

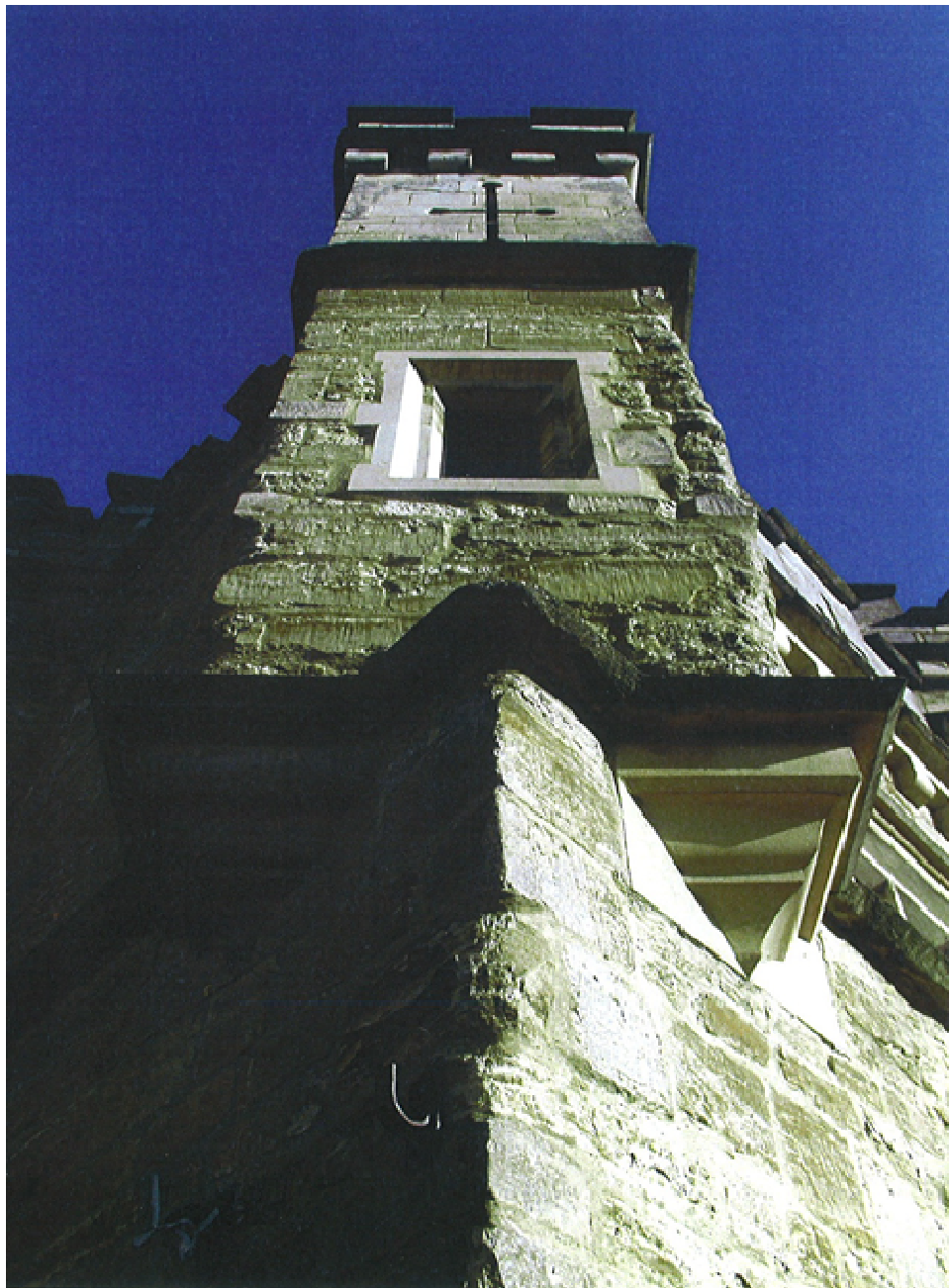


# **Buckingham**

## Neighbourhood Development Plan

Pre-submission Consultation Version – November 2013

Buckingham Neighbourhood Development covers the period 2013-2031 and has been prepared by Buckingham Town Council on behalf of the residents of the town



Buckingham Old Gaol – Dennis Granville

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## Foreword

Buckingham has grown in size over the last 40 years to be the market town that its residents and visitors love and hold dear. To ensure that Buckingham is a better place to live, work, study and play the Town Council with its partners embarked in 2011 on the journey of creating a Neighbourhood Plan for Buckingham. The Plan has enabled the people to have a greater say than before in all aspects of planning for the town's future and, most importantly, have their say in where future development should take place.

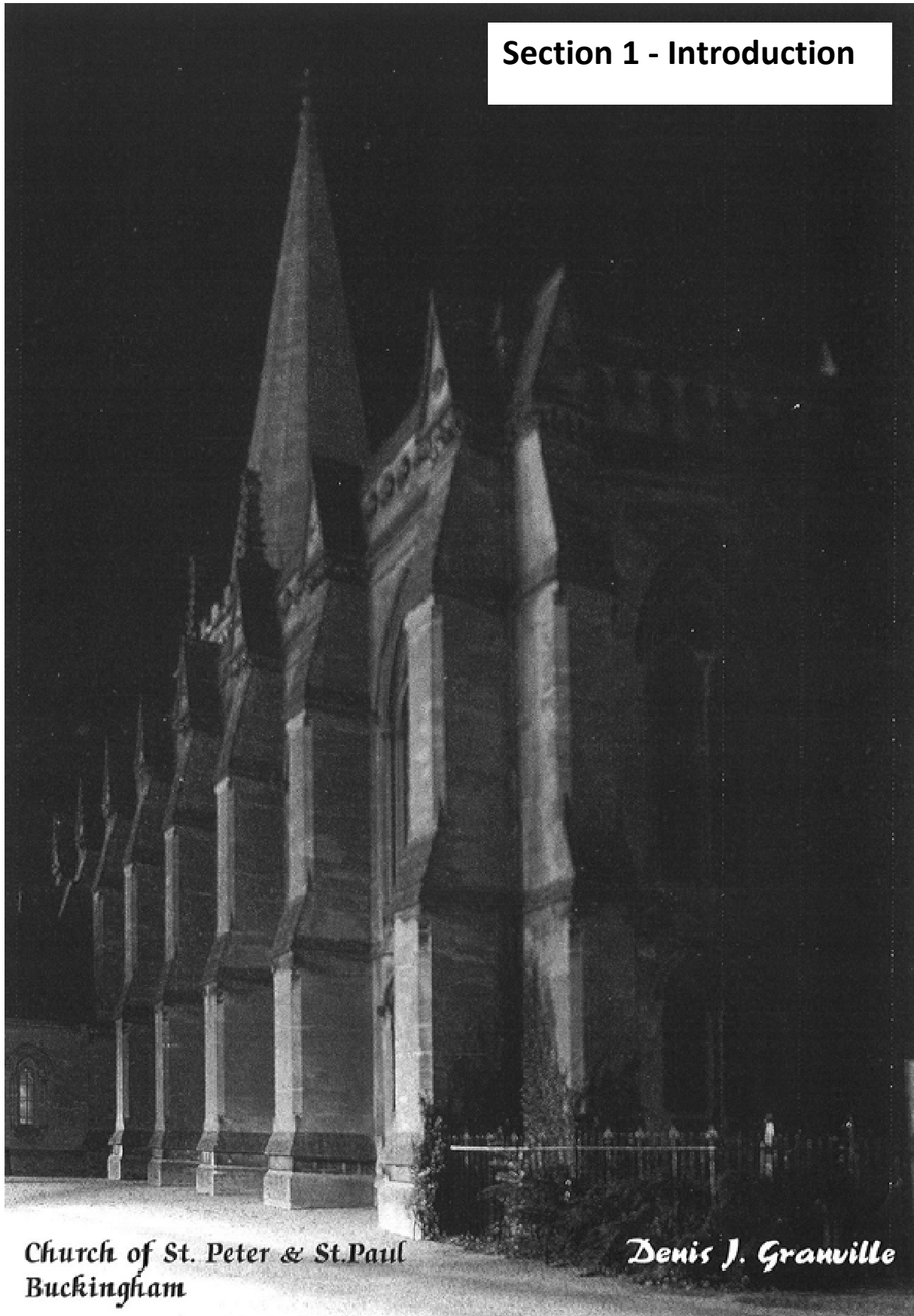
The public has had a voice in the vision for the town for the future and where the development the town needs and is required to undertake should be. The Town Council has interpreted the unprecedented consultation responses to create a document which will stand Buckingham in good stead until 2031.

