants for overview.	0.5	
Amenity grassland (species-poor, regularly mown lawn).	0.4	
Extensive green roof of sedum mat or other lightweight systems that do not meet <u>GRO Code 2014</u> .	0.3	
Water features (chlorinated) or unplanted detention basins.		
Permeable paving – see <u>CIRIA</u> for overview.		
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).		

Additional information:

Urban Greening Factor for England – Development and Technical Analysis (NERR132) https://publications.naturalengland.org.uk/publication/5846537451339776

London City Hall - Urban Greening Factor guidance and Calculator https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/urban-greening-factor-ugf-guidance

Appendix F Policy ENV5 Local green space assessment report

Introduction

This report has been prepared to support the submission of the Buckingham Neighbourhood Development Plan. The report sets out the conclusions of Buckingham Town Council regarding sites to be designated as Local Green Spaces (LGS) that meet the relevant criteria. A local green space designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated LGS.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) recognizes that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wider benefits for nature and support efforts to address climate change. The NPPF allows communities to identify and protect green areas of particular importance to them through LGS designation.

Paragraph 102 of the NPPF states that an LGS designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Existing designations

The following sites were allocated in <u>Buckingham Neighbourhood Development Plan</u> <u>2015</u> (BNDP 2015 policy CLH5), the sites continue to fulfil the criteria for a Local Green Space and designation of these sites is retained:

- M. Mount Pleasant
- N. Stratford Fields
- O. March Edge
- P. Overn Avenue
- Q. Land Behind Castle House
- R. Land at the bottom of Verney Close
- S. Riverside Walk

Proposed sites for designation as Local Green Spaces

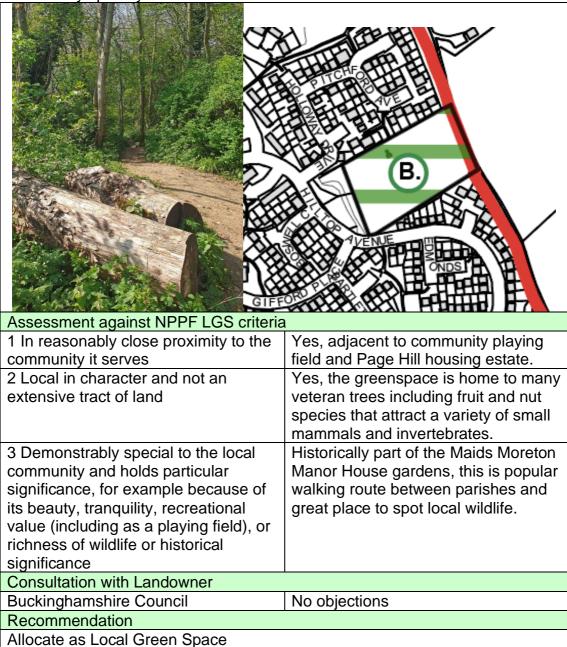
Site	Location	Historic	Recreational	Beauty	Tranquility	Wildlife
ref	description	value	value			
Α	Land behind					
	Watlow					
	Gardens					
В	Holloway					
	Spinney					
С	Maids Moreton					
	Avenue					
D	Bridge Street					
	Skate Park and					
	adjacent play					
	area					
Е	Railway Walk &					
	Scenic Walk					
F	St Rumbold's					
	field (site of St					
	Rumbold's well)					
G	Chandos Park					
Н	Bourton Park					
I	Recreational					
	strip of land					
	behind Bobbins					
	Way on Lace					
	Hill					
J	Verney Park,					
	Bernadine's					
1.	Way					
K	Heartlands Park					
L	Land off Page					
	Hill Avenue,					
	Page Hill					
	Estate.					

A. Land behind Watlow Gardens.

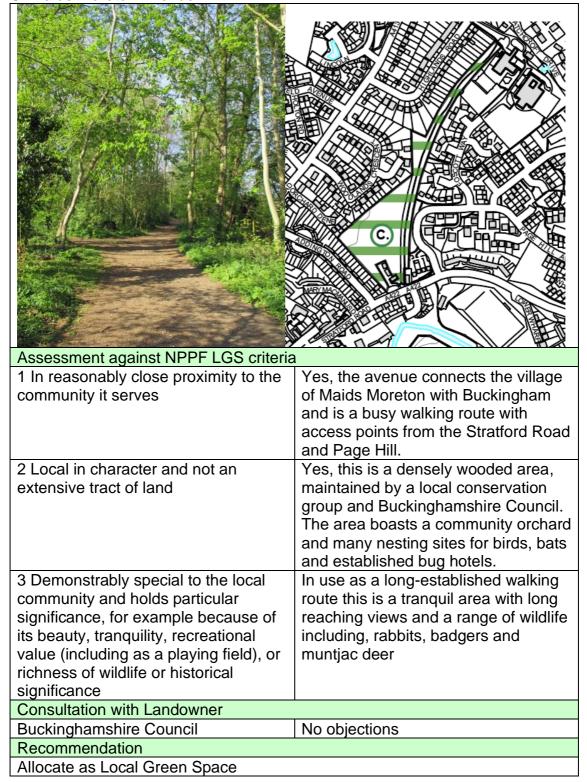


	THE PARTY OF THE P			
Assessment against NPPF LGS criteria				
In reasonably close proximity to the community it serves Local in character and not an extensive tract of land	Yes, it acts as a green corridor between a local primary school, busy housing development and a community playing field. Yes, it is a meandering tract of grassland incorporating small,			
	wooded areas and veteran trees.			
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	Used for various activities including walking & running and has a range of interesting tree species.			
Consultation with Landowner				
Buckinghamshire Council	No objections			
Recommendation				
Allocate as Local Green Space				

