

Appendix A

Brownfield Sites Schedule and overall Site Selection Background

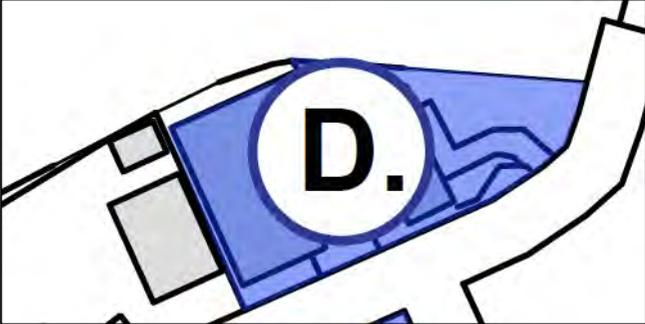
Set out in this appendix is information on the selection of the ten sites that form part of Policy HP2 provision on brownfield sites. Background information on the overall site selection process follows this schedule. The schedule explains the rationale for selection and how each site has been assessed 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 Currently operating as a GP surgery and a church outreach centre but release of GP surgery element of the site subject to the delivery of the Lace Hill health centre delivery following which the site will become available for development. Also submitted to	Two 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. Well-established trees on boundary close to the River Great Ouse. The site lies within the Buckingham Conservation Area, an	Identified as health facility in the made NP but will no longer be required subject to Lace Hill health centre delivery. Benefits from existing access on Verney Close and in close proximity to amenities and within the heart of the town centre.	Site area: 0.1 ha Site capacity: approx. 600m ² building footprint 1,750m ² gross floor area three storey development Housing delivery maximum @ 70m ² (three storey building) = 10 flats

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>Buckinghamshire in response to the Brownfield Call for Sites. Opportunity to deliver new homes in the town centre.</p>	<p>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.</p> <p>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</p>		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	listed buildings and discover archaeological information.		
SITE C – VERNEY CLOSE			
			
<p>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.</p>	<p>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).</p>	<p>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</p>	<p>Site area: 0.38 ha Site capacity: approx. 0.304ha Housing delivery maximum @ 30dph = 9 homes</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain and SuDS to significantly reduce surface water run-off.	warrant protection. Benefits from existing access from Tingewick Road and in close proximity to the town centre, bus routes, walking and wheeling connections.	
SITE D – TINGEWICK ROAD INDUSTRIAL ESTATE			
<div style="display: flex; justify-content: space-around;">   </div>			
<p>SITE E – TINGEWICK ROAD/BATH LANE</p> <p>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</p>	<p>Brownfield site within the built-up 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</p>	<p>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</p>	<p>Site area: 2.1 ha Site capacity: approx. 3,000 m² building footprint, 8,750 m² gross development area three storey development</p> <p>Housing delivery maximum @ 70m² (three storey building) = 100 flats</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>of university accommodation needs.</p>	<p>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</p>	<p>routes, walking and wheeling connections. Raised ground level likely to be required in Flood Zone 2.</p>	

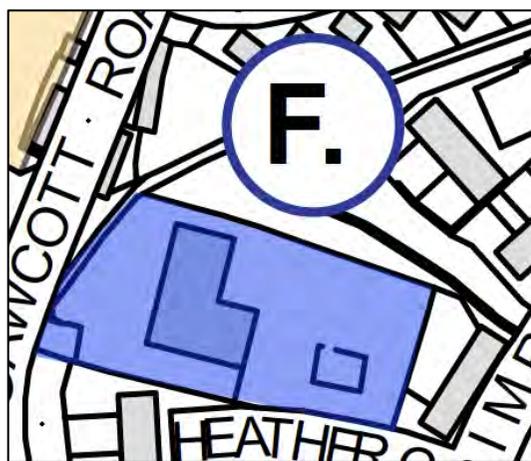
Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>development the site is not sequentially preferrable in flood risk terms. The site is not subject to an Exception Test as it is proposed to contain more vulnerable development in Flood Zone 2. 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</p>		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>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.</p> <p>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.</p> <p>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.</p>		

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
SITE E – TINGEWICK ROAD/BATH LANE			
			
<p>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.</p>	<p>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).</p>	<p>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</p>	<p>Site area: 0.37 ha Site capacity: approx. 0.30ha Housing delivery maximum @ 30dph = 9 homes</p>

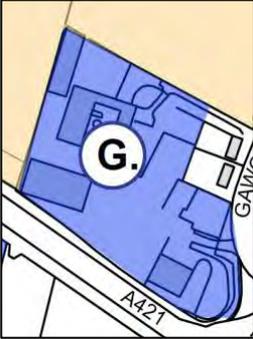
Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
		easily accessible from this location.	

SITE F – GEORGE BROWNS



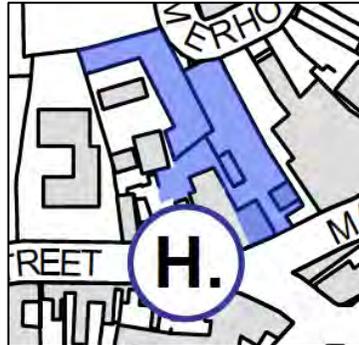
<p>SITE G – RING ROAD GARAGE LTD A brownfield industrial commercial use site in a residential area identified through project investigation. Opportunity to deliver new</p>	<p>Within the built-up area of the town on its edge and easy access to A421. Tree belt on boundary with A421. Not within the setting of heritage assets but some archaeological interest recorded in the</p>	<p>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</p>	<p>Site area: 1.7 ha Site capacity: approx. 1.36ha Housing delivery maximum @ 30dph = 40 homes</p>
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Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>homes in a sustainable location within the built-up area of the town.</p>	<p>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.</p> <p>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.</p>	<p>Land South West of Buckingham anticipated to make provision for amenities easily accessible from this location.</p>	

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>SITE G – RING ROAD GARAGE LTD</p> <div style="display: flex; justify-content: space-around;">   </div>			
<p>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.</p>	<p>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).</p>	<p>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.</p>	<p>Site area: 0.255 ha Site capacity: approx. 0.215 ha</p> <p>Existing non-residential ground floor use @ 400sqm to be retained (200sqm floorspace)</p> <p>Housing delivery maximum @ 42dph = 9 homes</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>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.</p>		

SITE H – MARKET HILL

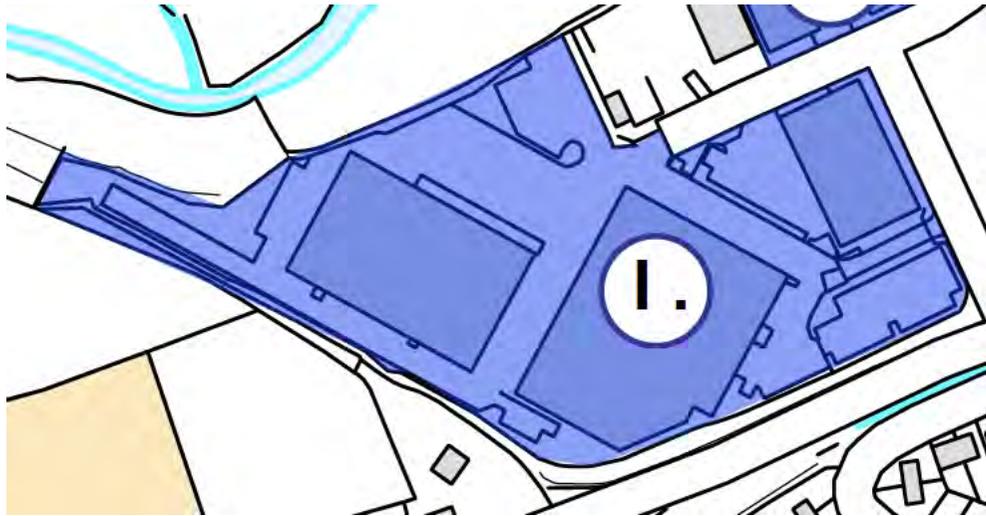


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>SITE I – MADE NP SITE I Brownfield site currently operating as industrial commercial uses allocated in the made NP for residential-led development. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.</p>	<p>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</p>	<p>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.</p>	<p>Site area: 3.67 ha Site capacity: approx. 2.94ha Housing delivery maximum @ 30dph = 88 homes</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>economically viable. Potential for ground contamination to be considered.</p> <p>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.</p>		