I would like to thank all the people who made this plan possible, past and present Town Council staff, Town Councillors, partner organisations, stakeholder groups and most importantly all the residents of the town who have so far had a say in the Buckingham Neighbourhood Development Plan or are about to contribute their views.

I encourage you to respond to the Town Council with your opinions and comments on this pre-submission version of the Plan, be they negative, constructive or supportive. If you wish to comment then please email [townplan@buckingham-tc.gov.uk](mailto:townplan@buckingham-tc.gov.uk) or fill in a feedback form available at the Buckingham Library.

**Ruth Newell**  
**Mayor of Buckingham November 2013**

## Section 1 - Introduction



*Church of St. Peter & St. Paul  
Buckingham*

*Denis J. Granville*

Dennis Granville

## 1. Introduction

1.1 The Buckingham Neighbourhood Development Plan (the Plan) is part of a new wave of powers for localities which was brought in with the Localism Act 2011 and subsequently The Neighbourhood Planning (General) Regulations 2012. Under these regulations the Plan is deemed a Neighbourhood Development Plan.

1.2 The Plan sets out the vision for the town of Buckingham until 2031. To ensure that this vision is achieved the Plan issues clear planning policies which are in general conformity with other planning policies namely the Vale of Aylesbury Plan (VAP) and the National Planning Policy Framework (NPPF).

1.3 The current version of VAP used when compiling the Plan is the Independent Examination Version, August 2013.

1.3 Wide ranging and extensive consultation has taken place with members of the public, stakeholders and statutory consultees to ensure that the vision and planning policies reflect the aspirations, desires and needs of the town until 2031.

1.4 A large number of consultation events have taken place since the conception of the idea of producing the Plan; these encompassed a number of different methods and allowed the whole community to participate in the formulation of the Plan.<sup>1</sup>

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<sup>1</sup> See Consultation Summary (to be published with the submitted Plan)

## How the Plan fits into the Planning System

1.5 The Town and Country Planning Act 1990 (as amended) requires that the Plan is in “general conformity” with the strategic policies within the development plan for the area. In Buckingham’s case this is VAP. VAP requires that by 2031 Buckingham accommodates an additional 630<sup>2</sup> homes and various other developments.

1.6 While the Plan cannot accommodate less development than outlined in the VAP, the legislation does allow for more development to be provided.

1.7 The Plan must also comply with European Directive 2001/42/EC concerning Strategic Environment Assessments. Due to this requirement there has been a Sustainability Appraisal undertaken on the Plan. Separate consultation took place on the “Scoping Report” which formalised the plan’s objectives and developed the framework against which future decisions were made. The Scoping Report is available on the Town Council’s website [www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

1.8 The Plan is the first opportunity for the Town Council to prepare with the people of Buckingham to decide where new development should take place and how they would like to see the town grow and develop. Previous plans have been compiled by Aylesbury Vale District Council (AVDC) and without the Plan it would continue to allocate where development should take place.

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<sup>2</sup> For explanation on housing number please see Evidence Base

1.9 As a result of the new powers the Town decided to undertake the work required to give the people of Buckingham a say over the destiny of the town.

### What is in the Plan?

1.9 The Plan has developed over the period since the decision was taken to undertake a Neighbourhood Plan. As well as the prominent issues of where housing and employment land are to be allocated the consultation feedback highlighted that there were more than just these two issues to resolve. A number of key issues arose including:

- How the Town Centre as a retail and social venue should be supported;
- Access to and from the Town Centre and the Town as a whole, focusing on cycling, walking and provision for motorists;
- How the town could expand on its green space provision;
- The provision associated with the University of Buckingham;
- Provision of services in the future relating to increased development.

1.10 A full list of comments and main issues arising from the consultation

Fig 1.1



can be found in the Consultation Feedback document (Please contact Buckingham Town Council for a copy of the document).

### What are the next stages?

1.11 This is the Pre-Submission Consultation Version of the Plan.

1.12 This version has been put out for consultation by the Town Council before submitting it to AVDC after which a second round of six weeks of consultation will take place on the Plan.

1.13 Following AVDC's six week consultation the Plan will be submitted to an independent examiner. If the examiner is happy with the Plan it will move on to the next stage of the process.

1.14 The next stage of the process is a public referendum on the Plan. If the plan is voted through then the final part of the process is adoption by AVDC.

1.15 Following adoption the Plan will be used in the determination of planning applications through the planning process.

Fig 1.2





## Section 2 - Background



Church Street Letterbox – Chris Smith

## 2. About Buckingham

2.1 This section provides brief background facts about the town of Buckingham (for more complete information please see the Evidence Base) to inform the Buckingham Neighbourhood Development Plan as follows:

- Buckingham and its location
- Living including population and housing
- Working and shopping
- The University of Buckingham
- Getting around
- Leisure and Well-Being
- Environment and sustainability
- The Character of Buckingham

### Buckingham and its location

2.2 Buckingham is an historic market town situated in the north of the county of Buckinghamshire. It is the second largest town in the district of Aylesbury Vale. It is located sixteen miles north of Aylesbury, thirteen miles to the west of Milton Keynes, seven miles from the closest border with Northamptonshire, and five miles to the closest border with Oxfordshire.

2.3 Buckingham includes the suburbs of Page Hill, Mount Pleasant, Badgers, Linden Village and the new development of Lace Hill. To the north the town adjoins the parish of Maids Moreton, and although Buckingham provides many resources to the people of this parish, it is distinct and issues of coalescence are a concern.<sup>3</sup> In fact, the town of Buckingham is a focal point for housing, employment, administrative and community facilities in northern Aylesbury Vale.

<sup>3</sup> Maids Moreton is not part of the Buckingham Neighbourhood Development Plan.

### Living including population and housing

2.4 Buckingham has a population of 12,043.<sup>4</sup>

2.5 Buckingham has a high percentage (72%) of owner-occupiers. The remaining housing consists of 11% social housing and 15% private rentals.<sup>5</sup>

2.6 There is an unmet need for affordable housing, with 163 households on the AVDC Waiting List in 2010.<sup>6</sup> The lack of provision of affordable housing for local people was a strong concern expressed in consultation.

2.7 Due to the expansion of the University of Buckingham there has been an increase in the cost of private rental accommodation as students seek accommodation within close proximity to the campus. This in turn increases pressure on social housing, as many are priced out of the private sector. During consultation this was an expressed concern.