B. Holloway spinney

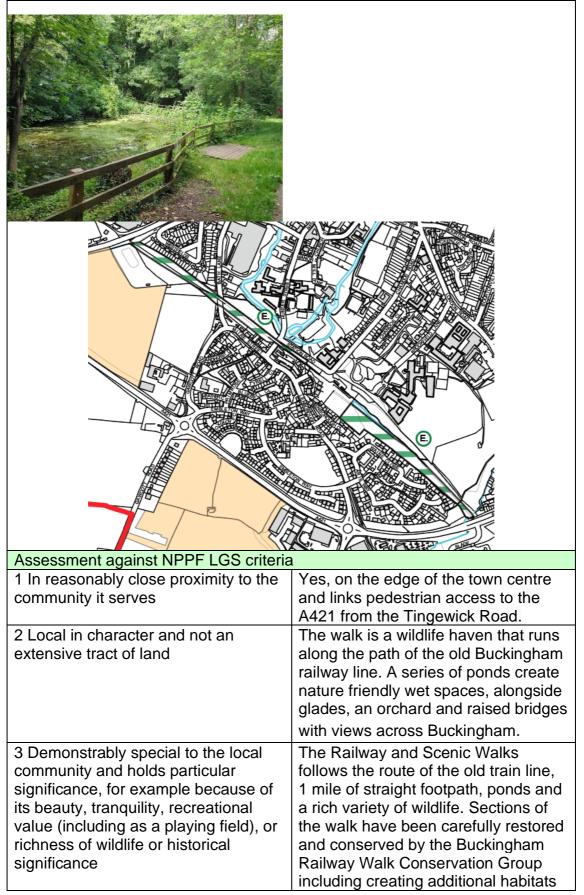


C. Maids Moreton Avenue.



D. Bridge Street Skate Park and adjacent play area Assessment against NPPF LGS criteria 1 In reasonably close proximity to the Yes, located within the heart of community it serves Buckingham town centre. 2 Local in character and not an Yes, the skate park was renovated in 2023/24 to a higher specification and extensive tract of land the grassed, riverside play area ensures play for all age groups. A pleasant open space adjacent to 3 Demonstrably special to the local community and holds particular the Great River Ouse with pedestrian significance, for example because of links to Buckingham's main shopping its beauty, tranquility, recreational area. Has long history as a value (including as a playing field), or recreational area having formerly richness of wildlife or historical been the site of the Buckingham Lido significance and play area before the Lido was converted to a skate park in the early 1990s. The site also extends and links to the larger Heartlands open space Consultation with Landowner **Buckinghamshire Council** No objections Recommendation Allocate as Local Green Space

E. Railway Walk & Scenic Walk



	for insects, reptiles, small mammals,	
Consultation with Landowner	bats, butterflies, moths, and birds.	
Buckingham Town Council	No objections	
Buckinghamshire Council	No objections	
University of Buckingham Recommendation	Railway Walk & Scenic Walk - We do not agree with the extent of the area proposed as a new Local Green Space at the Railway and Scenic Walk (Site Reference E). The policy map needs to be amended to show the existing car park at Station Road to be identified as a University Site (EE3 iii) given that it is an operational university site, and it is identified as a commitment on the Buckingham Policy Map within the adopted Vale of Aylesbury Local Plan due to the consent for a student accommodation development (reference: 17/00746/APP). The car park site remains to be a development opportunity for the University and should at the very least be identified as part of the University campus. It is considered that the proposed area for the new Local Green Space should be amended to remove the land to the south of the car park (situated at the rear of The Sidings up to no.30 Lenborough Close) in line with the approved red line area for 17/00746/APP. It is noted that the Railway Walk forms part of a permissible path which the University intends to maintain as part of the campus.	
Allocate as Local Green Space. Allocation space was amended to remove		
University of Buckingham land within b	•	

F. St Rumbold's Field (site of St Rumbold's Well). Ancient Monument of St Rumbold's Well St Rumbold's Field (F.) Assessment against NPPF LGS criteria 1 In reasonably close proximity to the Yes, on the edge of the Scenic Walk community it serves and within the new Tingewick Road housing development. Yes, an important social and 2 Local in character and not an extensive tract of land recreational area for residents and houses the ancient monument of St Rumbold's well. 3 Demonstrably special to the local An area with wide views across the community and holds particular field offering tranquility as well as significance, for example because of recreational value appreciating the its beauty, tranquility, recreational wildflowers and rich wildlife that value (including as a playing field), or thrives within the greenspace. The richness of wildlife or historical renovation of St Rumbold's well is significance subject to section 106 funding, including the installation of information boards to enhance the

Consultation with Landowner

Barratt Homes

heritage value of this area.