SITE I – MADE NP SITE I

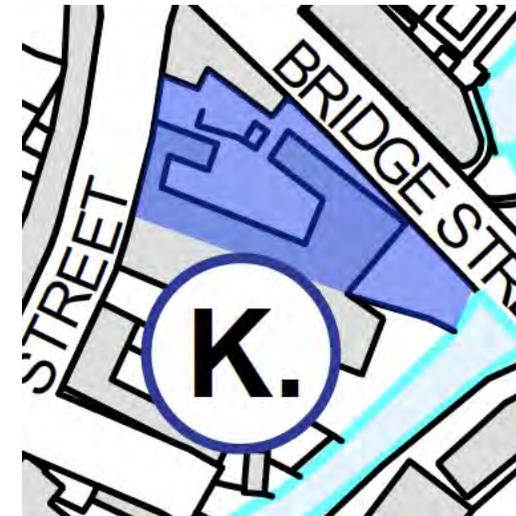


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
			
SITE K – MADE NP SITE K The site hosts largely commercial uses allocated in	In a prominent location within the Buckingham Conservation Area forming part of the key	Allocated in the made NP for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

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>the made NP for residential development. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.</p>	<p>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 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).</p> <p>Its redevelopment as per NP policies should enable minimal</p>	<p>by Bridge Street, a main thoroughfare to the town centre. Benefits from existing access on Bridge Street and within the town centre, close to bus routes, walking and wheeling connections.</p>	<p>Site capacity: approx. 0.17ha OR 960m² three storey development</p> <p>Housing delivery maximum @ 30dph = 5 homes OR Housing delivery maximum @ 70m² (3 storey building) = 36 flats</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>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.</p>		

SITE K – MADE NP SITE K



Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>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.</p>	<p>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).</p> <p>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</p>	<p>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.</p>	<p>Site area: 0.34 ha Site capacity: approx. 600m² three storey development</p> <p>Housing delivery maximum @ 70m² (3 storey building) = 24 flats</p>

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.

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 entirety 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

NEIGHBOURHOOD DEVELOPMENT PLAN

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

CONTENTS

Introduction	3
Context	6
Movement	19
Nature	23
Identity	31
Public Spaces	35
Homes & Buildings	41
Resources	45
Planning Applications	47



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.”*

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.

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



Finished redevelopment in 2022

CONTEXT

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*

*The Flosch and
Lord's Bridge*

CONTEXT

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 [The Buckingham Conservation Area Appraisal 2005](#), and future versions.



The Tanlaw Mill, University of Buckingham

The New Inn, Bridge Street.

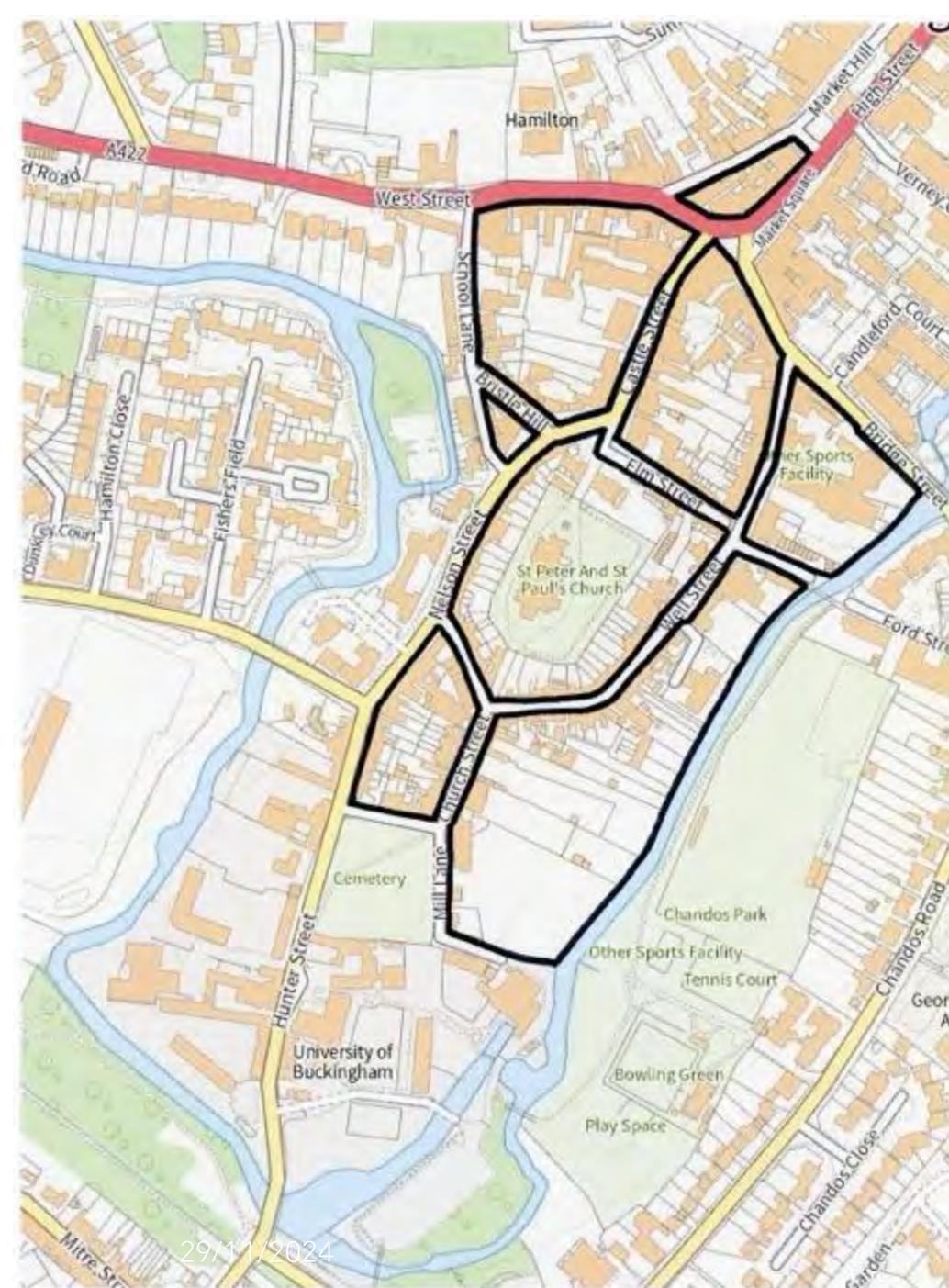


CONTEXT

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

CONTEXT

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.



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

CONTEXT

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

CONTEXT

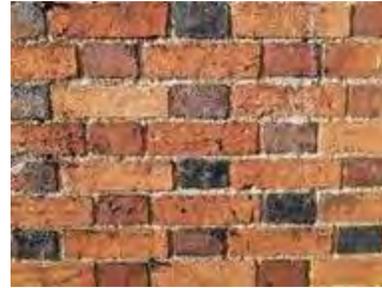
LOCAL CHARACTER ANALYSIS: WALLS

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.

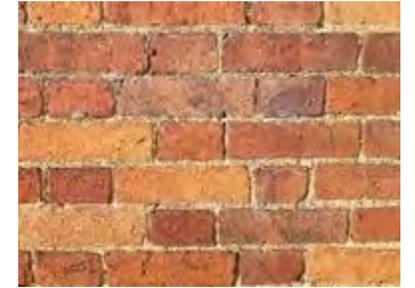
Local limestone buildings are also interspersed throughout the town, whilst painted brickwork of varying colours can be seen along with stucco and render.



Flemish bond with vitreous headers



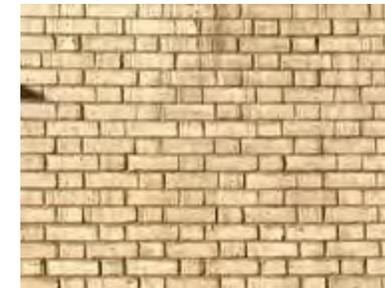
Flemish bond with pale headers



Flemish bond



Painted English bond brickwork



Yellow bricks laid in Flemish bond



Coursed limestone rubble



CONTEXT

*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



CONTEXT

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



Nelson Street



Bristle Hill

CONTEXT

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 voussoirs, and deep window reveals to recently constructed building at Buckingham University, details that reflect the local distinctiveness of Buckingham.

CONTEXT

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

CONTEXT

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





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.

CONTEXT

LOCAL CHARACTER ANALYSIS: CONTEMPORARY AND OTHER INTERPRETATIONS OF HOUSE DESIGN



Examples of contemporary house design within the Buckingham area.



Flats, Verney Close



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.

MOVEMENT

M.2.ii. JUNCTIONS & CROSSINGS

ROAD JUNCTIONS

Junctions **MUST** have minimum junction 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



Design speed

10 mph



Carriageway (width)

4.5m minimum

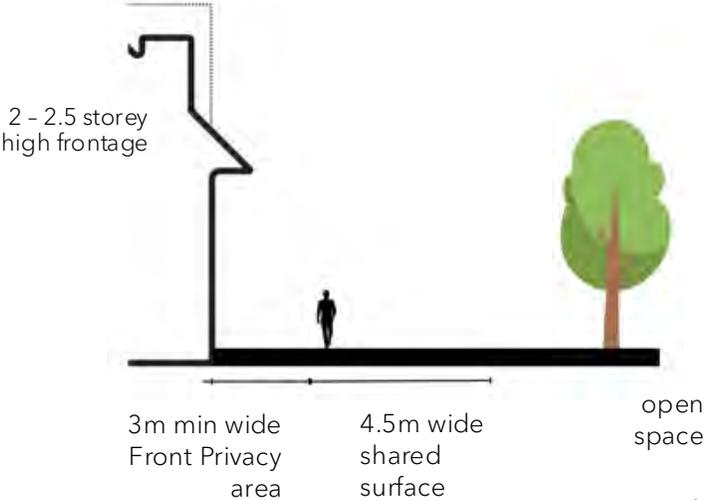
FORWARD VISIBILITY

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.