### Working & Shopping

2.8 In 2011 73% of the population aged 16-74 was economically active.<sup>7</sup> Of the same age group the highest

<sup>4</sup> 2011 Census figures from Office of National Statistics

<sup>5</sup> 2011 Census figures from Office of National Statistics

<sup>6</sup> AVDC Buckingham Fact Pack, 2011.

<sup>7</sup> 27% of the population were economically inactive and 3% of the economically active were unemployed. 2011 Census figures from Office of National Statistics.



percentage (48%) were employed in managerial and professional occupations.

#### Cornwall's Meadow Shopping



Fig 2.1



Fig 2.2

2.9 In 2011 only 3.6% of the population travelled to work by public transport and 51% travelled by car.<sup>8</sup>

<sup>8</sup> 2011 Census figures from Office of National Statistics.

2.10 The Tingewick Road Industrial Park has been identified as not meeting current or projected future needs.<sup>9</sup>

2.11 Office space – there is very little specific data in relation to office space in Buckingham.<sup>10</sup> There is little purpose-built provision in the town centre. Use is made of space above retail premises, and some retail units have had change of use granted to office function. Some offices have sought to relocate to industrial premises, but others are apparently happy with town centre location and provision.

2.12 Although lying outside of the BNDP area, the Silverstone Circuit represents a major economic presence within the immediate area. It has created a highly-skilled group of associated motor industry companies, collectively known as “Motor Sport Valley” a high performance engineering sector which is seen as a key asset to the U.K. economy.

2.13 Town Centre units have a significant number of estate agents and hairdressers, as well as banks, public houses, restaurants and takeaways.

2.14 Buckingham has a substantial number of independent retailers and service providers. This is viewed as a major asset to the town's attraction.

<sup>9</sup> Aylesbury Vale Employment Land Study 2008 para.5.20 & Aylesbury Vale Employment Land Review Update 2012 para 7.110

<sup>10</sup> Aylesbury Vale Employment Land Study 2008 is divided between provision in Aylesbury itself and the rest of the Vale, and therefore specific information to Buckingham is not available.

2.15 Tesco has a superstore on the edge of town. There are further plans to locate a large Sainsbury's and Asda along the A413 and A421. Further convenience stores are found in the town including Waitrose, Tesco Metro, Londis and soon a Sainsbury's local.

2.16 In addition Buckingham has two weekly markets on Tuesdays and Saturdays, as well as a flea market on Saturdays. These markets are run by Buckingham Town Council. The main market traders pay by pitch size, so there is no set number of stalls to easily determine occupancy rates.

### **The University of Buckingham**

2.17 The University of Buckingham was the U.K.'s first independent university, offering intensive two-year degree programmes. It opened as the University College at Buckingham in February 1976, and was granted a Royal Charter conferring University status in 1983. From the initial 65 students to the current 1,300 on campus (2000 in total), it aims to expand to a projected 2,000 on campus within the period of the BNDP.<sup>11</sup>

2.18 The University is a major employer within the town, as well as providing significant input into the town's economy.

### **Getting Around**

2.19 The main road through the centre of Buckingham is the A422. The A413, (which links the A40 in the south of the county to Towcester connecting then to the A43 and thus also to the A5),

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<sup>11</sup> The University of Buckingham Campus Development Framework Document 2011.

passes through Buckingham and providing the main road to Winslow and Aylesbury in the south.

2.20 The A421 forms a by-pass around the southern edge of the town which links to the M40 to the west and Milton Keynes to the east. This new bypass was built in the early 1980s and now has significant development to the south of the route. With recent speed limit reductions coupled with congested at peak times there is strong support for an additional southern by-pass.

2.21 There is continued concern about the volume of traffic in particular the number of HGVs travelling through the town centre.<sup>12</sup>

2.22 There are a number of key bus routes linking the town to Milton Keynes, Bicester, Aylesbury and beyond, including the X5 and the 60.

### **Leisure and Well-Being**

2.23 Buckingham benefits from high levels of sporting activity. There are a large number of clubs providing opportunities for both juniors and adults in a variety of sports. Several teams compete at high levels within their league structure.

2.24 There are three N.H.S. general practice surgeries within Buckingham; with new health centre facilities planned as part of the Lace Hill

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<sup>12</sup> Aylesbury Vale Advantage Ltd Buckingham Town Centre Parking and Sustainable Transport Study, ARUP, February, 2011 p.15. Suggested reasons within the report include Satnav error or attempts to avoid congestion on the by-pass – see p.60.

development.<sup>13</sup> There are five dental practices. The Buckingham Community Hospital facilitates care for patients after treatment or surgery at an acute hospital, particularly where rehabilitation is required, and a limited facility for outpatients. Hamilton House is a privately run care home. There are two blocks of charitable almshouses in Buckingham.<sup>14</sup>

2.25 There are several pre-school facilities in Buckingham. In addition there will be a new nursery [26 places] provided on the Lace Hill site.

2.26 Buckingham has three primary schools; Buckingham Primary; Bourton Meadow Academy & Grenville Combined School. There will be another primary school in the Lace Hill development, which will be an Academy [with 210 places]. In addition residents of Buckingham may attend a number of village schools. There is currently a 9% surplus of school places in the area.<sup>15</sup>

2.27 Buckingham has two upper schools; the Royal Latin School, a selective grammar school; and The Buckingham School; secondary pupils may also travel out of Buckingham to other schools in the area.

2.28 There are a number of places of worship within Buckingham; St Peter &

<sup>13</sup> It is not yet clear whether these facilities will be N.H.S. or private. If N.H.S. facility there may be accessibility issues if not solely serving the Lace Hill Development.

<sup>14</sup> Christ's Hospital, Market Square, and Barton's Hospital, Church Street are administered by Buckingham General Charities.

<sup>15</sup> BCC figures. The Council notes that this is in line with the Department of Education's guidance of 5-10% to accommodate parental preference.

St Paul's Church of England; St. Bernardine's Roman Catholic Church; Well Street United Church; The Salvation Army Citadel on Moreton

Grenville Combined School



Fig. 2.3

Buckingham Hospital



Fig. 2.4

Road; Buckingham Evangelical Church, which meets in Bourton Meadow School; & Jehovah's Witnesses who meet in the Oddfellows' Hall in Well Street. The Well Street Church has recently outgrown its premises in Well Street and currently meets in the Royal Latin School.

2.29 The Buckingham Centre in Verney Close houses Buckingham

Library; Buckingham Options<sup>16</sup>, Aylesbury Vale District Council & Buckinghamshire County Council Customer Service centres & Buckingham Town Council. It is used occasionally for daytime adult learning classes. The nearest adult learning facility running regular classes is at Winslow.

2.30 There is heavy reliance placed on private rental facilities for a large number of community activities with Buckingham.

2.31 There are a number of cultural and social aspects to the town including Buckingham Community Centre, the Radcliffe Centre, the Film Place and the Old Gaol museum.

### Environment and Sustainability

2.32 Buckingham is sited on the River Great Ouse which provides a focal point for the town's green spaces and parks.

2.33 Chandos Park and Bourton Park provide green space and flexible leisure facilities. In addition the old railway line has been the basis for the development of various walks.

2.34 The Old Railway Walk; Holloway Spinney and Maids Moreton Avenue provide wildlife areas. Buckingham Sandpit is a local nature reserve.

2.35 The Buckingham Cemetery provides a green space on the edge of town as well as a community facility. The cemetery will not be able to cope with demand in the next few years, and further provision is a necessity.

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<sup>16</sup> Buckingham County Council centre primarily for people with learning difficulties, but also for persons with mental health issues.



Fig. 2.5

2.36 There are allotments off the Bourton Road<sup>17</sup> and also at Tingewick Road. In addition a Community Herb Garden has been created in conjunction with the University of Buckingham within their grounds.