No response

Partner comment - Buckinghamshire Council Heritage

St Rumbold's Well is a Scheduled Monument and any work to it will require Scheduled Monument Consent from the Secretary of State for DCMS. Any proposed works including information boards should be discussed with and agreed by Historic England. This includes any works proposed within the field.

St Rumbold's Field is Locally Listed for its archaeological significance and is a Planning Notification Area. This field was excluded from development due to the archaeology. Any proposed works, including pathways should be discussed the Buckingham Council Archaeology Service and Historic England. Due to the extent and significance of the archaeology we would rather see no development within the field.

Recommendation

Allocate as Local Green Space

G. Chandos Park



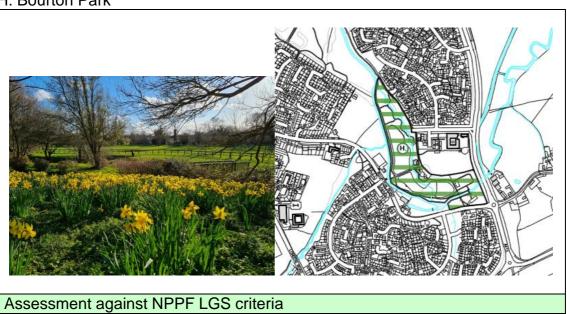
Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves

Yes, Chandos Park sits at the very centre of Buckingham – the main entrance is from Chandos Road and

2 Local in character and not an extensive tract of land	there are other entrances including from Ford Street and near the University of Buckingham. The park follows the river Great Ouse from the Ford Street Bridge, past the historic Tanlaw Mill where you can cross the bridge and head towards the Flosh and access to the Railway Walk.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance Consultation with Landowner	Chandos Park contains many sports and leisure facilities including a children's play area, the multi-use basketball court, Tennis Club and Bowls Club. The park is popular all year round and hosts many annual public events.
Buckingham Town Council	No objections
Recommendation	
Allocate as Local Green Space	

H. Bourton Park



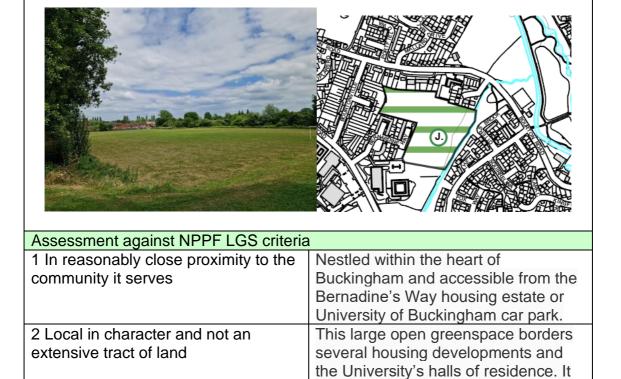
1 In reasonably close proximity to the community it serves	Yes Bourton Park is located on the eastern side of Buckingham and surrounded by housing estates.	
2 Local in character and not an extensive tract of land	Bourton Park boasts two play areas and is a natural haven, featuring a river and series of ponds as well as wildflower and meadow areas. It's the perfect place for a walk and a chance to reconnect with nature.	
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	There's plenty of active opportunities in the park, with trim trail, multi-use games area, table tennis, and paths suitable for running and cycling. Bourton Park hosts the weekly parkrun via footpaths to Heartlands Park. There are also three designated off-lead dog areas making it a great place for pets to enjoy. It is also home to many large public events.	
Consultation with Landowner		
Buckingham Town Council	No objections	
Recommendation		
Allocate as Local Green Space		

I. Land behind Bobbins Way, Lace Hill



1 In reasonably close proximity to the community it serves	This strip of greenspace fringes the Lace Hill housing estates and connects the play area with Lace Hill community centre and playing fields.	
2 Local in character and not an extensive tract of land	This strip of land provides an important link across the housing estates and provides residents with the opportunity to enjoy nature within an urban environment. It transects the housing estates with a large arable field and provides habitat to a large variety of wildlife within its mature hedge line.	
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The narrow stretch of footpath links a popular play area with a large green open space on Lace Hill's housing development. It is regularly used by pedestrians, dog walkers and cyclists.	
Consultation with Landowner		
First Port Housing Ltd	No response	
Recommendation		
Allocate as Local Green Space		