MOVEMENT

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

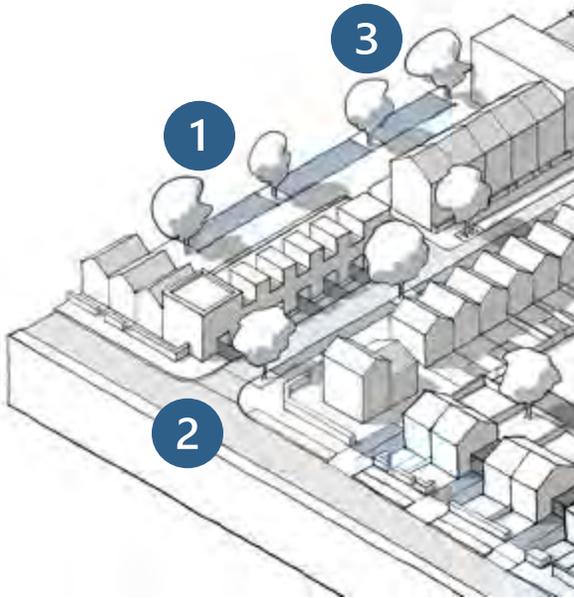
- 1) Parking court as part of a courtyard/cul-de-sac arrangement
- 2) Residents can easily view and access their cars
- 3) Cars stored away from street frontage
- 4) Street trees **COULD** be used to help screen view of parked vehicles

MOVEMENT

M.3.i. PARKING

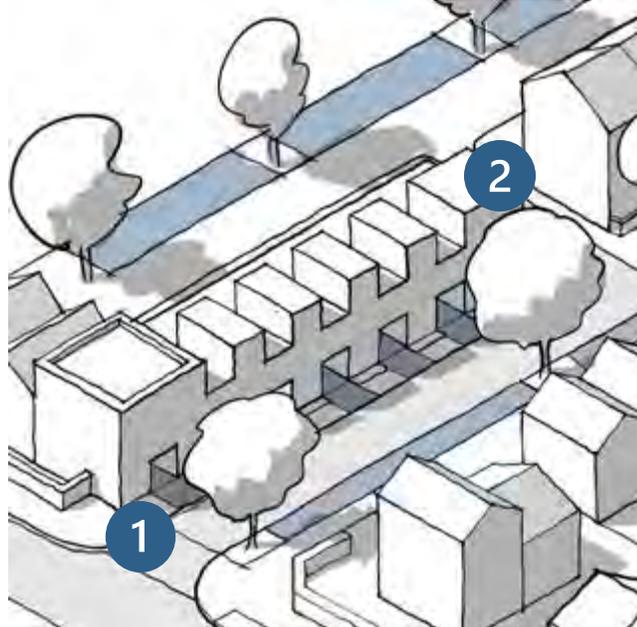
Further examples of how parking **COULD** be arranged in Buckingham are illustrated below:

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

Indicative Arrangement: On-Plot Undercroft



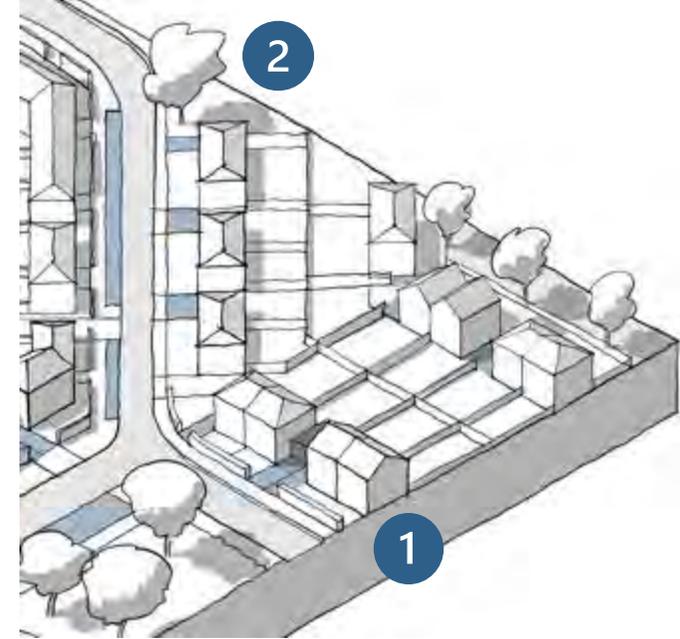
- 1) Buildings designed to allow for ground level parking space within the building footprint. This could lead to a garage at the rear of the plot.
- 2) Design solution helps to create a continuous building line and stores vehicles away from the frontage.

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



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



MOVEMENT

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.

AEDs: DEFIBRILATOR ACCESS

In order to ensure no individual in Buckingham is further than 400m from an Automated External Defibrillator, 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.

Convolutd 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 nameplates in the Buckingham Conservation Area



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

NATURE



*Heron and wildflowers in
Bourton Park Buckingham*

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.

NATURE

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.

NATURE

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.



29/11/2024



Buckingham Design Code: 2024 - 2040



26

NATURE

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.



Flooding at Cornwalls Meadow Carpark Buckingham

N.2.iii FLOOD RISK

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.

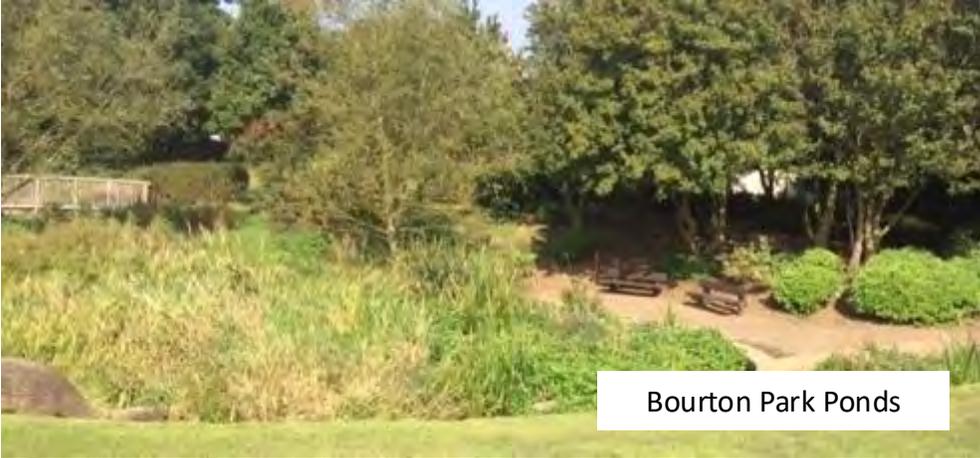
N.2.i. WORKING WITH WATER

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.



Bourton Park Ponds



Railway Walk



Riverside Walk

NATURE

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

NATURE

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, rhododendron should also be avoided.

NATURE

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:

Tilia 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); *Tilia Cordata* (Small Leaf Lime).

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

IDENTITY

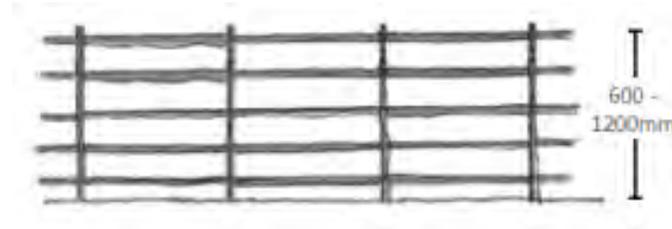
I.1.i. LOCAL CHARACTER

BOUNDARY TREATMENTS

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.

IDENTITY

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.

*Aerial view,
Bernadines Way
Google Maps © 2024*



Oak tree and surrounding planting on Bernadines way.

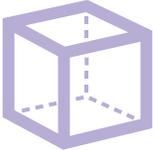


IDENTITY

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.