2.37 The river also poses environmental difficulties in relation to flooding. Major flooding events have taken place in the town, most recently in 1998 and 2007. There are substantial areas within Flood Zones 2 & 3, which does place constraints on development of these areas.<sup>18</sup> Since the 2007 incident a scheme funded by Defra, AVDC and the Environment Agency has progressed and individual flood protection measures were installed on a number of houses in the town.

2.38 Surface water drainage is also an issue in certain areas of the town. Buckingham County Council is now the Lead Local Flood Authority for Aylesbury Vale District Council and thus Buckingham.<sup>19</sup>

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<sup>17</sup> Run by the Bourton Road Allotment Association

<sup>18</sup> See Appendix ??? for more detail.

<sup>19</sup> Flood and Water Management Act 2010 and the Flood Risk Regulations 2009. This pertains to surface water and ground water and not river



## The Character of Buckingham

2.39 Buckingham is an historic market town. The town holds a Royal Charter from Queen Mary I granting the right to hold markets and a Royal Charter from Charles II. Today there are twice weekly general markets, as well as a flourishing flea market on Saturdays. The Charter Fair held over two Saturdays in October is considered a highlight in the town's year.

2.40 The centre of Buckingham is predominantly Georgian or earlier in building style, with infill during the Victorian period as well as peripheral development at this time. This is preserved by the Conservation Area status conferred on the central area of the town and a large concentration of listed buildings. Despite the later development of these, much of the original medieval street pattern and burgage plots still exist. The streets are focused around the market area, the river or church (see below). The result is clear vistas and routes.

2.41 The Old Goal constructed in 1748, is a focal point of the town centre, containing a local museum, Thames Valley Police Information Desk and the Town's Tourist Information Centre. In addition the Grade II listed "Old Town Hall" [circa. 1783 but incorporating features of an earlier Town Hall] is another focal point at the top of Market Square.

2.42 The spire of St Peter & St. Paul's Church [Grade 1 Listed] is visible from

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flooding, which remains under the remit of the Environment Agency.

many parts of the town and beyond. It forms a landmark on almost all approaches to the town. With new lighting the landmark is also visible at night.



Fig. 2.6



Fig. 2.7

2.43 The River Great Ouse runs through the town and was probably the reason for the original settlement. It provides a natural line for green space & the Heartlands but in turn poses a significant flood risk to many parts of the town. For a considerable period of

the town's history, the Buckingham branch of the Grand Union canal contributed to the town's economy.<sup>20</sup>

2.44 The distinct areas of Buckingham character have been identified as:

**Town Centre** – This area forms the central focus of the town and contains many historic buildings and frontages including a number of listed buildings, which provides a wide variety of architectural styles and a mixture of residential and business use. The mix of residential housing includes retirement flats and flats and houses catering for a wide range of ages and lifestyles. It provides a focal point for the town with connected streets providing a framework for central retail and commerce.

**Heartlands** – Buckingham is fortunate in the amount of green space at the centre of the town, referred to as the Heartlands. This consists of Bourton Park, Bourton Road, Heartlands development and the Buckingham Cricket Ground.

**Western approach** – The University campus is a mixture of renovated buildings and purpose built accommodation. Bath Lane, Mitre Street and Westfields provide residential accommodation, whilst there are industrial areas on either side of the Tingewick Road, which then leads out to open fields towards the by-pass.

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<sup>20</sup> Considerable interest remains in preservation and restoration of the canal through the efforts of the Buckingham Canal Society..

**St Peter and St Paul's Church and environs** – The Church of St Peter and St Paul sits on Castle Hill and as such presents a landmark which can be seen from most approaches to the town, as well as providing beautiful vistas within the town itself. There is a heavy concentration of listed buildings within this area.

**Eastern Residential** - These four residential estates form a band to the east of the town. The Lace Hill development started in 2012. They provide a variety of housing styles and accommodation.

**Western Residential** – This area lies to the south of the river and the town centre. There is a good mixture of housing stock and styles. Here are also significant areas of green space and sports facilities.

The Old High Street



Fig 2.8

**North Western Arc** – This area lies to the north west of the town centre and has a mixture of housing stock, which varies in its quality. It has a range of open spaces with Stowe Avenue being

the most attractive entry point to the town.

Industrial Areas – This industrial park lies to the south of Buckingham on the by-pass. It also contains the Household Waste and Recycling

Centre which generates additional road traffic. There is a mixture of manufacturing businesses and service providers. Several businesses have relocated here from the town centre in recent years.

### 3 Vision and Objectives

3.1 The Vision and Objectives were developed for the Scoping Report; this has further been augmented by comments and feedback through the consultation undertaken for the Plan.

3.2 The overarching vision of the plan will be to “*make Buckingham a better place to live, work, study and play*”, which must be achieved in the context of sustainable growth.

3.3 From the widespread consultation which has taken place there is a desire to achieve this through maintaining Buckingham’s status as an historic market town.

3.4 The Wales Rural Observatory defines a market town as “identifiable [by] the presence of a distinct clustering of commercial services and an established civic infrastructure and tradition.... [they] are also morphologically distinctive as stand-alone settlements rather than as a part of a more extensive urban area, and in this way may be distinguished from suburban business districts.”

3.5 From the Vision and through stakeholder feedback and general consultation 6 themes have been identified as being important to the town going forward:

- Housing and phasing
- Design and heritage
- Culture, leisure, health
- Economy and education
- Infrastructure
- Financial uplift

3.6 These themes were the outcome of 11 objectives which were identified to ensure that the Plan makes

Buckingham a better place to live, work, study and play. The objectives were as follows:

- Conserve and enhance the town’s historic environment and its setting.
- Provide minimum design requirements to ensure appropriate development in the town, building on the work of the 2001 Vision & Design Statement.
- Encourage development that strengthens culture, leisure, sport and play facilities in the town.
- Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilities locally.
- Maintain the quality of Buckingham’s parkland and green space, in particular its ‘green heart’.
- Foster the economic development of the town and its hinterland by providing employment led growth, increasing the town’s appeal to tourists and invigorating the town centre.
- Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.
- Provide a diverse housing stock to meet the needs of existing and future local people.
- Secure the financial uplift of new development for the benefit of the local community through developer contributions, New



Homes Bonus and/or Community Infrastructure Levy.

- Improve movement into and around the town in a healthy and safe manner; specifically cycling, walking and ease of access for the disabled.
- Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.
- Mitigate, and improve the capability of the town to deal with flooding.

#### Housing and phasing

Main comments raised during the consultation include:

**Need for affordable housing**  
**A good mix of housing is needed**  
**Interest in Self-Build**  
**Desire for Employment and Infrastructure improvements before housing**

**Objective:** Provide a diverse housing stock to meet the needs of existing and future local people.

#### Design and heritage

Main comments raised during the consultation include:

**Want to see preservation of trees in the town**

**Desire to see the roof line of the town preserved**

**Need to have buildings of good quality design**

**Ensure that new development has good parking**

**Prevention of surface water flooding through design**

**Objective:** Conserve and enhance the town's historic environment and its setting.

**Objective:** Provide minimum design requirements to ensure appropriate development in the town, building on the work of the 2001 Vision & Design statement.