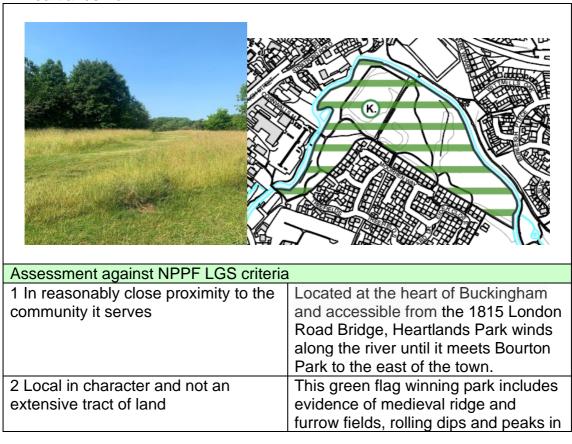
J. Verney Park, London Road



shares a boundary with Otter's Brook

	playpark, separated by a tributary of the River Great Ouse.	
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The large green open space is regularly used for informal ball games and by pedestrians, dog walkers and cyclists.	
Consultation with Landowner		
University of Buckingham	It is noted that Verney Park is proposed to be a new Local Green Space, and it is understood that this does not extend into the University of Buckingham's campus at Verney Park.	
Recommendation		
Allocate as Local Green Space		

K. Heartlands Park



	the fields that mark out the path of ancient ploughs.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The rest of the park includes community planting projects The Edible Woodland and Coronation Wildflower Meadow as well as multiple play parks making the park a great place to visit with the entire family.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

L. Land off Page Hill Avenue, Buckingham



Assessment against NPPF LGS criteria			
1 In reasonably close proximity to the	Positioned in the middle of		
community it serves	Buckingham's Page Hill housing		
	estate.		
2 Local in character and not an	This large urban greenspace boasts		
extensive tract of land	mature trees, shrubs and wildflowers.		
3 Demonstrably special to the local	The greenspace provides a pleasant,		
community and holds particular	tranquil and natural environment for		
significance, for example because of	residents to enjoy nature and a hilltop		
its beauty, tranquility, recreational	view of Buckingham.		
value (including as a playing field), or			
richness of wildlife or historical			
significance			
Consultation with Landowner			
Buckinghamshire Council	No objections		
Recommendation			
Allocate as Local Green Space			



01 Introduction and Vision

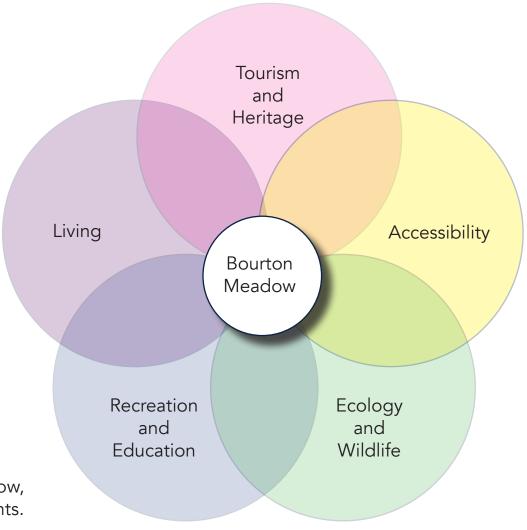
The Buckingham Neighbourhood Plan identifies Bourton Meadow as an area of opportunity in terms of tourism, enhancement of the historic Canal arm that crosses the site, the provision of green space, and recreational use.

This document sets out our initial Vision as to how these various opportunities could be delivered, as part of a comprehensive scheme that will provide a range of benefits to residents and visitors to the town alike, that will enhance the benefits of the site to wildlife and the environment, and which will celebrate and complement the previous work undertaken by the Buckingham Canal Society.

The key themes of our Vision, which are discussed further on the following pages, are:

•	Tourism and Heritage -	Page 2
•	Accessibility -	Page 6
•	Ecology and Wildlife -	Page 8
•	Recreation and Education -	Page 10
•	Living -	Page 12

This document sets out our initial ideas for Bourton Meadow, please let us know if you have any suggestions or comments.



This diagram shows how the five key themes in this document overlap and create the Vision for Bourton Meadow

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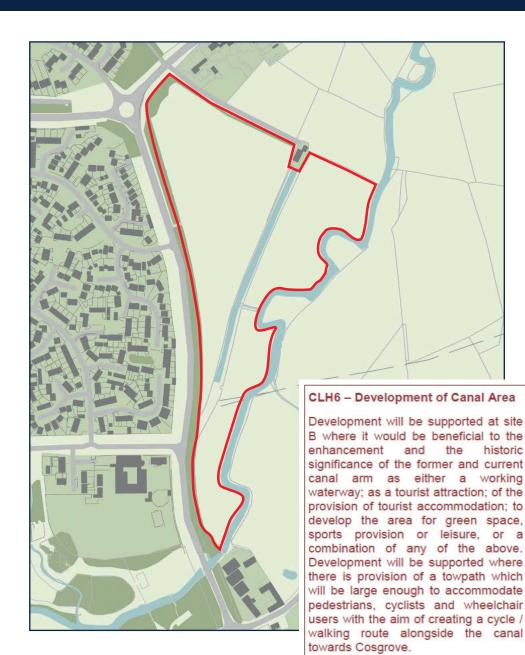
02 Buckingham Neighbourhood Plan

Bourton Meadows is identified as site 'B' in the Buckingham Neighbourhood Plan, to which Policy CLH 6 applies.