 <p>Span depths</p> <p>5.5m min - 8.5m max</p>	 <p>Ridge heights</p> <p>7m min - 8.5m max</p>	<p>Brick bonding</p> <p>the external face of 2 ½ and 3 storey buildings should be laid in Flemish bond</p>	<p>Stonework</p> <p>Where used, stonework must be guillotine cut local limestone coursed as per local practice.</p>	<p>Height</p> <p>Height from DPC to eaves shall be greater than height between eaves and ridge.</p>	<p>Angle of roof slope</p> <p>maximum 35 degrees where natural slate is used and 50 degrees maximum where plain clay tiles are used.</p>
<p>Chimney</p> <p>Chimneys on all dwellings with pitched roofs, which should be usable for venting purposes.</p>	 <p>Window heads</p> <p>1st floor window heads to adjoin eaves.</p>	 <p>Window and door reveals</p> <p>minimum 100mm</p>	<p>Flat brick voussiors</p> <p>Flat arch brick voussiors to window heads (to match the brick used for the proposed building).</p>	<p>Round brick voussiors</p> <p>Brick to match building. Window frames shall be curved at the top to fill the opening</p>	<p>Colour</p> <p>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.</p>

IDENTITY

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

lbstock

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

Leybrook Imperial Yellow Stock, Parkhouse Mellow Regent Stock

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.



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.



PUBLIC SPACES

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.

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

 Design speed 20/30 mph	 Carriageway (width) 6.5 - 7.3m minimum	 Kerb Conservation style	 Footpath (width) 2m minimum	Combined Footpath/ cycleway (width) 3 - 5m minimum	Swept path requirement (minimum) Refuse collection vehicles, emergency vehicles and public transport vehicles	Planting Native tree species, grass verges, both sides of the carriageway
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Example conservation style kerb.

PUBLIC SPACES

PRIMARY STREET LAYOUT

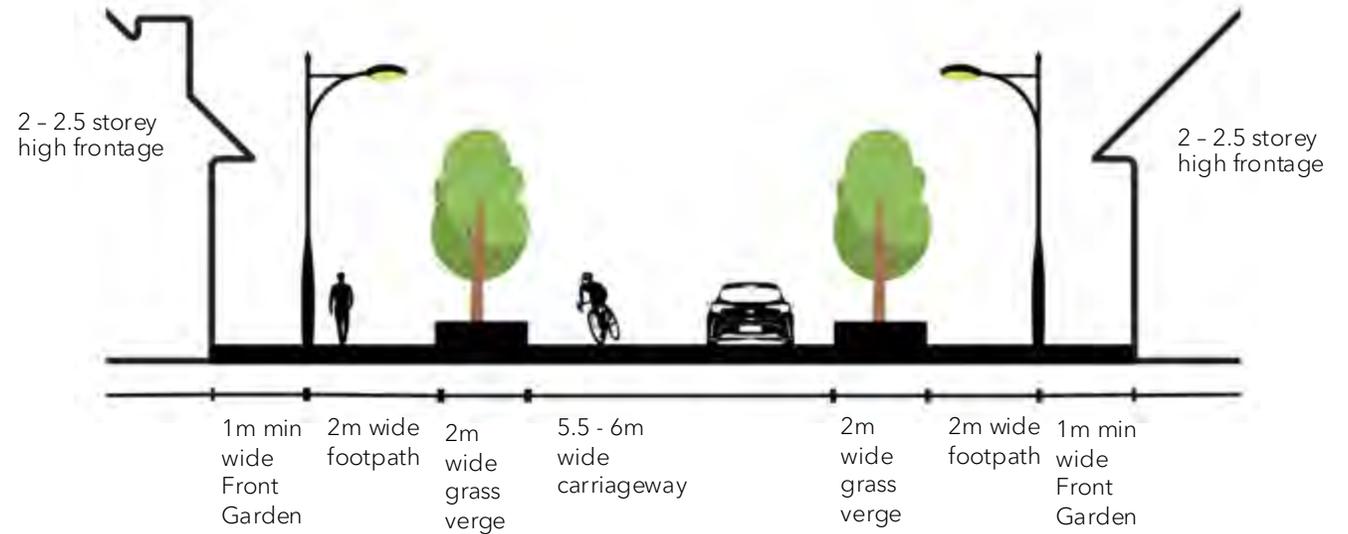


PUBLIC SPACES

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:



 <p>Design speed</p> <p>20 mph</p>	 <p>Carriageway (width)</p> <p>6m minimum</p>	 <p>Kerb</p> <p>Conservation style</p>	 <p>Footpath (width)</p> <p>2m minimum</p>	<p>Traffic calming through carriageway alignment, junction surface treatments, and changes in priority.</p>	<p>Swept path requirement (minimum)</p> <p>Refuse collection vehicles, emergency vehicles</p>	<p>Planting</p> <p>Native tree species</p>
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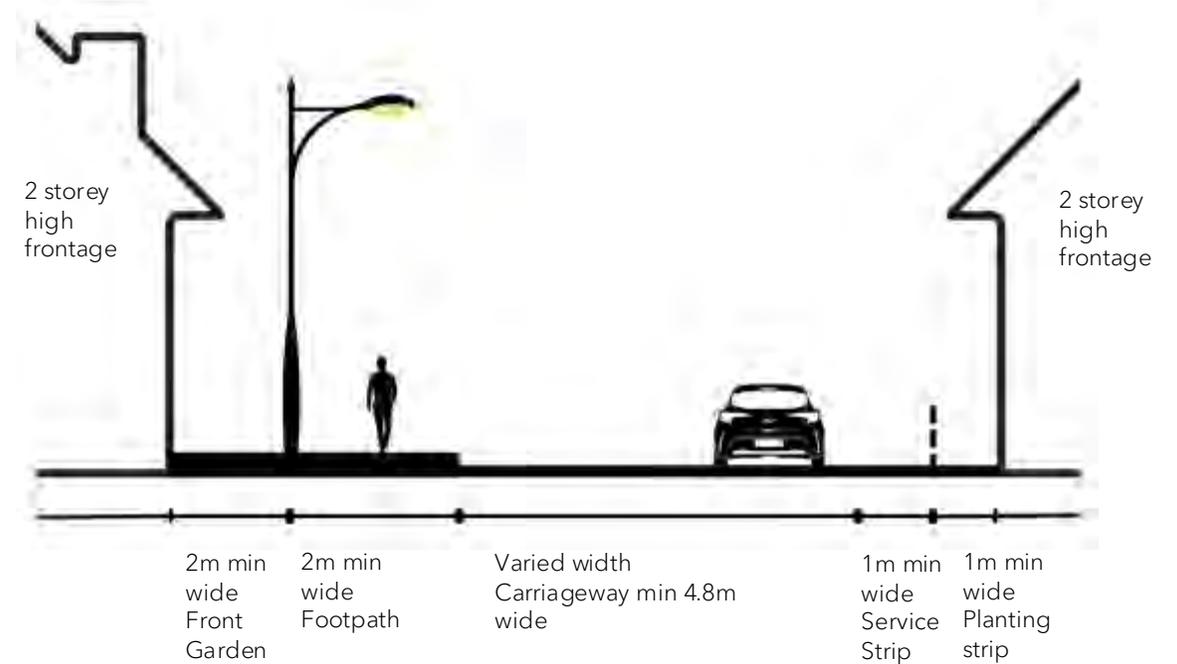
PUBLIC SPACES

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



Examples of surface changes to delineate private space, Buckingham

 <p>Design speed</p> <p>20 mph</p>	 <p>Carriageway (width)</p> <p>Variable minimum 4.8m</p>	 <p>Service strip</p> <p>1m minimum</p>	 <p>Footpath (width)</p> <p>2m minimum</p>	<p>Swept path requirement (minimum)</p> <p>Refuse collection vehicle and emergency vehicles</p>	<p>Planting</p> <p>Native tree species</p>
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PUBLIC SPACES

P.2.iii. HOME ZONES

Shared surface streets, defined only by 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.

PUBLIC SPACES

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 $\frac{3}{4}$ 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.

HOMES AND BUILDINGS

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.

HOMES AND BUILDINGS

H.2.i LIGHT, ASPECT & PRIVACY

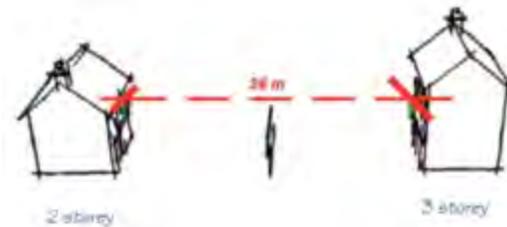
SPACE BETWEEN DWELLINGS: FRONT TO FRONT

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

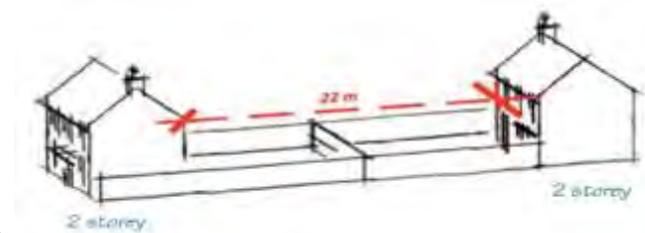
Where principal windows face the wall of a 2 storey dwelling that contains no windows, or windows that contain obscured glass (e.g. bathrooms) the minimum distance **SHOULD** be 14 metres. If the facing wall is 3 storeys high (with no windows) the minimum distance shall be 17 metres, increasing by 3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

HOMES AND BUILDINGS

See Buckingham Neighbourhood Plan Policy ENV4 Private Outdoor Space

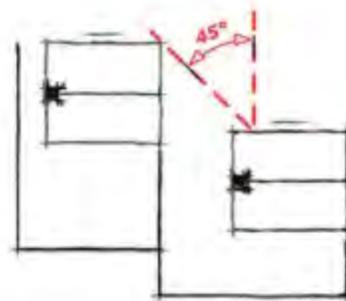
BACK TO BACK

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 horizontal 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.