#### Culture, leisure health

Main comments raised during the consultation include:

**Desire to maintain the existing green space**

**Develop linear parks**

**Development of a canal area**

**Preservation of St. Rumbold's Well**

**Demand for new social, cultural, leisure and health facilities**

**Objective:** Encourage development that strengthens culture, leisure, sport and play facilities in the town.

**Objective:** Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilities locally.

**Objective:** Maintain the quality of Buckingham's parkland and green space, in particular its 'green heart'.

### Infrastructure

Main comments raised during the consultation include:

**A new A421 relief road**

**A new Western bypass**

**New cycle ways and improved paths in town and linking with Silverstone, Winslow and Milton Keynes**

**No further development within the flood plain**

**Environmental design built into houses**

**Prevent surface water flooding through design**

**Objective:** Improve movement into and around the town in a healthy and safe manner. Specifically promoting cycling, walking and ease of access for the disabled.

**Objective:** Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.

**Objective:** Mitigate and improve the capability of the town to deal with flooding.

### Economy and education

Main comments raised during the consultation include:

**Increase parking in the town centre**

**Increase retail development in the town centre**

**More employment opportunities**

**Create office space opportunities in the town centre**

**Support Buckingham University development**

**Aid tourism through development**

**Some existing employment sites are unsuitable**

**Objective:** Foster the economic development of the town and its hinterland by providing employment led growth, increasing the town's appeal to tourists and invigorating the town centre.

**Objective:** Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.

### Financial uplift

Main comments raised during the consultation include:

**Ensure that contributions are made to allow improvements identified to take place**

**Objective:** Secure the financial uplift from new development for the benefit of the local community through developer contributions, new homes bonus and/or Community Infrastructure Levy.

## 4 The Vision of Buckingham in 2031

4.1 The Plan outlines the vision for Buckingham in 2031 and how it is to be achieved. In Buckingham in 2031 there will be:

- An additional 630 dwellings
- An additional 400 rooms to accommodate the expansion of Buckingham University
- 6.5 hectares of new employment land
- At least 3.5 hectares of replacement employment, to accommodate the land set aside for housing
- New retail areas and leisure facilities in the Town Centre
- A new Community building
- A Cultural Arts Centre
- New sport facilities
- New and improved transport connections
- New green spaces
- New Cemetery and allotments

### Additional Homes

4.2 Under the VAP, the Plan has to accommodate 630 new dwellings. The breakdown of this is shown in table 1.

4.3 However, with the University of Buckingham planning to expand dramatically over the Plan period it has been decided to allocate 400 rooms for on- campus halls of residence.

### Employment Land

4.4 With the loss of employment land on the Tingewick Road Industrial Estate it has been decided to increase the amount of land available for employment.

4.5 6.5ha of employment land was outlined in the GL Hearn's Aylesbury Vale Employment Land Review [Update Final Report September, 2012 at 9.18] for Buckingham.

4.6 However, with the provision of housing on Tingewick Road Industrial Estate and the conversion of the Innov8 site to education this would result in the loss of 7.5 ha of employment land which also needs to be taken into account when deciding on an employment land allocation.

### Retail and Leisure

4.7 Although the VAP does not produce numbers relating to retail figures for Buckingham, there has, through our consultation, been a large call for more retail development and redevelopment in the town. As a result areas have been allocated for development within the Town Centre.

4.8 The demand for more retail provision in the town centre would also increase, factoring in the increase in population associated with the new housing developments.

## Community Building

4.9 The need for community building has been identified in AVDC's Draft Infrastructure Delivery Plan and in public consultation on the Plan.<sup>21</sup> This could be linked with the need identified for a new building/place of worship for the Well Street Combined Church.

## Cultural Arts Centre

4.10 The need for the Cultural Arts Centre has come from consultation and came forward as part of the Buckingham Plan 2009.

## Sports facilities

4.11 Evidence in the Sports Facilities Need in Buckingham [Buckingham Town Council, TC/47/12] and provided for by policy CLH3

## Transport connections

4.12 The Plan makes provision for improved connections via various transport links. These include:

- Within the town
- To new development
- Enhancing cycle provision
- Enhancing walking provision
- Protection for a A421 Relief Road
- Protection for a western bypass

4.13 The Buckingham Transport Strategy for the town will advocate better transport links with:

- Winslow and the East – West Rail station
- Silverstone
- Milton Keynes
- Milton Keynes Redway cycling network
- Stowe Landscape Gardens

## Green Spaces

4.14 The Plan protects the green space provision at:

- Mount Pleasant
- Stratford Fields
- March Edge
- Overn Avenue
- Ford Meadows

4.15 As designated Local Green Space under the new powers in NPPF.<sup>22</sup>

4.16 It also highlights green space provision on the following sites:

Site G  
Site H  
Site I

## Cemetery and Allotments

4.17 Following the need identified by the Town Council for cemetery and allotment provision, a site South of the A421(Site F) has been identified to meet the long term need.

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<sup>21</sup> See later at 8.1.

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<sup>22</sup> NPPF paras. 76-78.