The purpose of Policy CLH 6 is to support the development of the site in a way that enhances the historic environment of the Canal, and supports tourism, recreation and leisure. Our Vision seeks to develop the framework set by the Neighbourhood Plan and to explore in practice how the objectives of the policy can be implemented on the ground.



In developing our Vision, we have undertaken initial discussions with the Buckingham Canal Society, to assist us in developing proposals that will genuinely complement and expand upon the restoration work that has already taken place.



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03 Tourism and Heritage

Buckingham Town Council's Tourism Strategy seeks to deliver a quality visitor experience for the town, with specific elements of the strategy including that Buckingham should become known for its heritage and local attractions, that visitors should be able to access a range of information about the town and its heritage, and that the area should have national recognition for outstanding walking and cycling.

The full restoration of the Cosgrove to Buckingham arm of the Canal would be a major tourism attraction, but even as it exists at the present, it is an asset with great potential to attract visitors, both for interest in the Canal itself, and because The Ouse Valley Way already provides an attractive and interesting walk alongside the line of the old Canal route.

The original terminus of the Canal was of course within Buckingham itself, but that is no longer apparent. Bourton Meadows therefore forms the effective western terminus of the Canal arm, but other than the single interpretation board, there is little to identify the significance of the Canal or mark it as an attraction in its own right, and the site is relatively inaccessible.









03 Tourism and Heritage

Our Vision is therefore to create an appropriate scaled visitor attraction at Bourton Meadows, including a small visitor information/education centre.

Improved pedestrian access for residents alongside a small car park (for example for disabled visitors) would help to attract visitors, as would our proposals to create additional wildlife areas, walking routes, and interpretation facilities.

Bourton Meadows would be a local attraction in its own right, as well as forming a key gateway for accessing the wider countryside via The Ouse Valley Way.

The visitor centre building could have a number of additional uses such as a cafe, small plant nursery or perhaps a community hall. The function and design of the building could be agreed through public consultation.



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04 Accessibility

Bourton Meadows is a potentially valuable local attraction for both residents and visitors, but the A413 acts as a barrier to easy access, and there are no ready opportunities for parking for the disabled (or potential visitors).

Our Vision is to improve connectivity for existing residents by:

- Providing access information at the start of the Buckingham Arm of the canal and beyond the site to the Hyde Lane Nature Reserve in the north, with information boards and signage to aid visitors;
- Installing appropriate crossing points, potentially in the vicinity of Ouse Valley Way and/or Burleigh Piece, to provide safe and convenient locations to cross the road to access the proposed facilities and open space;
- Providing an appropriately surfaced route (such as hoggin self binding surface) into the site suitable for pushchairs and those with mobility issues, to make the land more accessible to all, and
- Adopting a similar approach to the towpath of the rewatered Canal arm, to enable easier access for cyclists, pedestrians and wheelchair users, as proposed in Policy CLH 6 of the Neighbourhood Plan.

Cycle parking would be provided as part of the Town Council's wider strategy for creating a renowned location for cycling and walking. Electric vehicle charging points can be installed, providing an additional source of revenue for the Visitor centre.



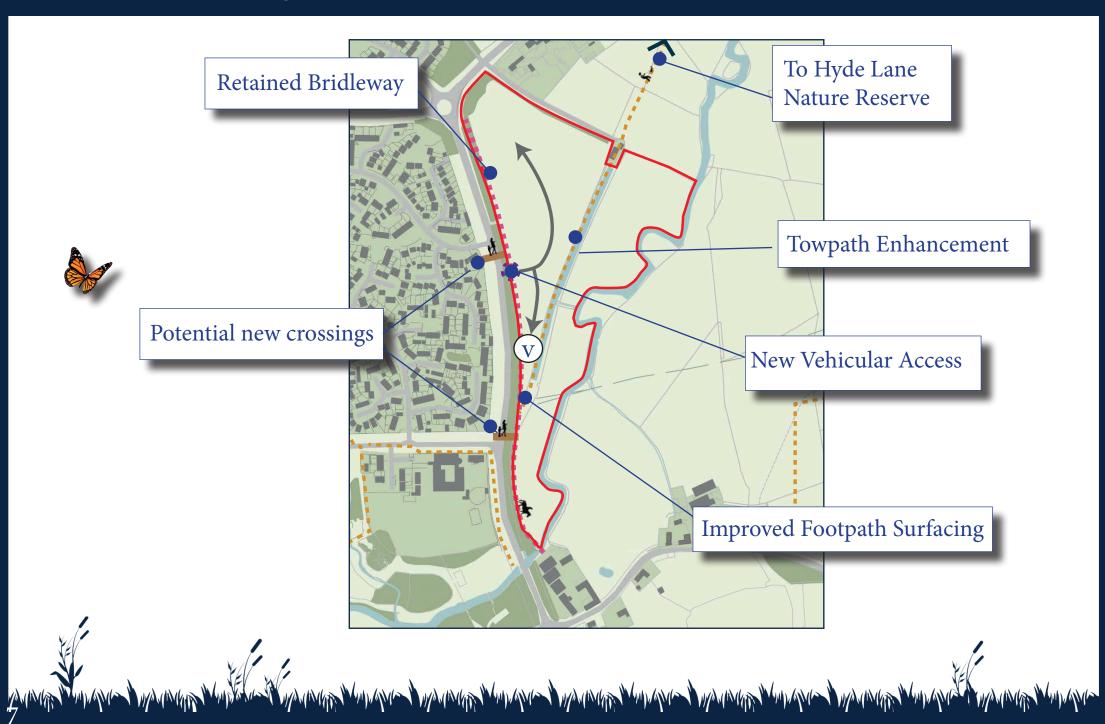
Photograph showing the towpath along the Buckingham Arm section of canal