HOMES AND BUILDINGS

H.2.iii. GARDENS AND BALCONIES

Please see Buckingham Neighbourhood Plan Policy ENV4 Private Outdoor Space

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.

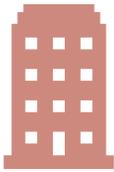
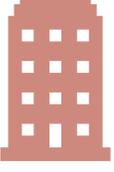
MINIMUM RECOMMENDED OUTDOOR AMENITY SPACE

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.

 1 bedroom flat 20 m ²	 2+ bedroom flat 40 m ²
 2 bedroom house 50 m ²	 3 bedroom house 65 m ²
 4 bedroom house 75 m ²	For each additional bedspace add 5 m ²

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.



Stratford Road



Hunter Street



Stratford Fields



Ford Street



Chandos Park



Well Street

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 ref	Location description	Architectural and artistic interest	Group value	Historic/Social Interest	Landmark Status
A	Four Terraced Villas in Brackley road, no's 1-4				
B	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				
E	"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				
H	Troughs outside community centre				
I	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

<p>#2 Brackley Road</p>	<p>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?</p>
<p>#3 Brackley Road</p>	<p>Architectural and artistic value</p> <p>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</p>

	<p>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.</p> <p>The house reflects so few original features it is difficult to understand what you are looking to preserve other than the red brickwork.</p> <p>Group Value</p> <p>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.</p> <p>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.</p> <p>Our View</p> <p>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.</p> <p>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.</p>
#4 Brackley Road	No response
Recommendation	
Include as building of heritage interest	

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 Local Heritage Assets). Having lived previously in a Grade II listed property within a conservation area, I am very aware of the difficulty of applying for permission and making changes. It is extremely costly and I am not in a position to pay out 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 Assets along Brackley Road and Buckingham as a whole. This concept for the town is a positive move so are 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

Include as building of heritage interest

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

Include as building of heritage interest

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 County 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

Include as building of heritage interest

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 Ulliyatt 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 Pevsner. It is said to be built with "Buckingham marble" that was quarried nearby.

Consultation with Landowner

<p>Pastoral Council, St Bernadine's Church and Presbytery</p>	<p>Your letter states that St Bernardine's Church & Presbytery, Chandos Road is being considered for designation as a Local Heritage Asset within the Buckingham Neighbourhood Plan. We understand that this would mean that St Bernardine's</p>
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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 Buckingham School	No response
Recommendation	
Include as building of heritage interest	

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

Include as building of heritage interest

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

Include as building of heritage interest

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.

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:

$$\frac{(\text{Factor A} \times \text{Area in sq.m.}) + (\text{Factor B} \times \text{Area}) + (\text{Factor C} \times \text{Area}) + \text{etc}}{\text{Total Site Area.}}$$

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 HERE 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 HERE for overview.	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014 .	0.7
Flower-rich perennial planting – see HERE for guidance.	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case studies.	0.7
Hedges (line of mature shrubs one or two shrubs wide) – see HERE 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 NBS Guide to Façade Greening 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 GRO Code 2014 .	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving – see CIRIA for overview.	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

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

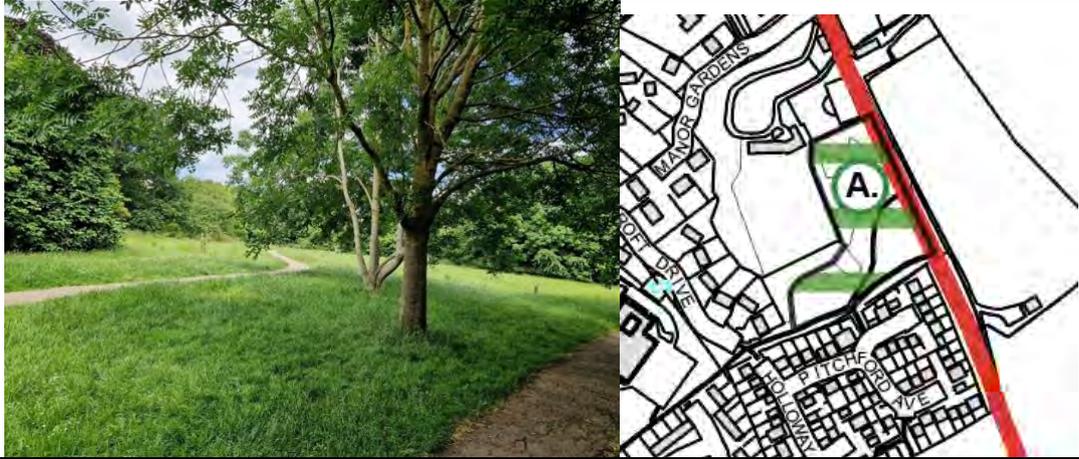
The following sites were allocated in [Buckingham Neighbourhood Development Plan 2015](#) (BNDP 2015 policy CLH5), the sites continue to fulfil the criteria for a Local Green Space and designation of these sites is retained:

- 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

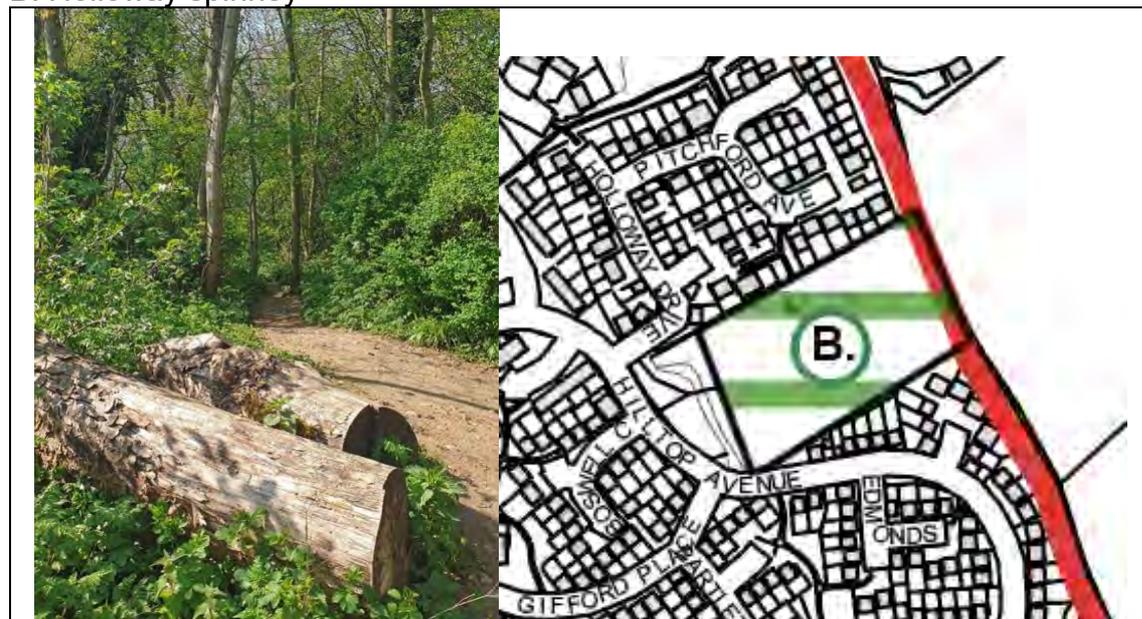
Proposed sites for designation as Local Green Spaces

Site ref	Location description	Historic value	Recreational value	Beauty	Tranquility	Wildlife
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 off Page Hill Avenue, Page Hill Estate.					

A. Land behind Watlow Gardens.

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Yes, it acts as a green corridor between a local primary school, busy housing development and a community playing field.
2 Local in character and not an extensive tract of land	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



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, adjacent to community playing field and Page Hill housing estate.
2 Local in character and not an extensive tract of land	Yes, the greenspace is home to many veteran trees including fruit and nut species that attract a variety of small mammals and invertebrates.
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	Historically part of the Maids Moreton Manor House gardens, this is popular walking route between parishes and great place to spot local wildlife.