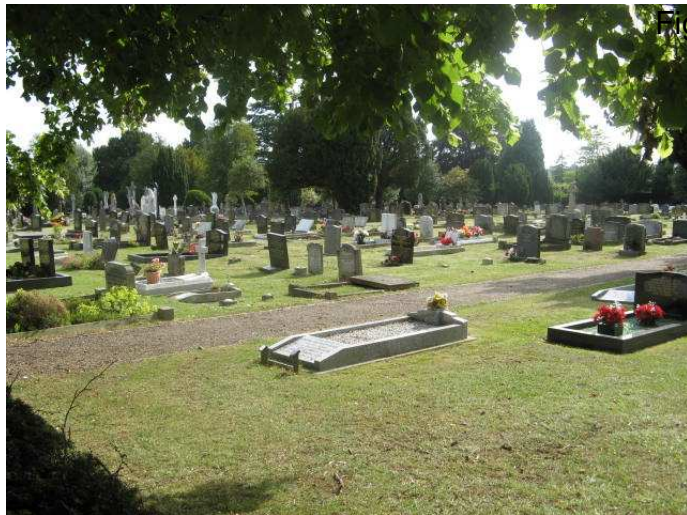


Fig. 4.1 Cemetery

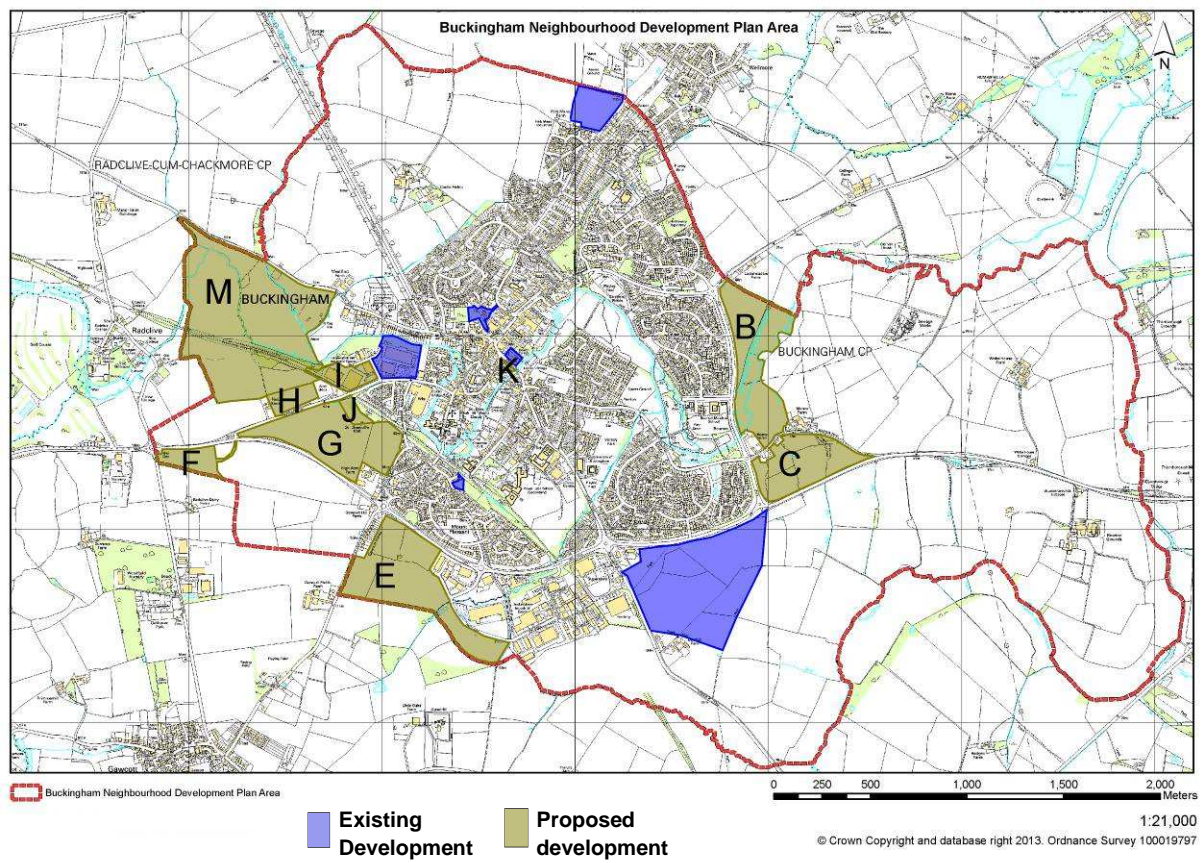


Figure 4.2

## Section 3 Neighbourhood Planning Policies



The Flossh – Chris Smith



## 5. Introduction to Policies

5.1 This section sets out the policies that make up the Buckingham Neighbourhood Development Plan, these are based upon the Vision outlined for Buckingham.

5.2 The policies are set out in the 6 themes which were identified in the Scoping Report. These are:

- Housing and phasing
- Design and heritage
- Culture, leisure, health
- Economy and education
- Infrastructure
- Financial uplift

5.3 After looking at best practice each theme will have its own chapter. These chapters are structured in the same way:

- A table setting out the theme, objectives and policy headings
- Each objective is set out in a box, with explanatory text

- Each policy (under the objective) is highlighted and then supported by text which sets out the requirements which need to be met.
- Each policy has a unique reference number which is based on the theme title e.g. HP1 is Housing and Phasing 1.

**The objective goes here**

**This is the text which explains the objective**

**This is where the policy goes**

The policy text goes here and explains the requirement of the policy

## 6. Housing and Phasing

OBJECTIVE	POLICY
Provide a diverse housing stock to meet the needs of existing and future local people	HP1 – Allocate land for 630 new dwellings
	HP2 – Allocate land for 400 new rooms for University expansion
	HP3 – Allocate land for self build
	HP4 – Provide a diverse housing mix
	HP5 – Provide affordable housing
	HP6 – Provide a Phasing Strategy
	HP7 – Provide guidelines for Windfall sites
	HP8 – Houses in Multiple Occupancy



Fig 6.1 Manor House



**Objective: Provide a diverse housing stock to meet the needs of existing and future local people.**

**This section of the Plan outlines the broad requirements for new developments taking place in Buckingham. Detailed site requirements for the allocations set out here can be found Section 4**

### **HP1 – Allocate land for 630 new dwellings**

Permission will be considered for new housing as set out in Table 1 and as shown in the site allocation plans in Section 4 provided the development meets the requirements set out in the policies of this Plan and VAP.

Site	Allocated number of dwellings
Site G	400
Site H	50
Site I	100
Site J	39
Site K	28
Windfall Sites	13
<b>Total</b>	<b>630 Dwellings</b>
Site M	300
<b>Total Reserve</b>	<b>300 Dwellings</b>

Table1

6.1 The allocated sites within Table 1 show the allocation based on the figures for the emerging VAP. The reserved allocated sites will only be called upon should the VAP be required to revise upwards the allocated dwelling figures for Buckingham.

6.2 If one or more of the allocated sites is not brought forward within an appropriate amount of time to be completed within the Plan period then

the reserve site will be released for the equivalent number of dwellings.

### **HP2 – Allocate land for 400 new rooms for University expansion**

Permission will be considered for new rooms as set out in Table 2 and as shown in the site allocation plans in Section 4 provided the development meets the requirements set out in the policies of this Plan and VAP (with the exception of HP4; HP5 & HP6). This policy will run in conjunction with policy EE9.

Site	Allocated number of Rooms
Innov8 Site	300
Verney Park	100
<b>Total</b>	<b>400 Rooms</b>

Table 2

6.3 The University of Buckingham has outlined plans<sup>23</sup> to expand student provision within the town. If this expansion materialises a minimum of 400 extra student rooms would be needed.<sup>24</sup> The allocated sites in Table 2 would aid in fulfilling this requirement. Such expansion would require adequate student accommodation delivered concordantly with teaching facilities.

6.4 The allocated sites in Table 2 must be developed before or in partnership with the progress made on policy EE9. This is due to a need to make up

<sup>23</sup> University of Buckingham, Campus Development Framework 2011

<sup>24</sup> This minimum figure would allow for university accommodation for all first year students.

provision for the identified existing deficit in university accommodation.

### **HP3 – Allocate land for self build**

Permission will be considered for self-build development on part of Site H provided the development meets the requirements set out in the policies of this Plan and the VAP. This part of the site will not be subject to affordable housing requirements if developed on an individual plot basis.

6.5 15 dwellings as part of a 50 dwelling development on Site H are allocated for development as self-build.

### **HP4 – Provide a diverse housing mix**

Housing must be of a type, size and tenure that meets local needs. On large developments there should be a wide mixture of types of housing from 1 to 5+ bedrooms and from small bungalows to large detached houses.

6.5 Large areas of the same style and type of housing will not be acceptable.

### **HP5 – Provide affordable housing**

All proposals for new housing should provide affordable housing as required by Policy VS9 of the VAP. This will generally be set at 35%<sup>25</sup>

6.6 Affordable housing should generally be provided onsite and must be fully integrated with the market housing throughout the development. Affordable housing must be visually

indistinguishable from the market housing, including its parking provision.

6.7 The type and size of affordable homes should meet the specific needs identified for Buckingham.

6.8 The affordable housing shall be allocated to those with an existing tie to Buckingham first. The following will be deemed a local connection:

- The person has existing family within the town.
- They are employed in Buckingham.
- They have lived in the town for the previous 2 years<sup>26</sup>.

Once the shortfall in the local demand for Affordable Housing is met, then any remaining allocation can be offered more widely.

6.9 On a large site the phasing of affordable housing shall be in line with the phasing of the site as a whole.

6.10 Planning applications for residential development where there is a net gain of six or more homes must be accompanied by an Affordable Housing and Dwelling Mix Strategy in accordance with the requirements set out in the Buckingham Neighbourhood Plan Delivery Strategy.

### **HP6 – Provide a Phasing Strategy**

Housing development (apart from that under policy HP2) will not take place before 2016, with most new development taking place after 2021.

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<sup>25</sup> See VS 9 of VAP and para.3.48

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<sup>26</sup> Guidance from Secretary of State: Providing social housing for local people: strengthening statutory guidance on social housing allocations

Other development (non housing) can be undertaken at any point.

6.11 New housing development will be delayed due to the current commitments surpassing demand for a number of years. This is outlined in VAP<sup>27</sup>.