Photograph showing a bonded gravel surface that could be provided on the towpath to improve accessibility



04 Accessibility



05 Ecology and Wildlife

Woodland

New areas of native woodland (including species such as hazel, hornbeam, plum and oak) can be provided to widen the existing tree and hedgerow belts that already existing, provide new sources of food and habitat for wildlife, and create wildlife corridors).





Wet woodland and carr

New areas of wet woodland and carr (wetland scrub) can provide cover and nesting opportunities for a range of birds, including the rarer marsh tit, and a refuge for the secretive otter, next to existing riparian habitats. Planting would comprise species such as willow, native black poplar, alder and guelder rose, undersown with wetland wildflower seed mixes. Boardwalks would provide access through areas under permanent waterlogging.

Wetlands

Wetland habitats can be established within the flood plain adjacent to the River Great Ouse through excavation, varying between shallow marsh and fen to deeper reedbed and open water.

Wetlands provide opportunities to improve water quality through filtration of run-off and trapping of nutrient rich silt. These features would benefit a wide range of flora and fauna, particularly aquatic invertebrates, water vole, kingfisher and otter, as well as nesting warblers and reed bunting.

Wildlife ponds

The provision of new wet and semi-wet drainage features for surface water attenuation can provide ponds to provide important breeding opportunities for amphibians, such as common toad and great crested newt, as well as for a range of aquatic invertebrates.







05 Ecology and Wildlife

Channels and backwaters

Opportunities exist to create new braided channels and backwaters, to further increase riparian habitats for a wider range of species, including both freshwater invertebrates and fish, as well as more amphibious species such as water vole. A wider diversity of water depths and velocities allow for a wider range of aquatic and marginal plants to establish naturally.







Wildflower meadow

Areas of wildflower meadow can be created within the drier parts of the Site, and on the poorer quality soils. The meadows will incorporate a wide variety of species which are beneficial to pollinators, such as yellow rattle, common bird's foot trefoil, common knapweed, agrimony, red clover and ox-eye daisy



06 Recreation and Education

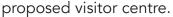
Recreational facilities

New recreational footways are proposed to lead through the nature areas, and some of these will be surfaced to allow access to wheelchairs and children's pushchairs. Some of the paths may include sections of boardwalk, to bring walkers closer to the river and its habitats.

New seating areas, as well as natural play and picnic areas are proposed to be provided within the nature reserve, to create an attractive place to meet and relax. While public access will be prevented to parts of the site so that these areas can remain undisturbed for wild-life, elements such as bird hides and information boards could be incorporated near these undisturbed areas, to allow the public to appreciate and understand the wildlife and landscape, but from a distance.

Educational facilities

Bourton Meadow Academy is close to the site. There is an opportunity to develop educational facilities focussing on ecology, wildlife, biodiversity and the natural environment, as well as local heritage, for the school and nursery to enjoy. This could be in the form of information boards, nature hides and observation areas as well as the









06 Recreation and Education

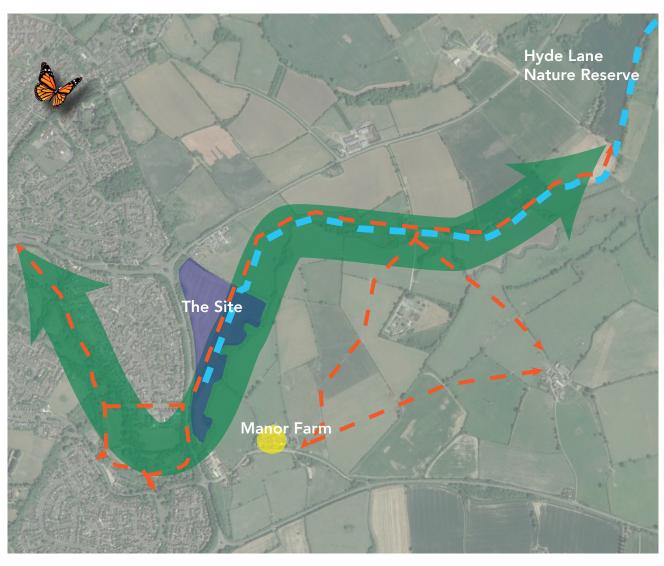
Connected Walks and Tourism Strategy

Bourton Meadow is the gateway to The Ouse Valley Way and the rights of way network to the west of Buckingham. With improved accessibility and facilities, Bourton Meadow will make a significant positive contribution to meeting the objective in the Buckingham Tourism Strategy to create a nationally renowned destination for walkers and cyclists.