Consultation with Landowner

Buckinghamshire Council	No objections
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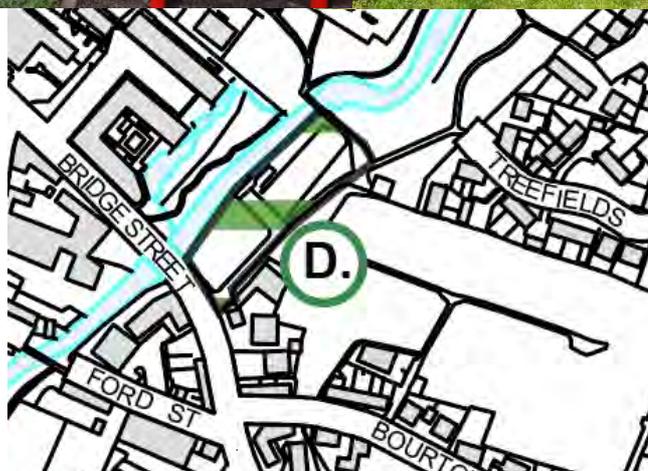
Recommendation

Allocate as Local Green Space

C. Maids Moreton Avenue.

 	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Yes, the avenue connects the village of Maids Moreton with Buckingham and is a busy walking route with access points from the Stratford Road and Page Hill.
2 Local in character and not an extensive tract of land	Yes, this is a densely wooded area, maintained by a local conservation group and Buckinghamshire Council. The area boasts a community orchard and many nesting sites for birds, bats and established bug hotels.
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	In use as a long-established walking route this is a tranquil area with long reaching views and a range of wildlife including, rabbits, badgers and muntjac deer
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	

D. Bridge Street Skate Park and adjacent play area



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, located within the heart of Buckingham town centre.
2 Local in character and not an extensive tract of land	Yes, the skate park was renovated in 2023/24 to a higher specification and the grassed, riverside play area ensures play for all age groups.
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	A pleasant open space adjacent to the Great River Ouse with pedestrian links to Buckingham's main shopping area. Has long history as a recreational area having formerly been the site of the Buckingham Lido 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
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Recommendation

Allocate as Local Green Space

E. Railway Walk & Scenic Walk



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, on the edge of the town centre and links pedestrian access to the A421 from the Tingewick Road.
2 Local in character and not an extensive tract of land	The walk is a wildlife haven that runs along the path of the old Buckingham railway line. A series of ponds create nature friendly wet spaces, alongside glades, an orchard and raised bridges with views across Buckingham.
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 Railway and Scenic Walks follows the route of the old train line, 1 mile of straight footpath, ponds and a rich variety of wildlife. Sections of the walk have been carefully restored and conserved by the Buckingham Railway Walk Conservation Group including creating additional habitats

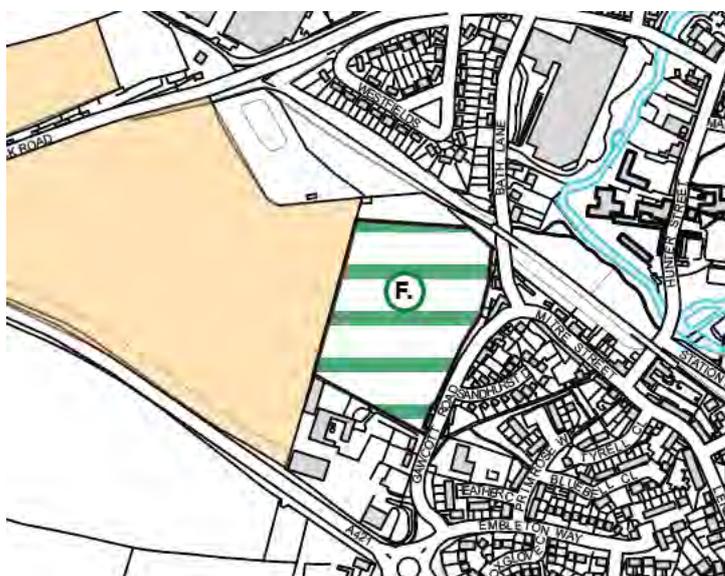
	for insects, reptiles, small mammals, bats, butterflies, moths, and birds.
Consultation with Landowner	
Buckingham Town Council	No objections
Buckinghamshire Council	No objections
University of Buckingham	Railway Walk & Scenic Walk - We do not agree with the extent of the area proposed as a new Local 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.
Recommendation	
Allocate as Local Green Space. Allocation space was amended to remove University of Buckingham land within boundary of application 17/00746/APP.	

F. St Rumbold's Field (site of St Rumbold's Well).



Ancient Monument of St Rumbold's Well

St Rumbold's Field



Assessment against NPPF LGS criteria

1 In reasonably close proximity to the community it serves	Yes, on the edge of the Scenic Walk and within the new Tingewick Road housing development.
2 Local in character and not an extensive tract of land	Yes, an important social and recreational area for residents and houses the ancient monument of St Rumbold's well.
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	An area with wide views across the field offering tranquility as well as recreational value appreciating the wildflowers and rich wildlife that thrives within the greenspace. The renovation of St Rumbold's well is subject to section 106 funding, including the installation of information boards to enhance the heritage value of this area.

Consultation with Landowner

Barratt Homes	No response
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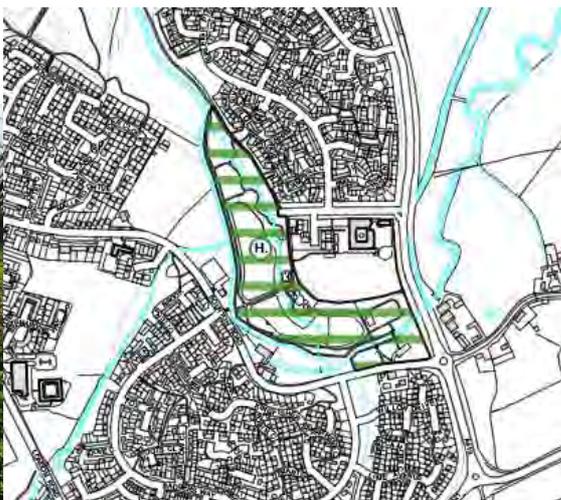
<p>Partner comment - Buckinghamshire Council Heritage</p>	<p>St Rumbold's Well is a Scheduled Monument and any work to it will require Scheduled Monument Consent from the Secretary of State for DCMS. Any proposed works including information boards should be discussed with and agreed by Historic England. This includes any works proposed within the field.</p> <p>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.</p>
<p>Recommendation</p>	
<p>Allocate as Local Green Space</p>	

G. Chandos Park

	
<p>Assessment against NPPF LGS criteria</p>	
<p>1 In reasonably close proximity to the community it serves</p>	<p>Yes, Chandos Park sits at the very centre of Buckingham – the main entrance is from Chandos Road and</p>

	there are other entrances including from Ford Street and near the University of Buckingham.
2 Local in character and not an extensive tract of land	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 Floss 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	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.
Consultation with Landowner	
Buckingham Town Council	No objections
Recommendation	
Allocate as Local Green Space	

H. Bourton Park

 
Assessment against NPPF LGS criteria

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

	
Assessment against NPPF LGS criteria	

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

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Nestled within the heart of Buckingham and accessible from the Bernadine's Way housing estate or University of Buckingham car park.
2 Local in character and not an extensive tract of land	This large open greenspace borders several housing developments and the University's halls of residence. It shares a boundary with Otter's Brook

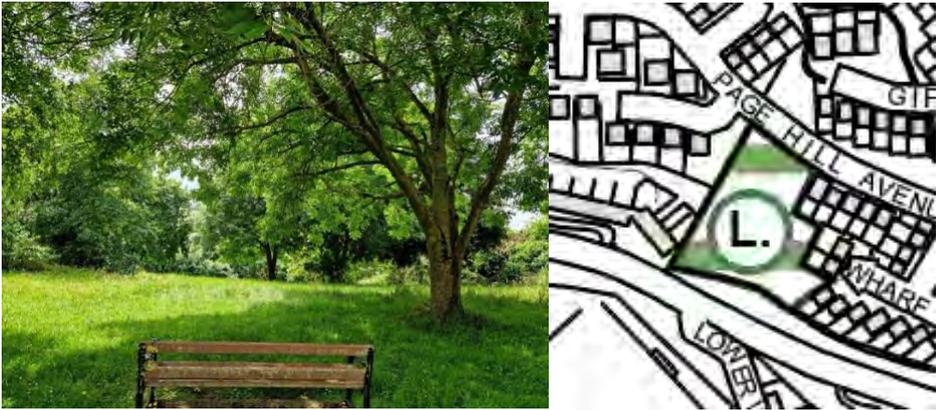
	playpark, separated by a tributary of the River Great Ouse.
3 Demonstrably special to the local community and holds particular significance, for example because of its beauty, tranquility, recreational value (including as a playing field), or richness of wildlife or historical significance	The large 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