6.12 Other development including infrastructure, retail, employment etc. can, subject to meeting the other provisions of this Plan, be undertaken at any point of the Plan period.

### **HP7 – Provide guidelines for Windfall sites**

Permission will be considered for small development sites within the Plan area on brownfield or infill sites. Sites will have to comply with other plan requirements including elements of the Design and Access Statement (Policy DH6).

6.13 Windfall sites will be considered, sites such as those outline within the Site Assessment Document as being suitable for development, namely the Garage Site behind Western Avenue, the former Police Station on Moreton Road and a residential aspect of Wharf Yard would provide the 15 dwelling numbers required.

6.13 Sites such as these are called 'windfall sites'. Windfall sites can only be considered for development of 10 dwellings or less. No further permissions will be given for further development on the site in the plan period.

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<sup>27</sup> See VS 7 of VAP and VAP table 3

6.14 The density of development should create a character that is appropriate to the site's context.

6.15 The site should not:

- Result in the loss of important private open space
- Impact upon amenity areas
- Result in the loss of community or play facilities without improved facilities being provided on an alternative and suitable site.

6.16 Windfall sites should have good connections as highlighted in other policies of this Plan.

### **HP8 – Houses in Multiple Occupancy**

Permission will be required to convert a dwelling into a House in Multiple Occupancy. For the purposes of this policy a House in Multiple Occupancy is any dwelling which is either designed or converted to house 3 or more unrelated people or does house 3 or more unrelated people with common facilities.

6.17 Changes of use to houses in multiple occupancy (HMO) will be permitted if:

- The proposal does not harm the character and appearance of the building, adjacent buildings or local landscape context;
- The design, layout and intensity of use of the building does not have an unacceptable impact on neighbouring residential amenities;
- Internal and external amenity space, refuse storage and car and bicycle parking is provided at an appropriate quantity, is of

high standard and so as not to harm visual amenity

- The proposal does not cause unacceptable highway problems
- The proposal does not result in an over concentration of HMOs in any one area of the town, whereby by the cumulative effects of HMOs would cause a detrimental impact to any of the above points.

## 7. Design and Heritage

OBJECTIVE	POLICY
<b>Conserve and enhance the town's historic environment and its setting</b>	DH1 – Preservation and enhancement of the Conservation Area's special characteristics
	DH2 – Protect existing trees and provision of trees in developments
	DH3 – Enhancing the special Buckingham characteristic of building rooflines
<b>Provide minimum design requirements to ensure appropriate development in the town, building on the work of the 2001 Vision &amp; Design statement</b>	DH4 – Provision of good quality private outdoor space
	DH5 – Design of developments in relation to site boundary requirements
	DH6 – Requirement to provide and adhere to a Design and Access Statement



Fig. 7.1 Old Tan Law Mill



Fig. 7.2 Old Coach House



**Objective: Conserve and enhance the town's historic environment and its setting.**

**Key to Buckingham's character is to retain its 'feel' of a Market Town. The main aspect of this is to safeguard and augment the historic core of the town.**

### **DH1 – Preservation and enhancement of the Conservation Area's special characteristics**

In the Conservation Area any development or refurbishment must preserve or enhance the special characteristics of the locale.

7.1 Proposals within the Conservation Area will be permitted as long as they conform to the following:

- Do not cause harm to the character or appearance of the Conservation Area
- Respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features

7.2 Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design of the structure and its neighbours.

### **DH2 – Protect existing trees and provision of trees in developments**

Wherever possible existing trees will be maintained in development proposals, in addition new developments need to make adequate provision for trees on site.

7.3 There is a presumption of preservation of any existing tree on a site. However, it is recognised that in

some cases preservation may not be possible and where this is the case whenever a tree is removed the developer must provide, either on site or off site, for three times the number of trees felled, either replacing with the same species or a native species suitable to the surrounding.

7.4 New planting on new developments should enhance existing retained planting. The new planting will offer a mixture of species including existing site specific and local native tree species.

7.5 New developments shall submit a planting scheme as part of the planning application which will:

- Highlight which trees will be preserved
- State which trees need to be felled – with appropriate reasoning
- Provide a design for a hierarchy of different types of planting including avenue planting, trees in gardens, boundary planting and open space planting.
- State what measures will be taken to preserve the trees during construction phase i.e. fencing off of areas and ensuring crown spread areas are not affected by construction traffic or spoil.
- Include a plan showing estimated canopy and root growth upon maturity, ensuring that buildings, roads, parking areas, footpaths and cycleways are not affected by root spread.

### DH3 – Enhancing the special Buckingham characteristic of building rooflines

The existing roofline of the historic part of Buckingham is varied and is one of the distinctive parts of the development of the town, thus the variation of the roofline needs to be protected and form a key feature of new development.

7.6 Key to the character of Buckingham is the development which has taken place in different periods of the town's history. Efforts should be made to give individuality to each building and yet maintain a harmonious street scene.

7.7 This expression of Buckingham's character should not be limited to existing parts of the historic town but also adopted into the design of new buildings and developments.

7.8 Thus:

- There should be a variety of dwelling sizes within the continuity of a single street.
- Extensions to buildings should have an alternative roofline to the existing.
- Roofline height should be varied and punctuated by chimneys and dormers.

**Objective: Provide minimum design requirements to ensure appropriate development in the town, building on the work of the 2001 Vision & Design statement**

**The most important element of houses is the design: not only the estate layout or the street scene but also the quality of the immediate area and the building itself. Building on previous work this Plan will set out required standards for the quality of buildings and areas.**

### DH4 – Provision of good quality private outdoor space.

New developments will provide good quality private outdoor space, which will provide an area where people and families can spend quality time and enjoy their surroundings. Site K is exempt from this requirement being a town centre development.

7.9 Gardens provide a private outdoor amenity space for the cultivation of plants and vegetables; children to play; washing to be dried and hobbies to be pursued as well as providing an attractive setting for a dwelling and contributing to the overall green space of the area.

7.10 To ensure privacy for residents and to allow a large enough space for reasonable use as outlined above the required amount of space is outlined in table 3 and applies to residential rear gardens.<sup>28</sup>

7.11 A side garden can be included in this overall area, as in table 3, if it is over 3m wide and is enclosed by screen walls.

7.12 Gardens should be of appropriate quality i.e. lawned and landscaped to provide a pleasant view and have regard to topography, shadowing and privacy.

7.13 Where there is an existing tree the type, size and age of the tree should be taken into account in the garden provision and made a feature of the garden.

<sup>28</sup> Adapted from Adur District Council: Space around new dwellings and flats

Dwelling Type	Garden Area Required (Square Metres)
2 Bed Terraced Dwelling	<b>50</b>
3 Bed Terraced Dwelling	<b>65</b>
Small Semi-Detached and Detached Dwelling (up to 3 bedrooms or 120 m <sup>2</sup> footprint)	<b>85</b>
Large Semi-Detached and Detached Dwelling (4 bedrooms or over 120 m <sup>2</sup> footprint)	<b>100</b>

Table 3

#### **DH5 – Design of developments in relation to site boundary requirements**

Designs will be permitted where they provide good quality site boundaries which fit in with the existing street scene

7.14 In the case of infill development the distance between a dwelling and the front of a plot should adhere approximately to the existing “building line”.

7.15 For all development the expected degree of privacy is less for the front of

a dwelling; to the rear, privacy is a greater concern.

7.16 As the acceptable distance between the rear of buildings is governed by the distance required to give adequate privacy between facing principal windows, which is 22m in the case of 2 storey developments and 28m in the case of 3 storey developments. However, this is a minimum and houses should preferably be so designed as to allow for the possibility of future extensions within these designations. In addition the minimum acceptable distance between one facing principal window and any other structure is 11m.