The proposal offers a connected green route from the heart of Buckingham through Bourton Meadow from the Buckingham Arm section of the canal then north eastward along the canal to Hyde Lane Nature Reserve. The network of Rights of Way offer a choice of circular routes taking in points of interest along the way, including the The River Ouse and perhaps ending south east of the site at the Manor Farm shop and Tea Rooms.



Buckinghamshire Rights of Way map



Aerial photograph showing the Rights of Way (orange dashed line)
Bourton Meadow site (purple), original canal alignment (blue dashed line) and the green connection from Buckingham into the site and out to the north (green arrow).

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07 Living

The residential element of the Vision is an important component, both because it provides the necessary funding to enable the other elements to be delivered, and because the site provides an opportunity to deliver additional housing to help meet local need in a sustainable location.

The adopted Aylesbury Vale Local Plan requires 25% of new homes to be affordable, and the Neighbourhood Plan identified an unmet need for affordable housing for local people. Further consultation would take place in advance of any planning application, but previous analysis from the Council's Housing Needs Assessment suggested the greatest area of need for affordable housing was for 2 and 3 bedroom properties, which can be accommodated.

The tenure of the affordable housing would comprise a mixture of rented and intermediate tenures, including potentially First Homes, in accordance with the latest Government policy advice.

The market homes on the site would comprise a variety of sizes, ranging from smaller properties for younger families and individuals, to larger family housing.

The homes will be traditional in style and carefully designed to reflect the architecture, details and materials found locally. Wherever possible materials will be locally sourced. The new homes will be designed and constructed to the highest standards.

The scheme could also include a small element of properties aimed at retired persons, subject to local need.



Conclusion

The proposals for Bourton Meadow set out in this document will provide the following lasting benefits:

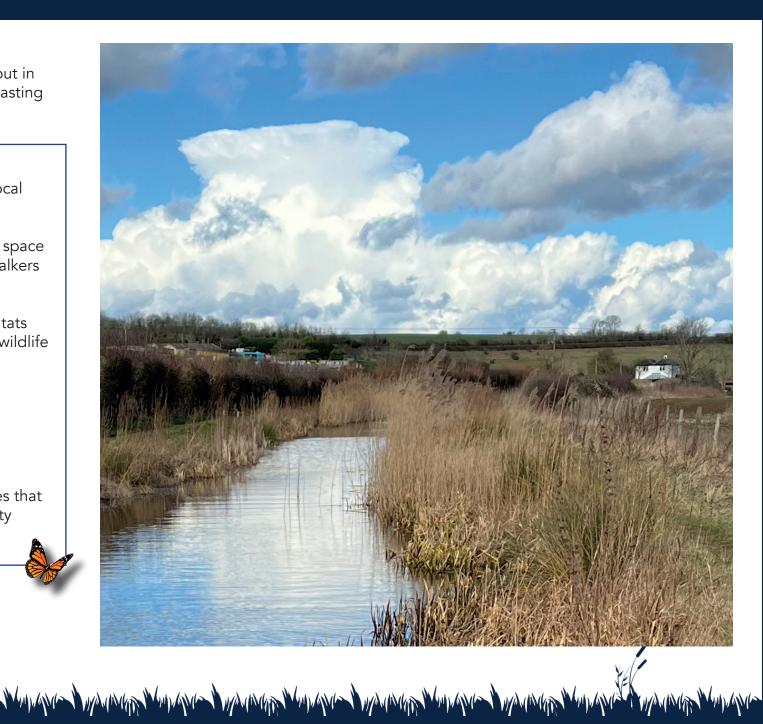
Tourism and heritage – promoting the importance of the Canal and creating a local visitor attraction.

Accessibility – improving access to open space and the countryside for local residents, walkers and cyclists.

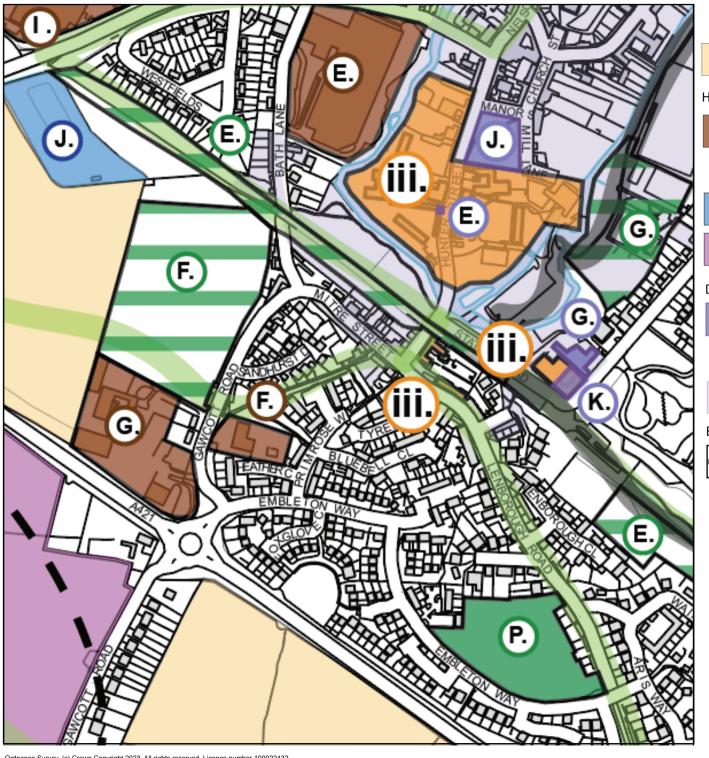
Ecology and wildlife – creating new habitats that maximise the benefits of the site for wildlife and the environment.