	
Assessment against NPPF LGS criteria	
1 In reasonably close proximity to the community it serves	Located at the heart of Buckingham and accessible from the 1815 London Road Bridge, Heartlands Park winds along the river until it meets Bourton Park to the east of the town.
2 Local in character and not an extensive tract of land	This green flag winning park includes evidence of medieval ridge and furrow fields, rolling dips and peaks in

	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 community it serves	Positioned in the middle of Buckingham's Page Hill housing estate.
2 Local in character and not an extensive tract of land	This large urban greenspace boasts mature trees, shrubs and wildflowers.
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 greenspace provides a pleasant, tranquil and natural environment for residents to enjoy nature and a hilltop view of Buckingham.
Consultation with Landowner	
Buckinghamshire Council	No objections
Recommendation	
Allocate as Local Green Space	



Bourton Meadow - Buckingham
VISION STATEMENT

01 Introduction and Vision

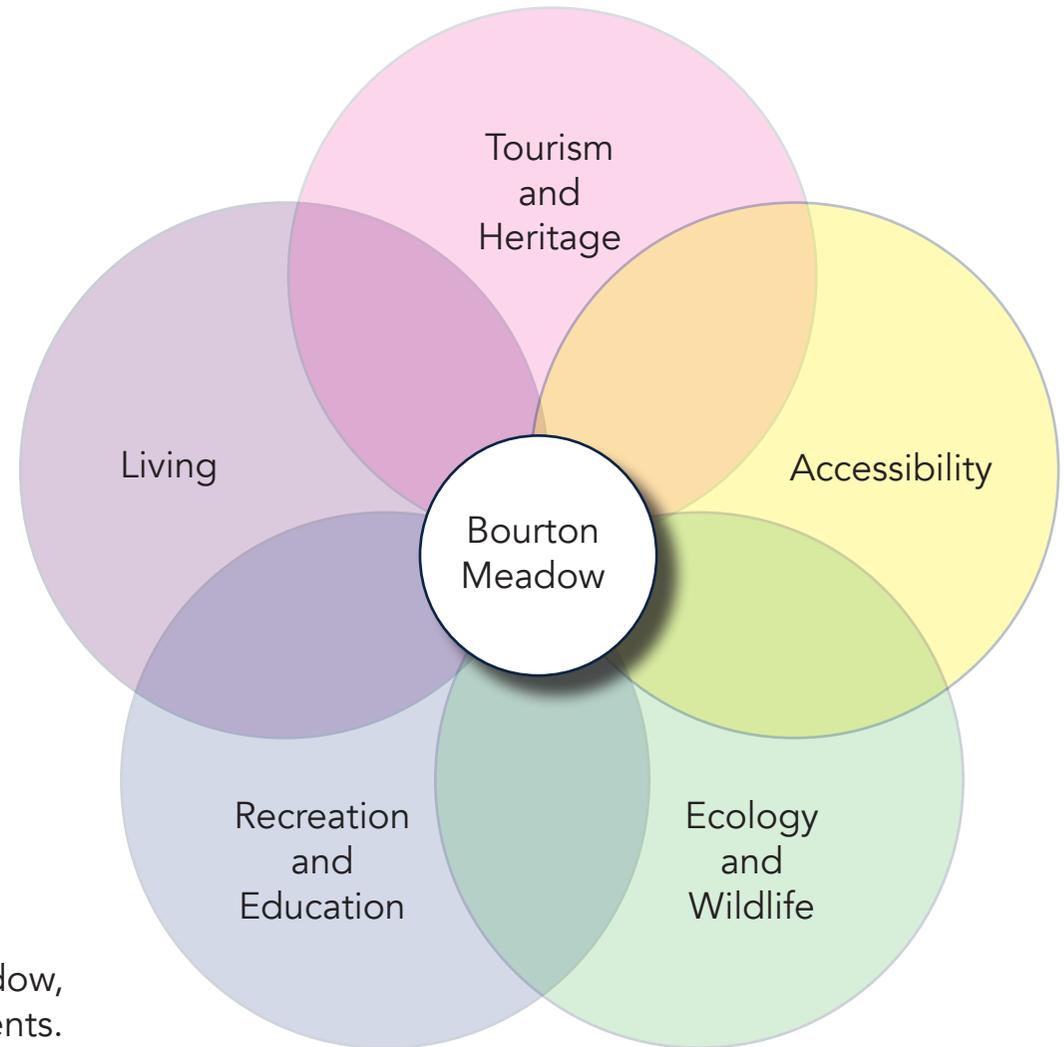
The Buckingham Neighbourhood Plan identifies Bourton Meadow as an area of opportunity in terms of tourism, enhancement of the historic Canal arm that crosses the site, the provision of green space, and recreational use.

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.



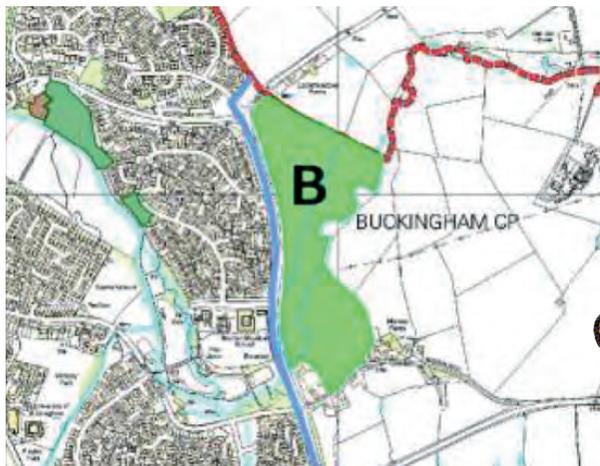
This diagram shows how the five key themes in this document overlap and create the Vision for Bourton Meadow



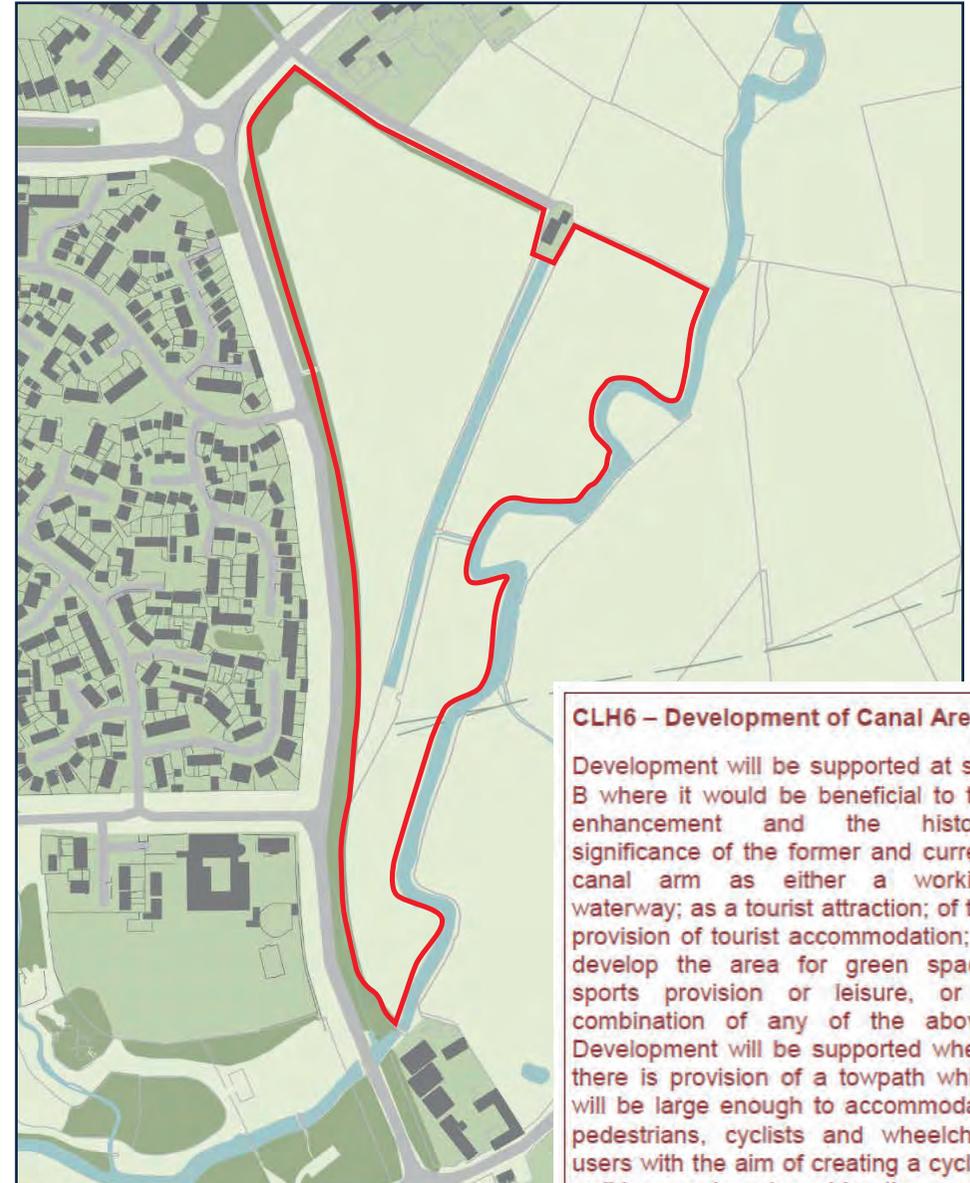
02 Buckingham Neighbourhood Plan

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.