Recreation and Education – creating an educational resource for the town, and a gateway to the Ouse Valley for healthy recreation.

Living – providing high quality new homes that meet the needs of local people in a quality landscaped setting.



Buckingham Neighbourhood Plan Review Policies Map Inset 1 - November 2024 Housing Appendix H **HP2: Brownfield Opportunity Sites** C. Verney Close* H. Market Hill K. Site K NP1 L. North End Surgery* *=see also CLH3 Design DH2: Local Heritage Assets H. Troughs outside community centre, Cornwalls Meadow DH3: Conservation Area Environment ENV1: Inner Green Ring (completed) ENV1: Outer Green Ring (completed) N. K. **ENV5: Existing Local Green Spaces** M. Overn Avenue greenspace N. Land behind Castle House O. Land behind Verney Close ENV5: New Local Green Spaces C. Maids Moreton Avenue D. Bridge Street Skate Park and play area K. Heartlands Park Cultural CLH3: Health Facilities A. Lace Hill B. The Hospital C. North End D. Verney Close **Economy and Education** D EE1: Buckingham Town Centre EE1: Primary Shopping Frontage EE1: Secondary Shopping Frontage Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432



Buckingham Neighbourhood Plan Review Policies Map Inset 2 - November 2024



Committed, completed or partially completed sites

Appendix I

Housing



HP2: Brownfield Opportunity Sites

E. Tingewick Road/Bath Lane F. George Browns

G. Ring Road Garage Ltd

I. Site I NP1



HP2: Retained Allocation J. Site J NP1



HP3: Land South West of Buckingham M. Land South of the A421and West of Gawcott Road

Design



DH2: Local Heritage Assets
G. St Bernardine's Church & Presbytery,

Chandos Road J. Old Churchyard

K. University Chandos Road Building

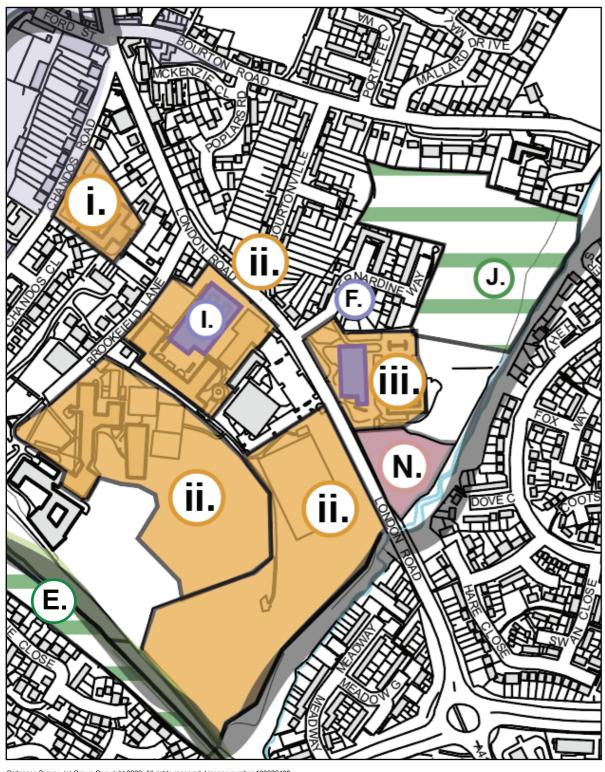


DH3: Conservation Area

Environment



ENV1: Inner Green Ring (completed)



Buckingham Neighbourhood Plan Review Policies Map Inset 3 - November 2024

Design

Appendix J



DH2: Local Heritage Assets

F. Franciscan Building on the University of Buckingham's Verney Park Campus

I. Buckingham School old 1930s building



DH3: Conservation Area

Environment



ENV1: Inner Green Ring (completed)



ENV5: New Local Green Spaces

F. Railway and Scenic Walks

E. Railway and Scenic Walks J. Verney Park

Economy and Education



EE3: University of Buckingham iii. University Sites



EE4: Primary and Secondary School Provision

i. Primary Schools

ii. Secondary Schools



EE4: Land off Verney Park N. Land off Verney Park