CLH6 – Development of Canal Area

Development will be supported at site B where it would be beneficial to the enhancement and the historic significance of the former and current canal arm as either a working waterway; as a tourist attraction; of the provision of tourist accommodation; to develop the area for green space, sports provision or leisure, or a combination of any of the above. Development will be supported where there is provision of a towpath which will be large enough to accommodate pedestrians, cyclists and wheelchair users with the aim of creating a cycle / walking route alongside the canal towards Cosgrove.

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.



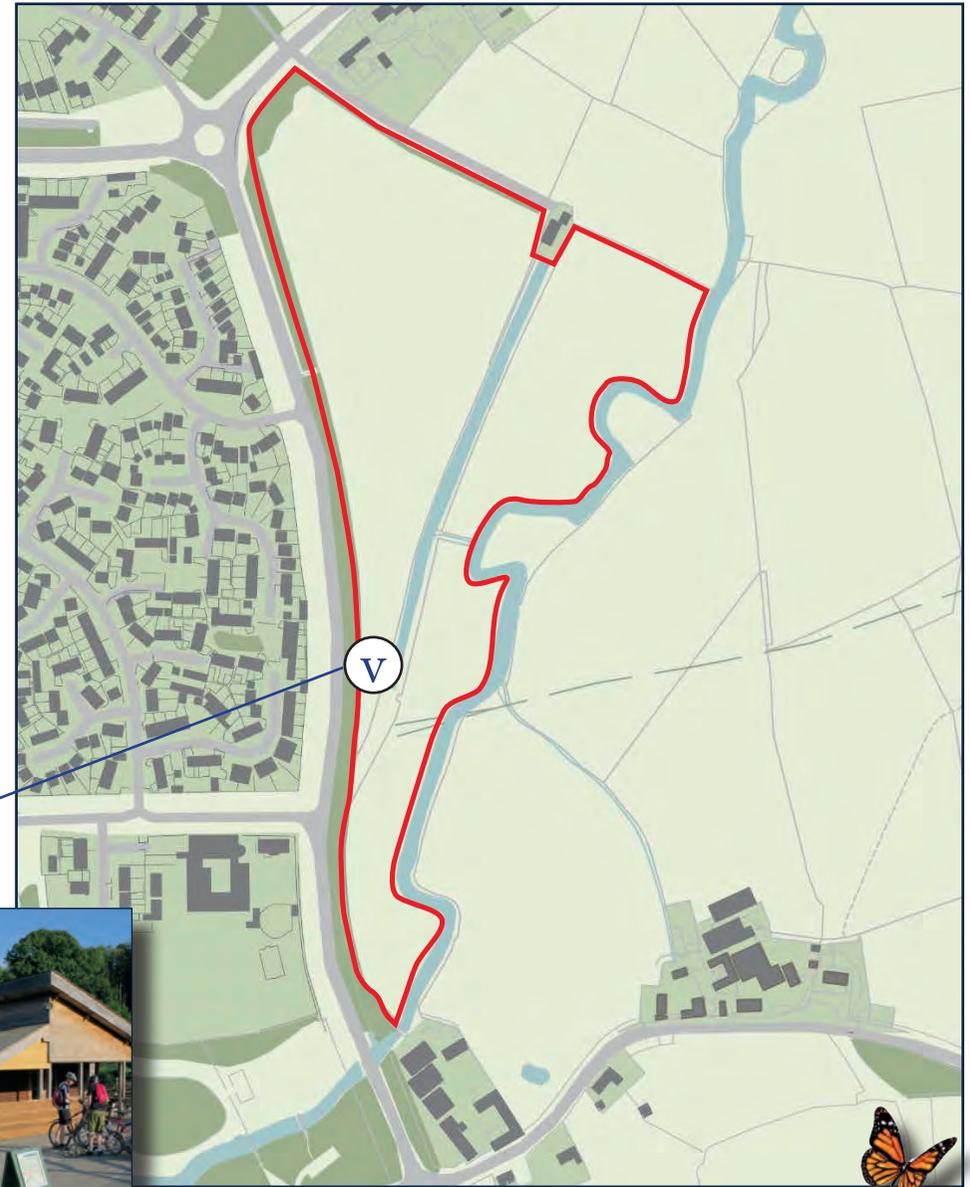
03 Tourism and Heritage

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.



Examples of successful visitor centres in the UK



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



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 proposed visitor centre.



06 Recreation and Education

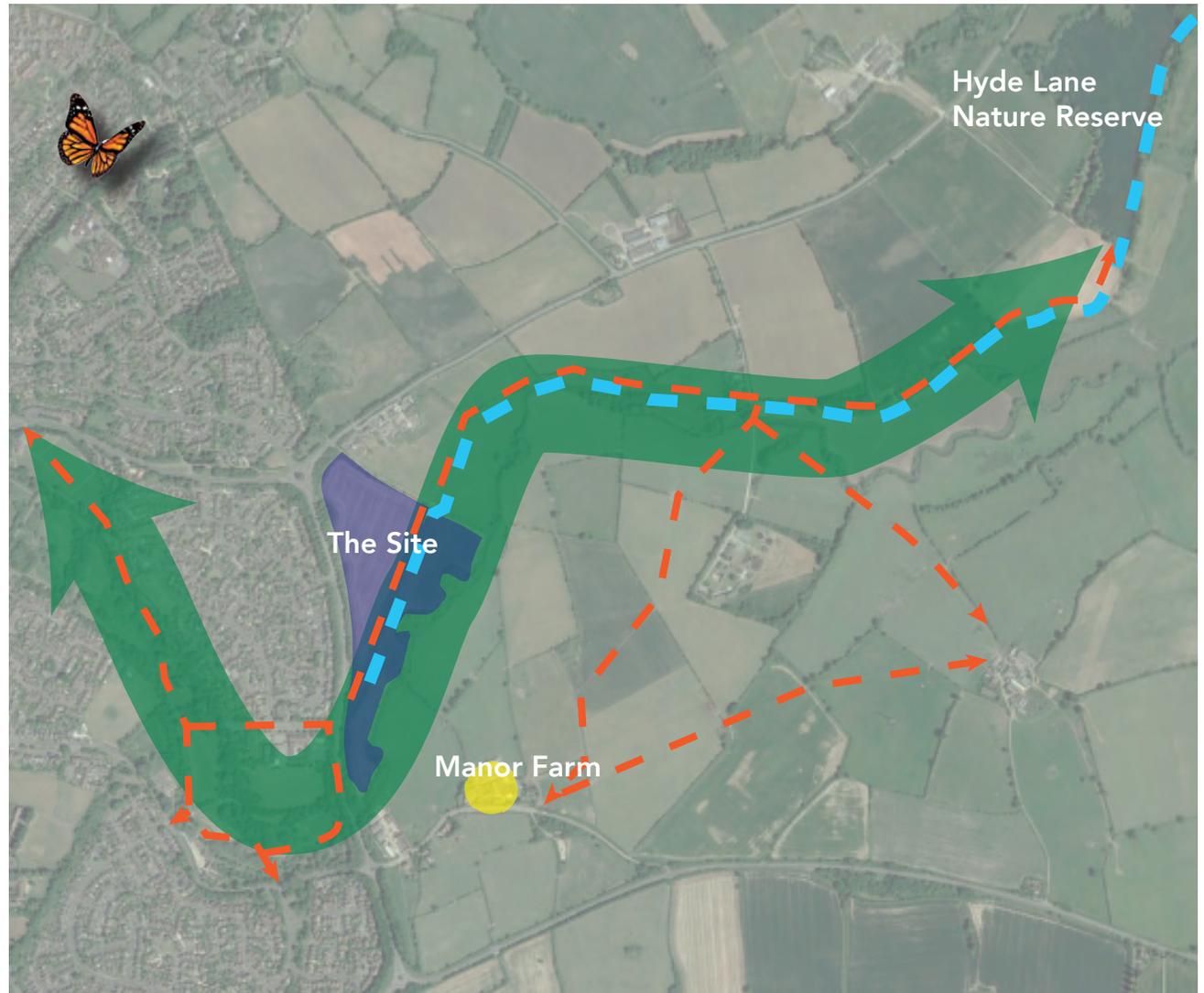
Connected Walks and Tourism Strategy

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).

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.