7.17 A principal window is defined as a window of a habitable room i.e. not landings or rooms which normally have frosted glass windows.

#### **DH6 – Requirement to provide and adhere to a Design and Access Statement**

All applications which include the creation of ten dwelling or more will require a Design and Access Statement.

7.18 The requirements of the Design and Access Statement are set out in Chapter 12.

## 8. Culture, Leisure and Health

OBJECTIVE	POLICY
<b>Encourage development that strengthens culture, leisure, sport and play facilities in the town</b>	CLH1 – To allocate land for a Community Building
	CLH2 – To allocate land for a Cemetery and associated buildings
	CLH3 – To allocate land for Sports Facilities and associated buildings
	CLH4 – To provide a cultural arts centre
	CLH5 – Provision of play provision for new developments
	CLH6 – To allocate land for allotments
<b>Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilities locally.</b>	CLH7 – Provision of new health facilities
	CLH8 – Conservation of Hospital Site
	CLH9 – Protection of existing green open space
<b>Maintain the quality of Buckingham's parkland and green space, in particular its 'green heart'.</b>	CLH10 – Development of Canal Area
	CLH11 – Preservation of St. Rumbold's Well
	CLH12 – Creation of new parks and green spaces
	CLH13 – Continuation and expansion of the Riverside Walk

**Objective: Encourage development that strengthens culture, leisure, sport and play facilities in the town**

**There is a shortage of many facilities in Buckingham. New housing developments give the opportunity to create further facilities which will be integrated into the locale**

### **CLH1 – To allocate land for a Community Building**

This Plan identifies the following sites as having potential for a community centre:

Market Hill  
Wharf Yard  
Or reserve Site M

8.1 AVDC's Draft Infrastructure Delivery Plan<sup>29</sup> identifies a need for a new community centre based upon the development proposed.

8.2 Permission will be considered for a building which incorporates a main hall with a minimum size of 18 x 10 metre<sup>30</sup> main hall and ancillary facilities and a smaller meeting room / hall, plus a 50 space car park (unless making use of existing parking facilities).

8.3 Well Street Church is too small a facility to accommodate the Local Ecumenical Partnership of Methodist, Baptist and United Reformed Church services. As a result the community

<sup>29</sup> Need identified in AVDC, Draft Infrastructure Delivery Plan, 2013 p27-28

<sup>30</sup> AVDC, Sport and Leisure Facilities Companion document ready reckoner, 2005

building will be able to incorporate church provision.

### **CLH2 – To allocate land for a Cemetery and associated buildings**

Land at site Land south of the A421 has been allocated for a new Cemetery, a cemetery car park and associated buildings, as shown of Fig 8.1

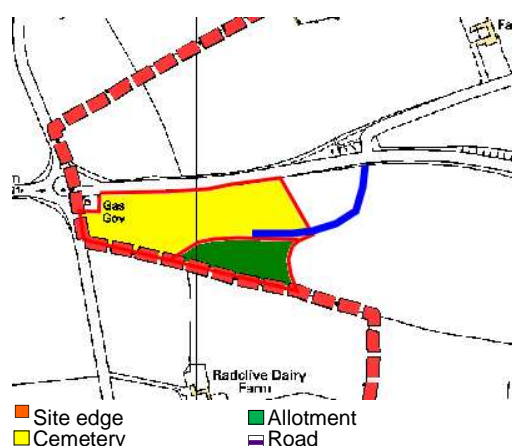


Fig. 8.1 Cemetery and Allotment Site

8.4 A new Cemetery has been identified by Buckingham Town Council as being needed for the town due to insufficient provision at the existing cemetery

8.5 Permission will be considered for a new cemetery at Land south of A421, a car park with approximately 50 spaces and a building incorporating a public toilet and cemetery equipment storage and under cover area.

8.6 Site layout and buildings must be agreed with Buckingham Town Council before permission is given.



### **CLH3 – To allocate land for Sports Facilities and associated buildings**

This Plan allocates the following areas for sports facility provision:

#### **Site B**

##### **Part of Site G**

Permission will also be considered for other sports provision which adheres to the policies within this plan on sites that may become available in the future.

8.7 A large deficit and further requirement for sports facilities has been identified by both AVDC and Buckingham Town Council in various documents<sup>31</sup>.

8.8 Permission will be considered for the following type of structure upon these areas:

- Social space/pavilions
- Changing rooms
- Sports and maintenance storage facilities
- Toilet facilities
- Spectator standing and seating areas
- Floodlights (subject to ambient light not adversely affecting adjacent properties)
- Boundary fences
- Adequate car parking

### **CLH4 – To provide a cultural arts centre**

This Plan identifies the following sites as having potential for a cultural arts centre:

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<sup>31</sup> AVDC, Draft Infrastructure Delivery Plan, 2013, AVDC, Play Pitch Strategy & Buckingham Town Council, Sports Facilities need in Buckingham, 2012.

Market Hill  
Wharf Yard  
Or reserve Site

8.10 The centre will provide a facility for hosting performances and art.

8.11 Permission will be considered for a centre and associated car parking (where not utilising sufficient existing parking).

### **CLH5 – Provision of play provision for new developments**

Provision of 0.63 ha of equipped play area and 1.37 ha of general play space will be provided across the allocated housing sites

8.12 Fields in Trust Benchmark for play areas is<sup>32</sup> for the population increase until 2031 gives a total of between 0.42 – 0.75 ha of designated equipped playing space and between 0.92 – 1.65 ha of informal playing space.



Fig 8.2

8.13 This allocation will be across the sites in following breakdown:

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<sup>32</sup> Fields in Trust, 2008, Planning and Design for Outdoor Sport and Play p6

- 0.45 ha on Site G of designated equipped playing space and 1.0 ha of informal playing space as a minimum.
- 0.12 ha on Site I of designated equipped playing space and 0.25 ha of informal playing space as a minimum.
- 0.06 ha on Site H of designated equipped playing space and 0.12 ha of informal playing space as a minimum.
- For the reserve site 0.36 ha of designated equipped playing space and 0.78 ha of informal playing space as a minimum.

8.14 Play space will need to be provided directly by the developer or a piece of land and an amount of money agreed upon by the developer and Aylesbury Vale District Council for provision of play space.

8.15 All play areas must score an excellent score against all criteria measured in RoSPA's Play Value Assessment (or any superseding assessment scheme).

8.16 Play spaces must to be fully designed and integrated into the development, playing an integral part in the street scene.

8.17 Play spaces must have parking spaces nearby and good footpath and cycleway provision.

8.18 All play areas must have elements of inclusive play and must be wheelchair accessible.

8.19 The other allocated sites will need to provide a requirement as agreed with AVDC for provision of play equipment and informal play provision.

## **CLH6 – To allocate land for allotments**

Land south of the A421 has been allocated for an additional allotment site and associated structures

8.16 Permission will be considered for a large community shed for housing communal equipment, etc.

8.17 Permission will be considered for the provision of one shed on each 10 pole allotment plot if a shed is necessary.

8.18 The site must provide a suitable access road, parking, loading and unloading area, toilets and water facilities.

**Objective: Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilities locally.**

**Planning can lessen the affects of other problems in society and improve people's wellbeing. In addition retention of existing facilities and expansion of others can aid in improving the health of the residents of Buckingham**

## **CLH7 – Provision of new health facilities**

Permission will be considered to new health care facilities on existing health care sites as shown on Figures 8.3 & 8.4





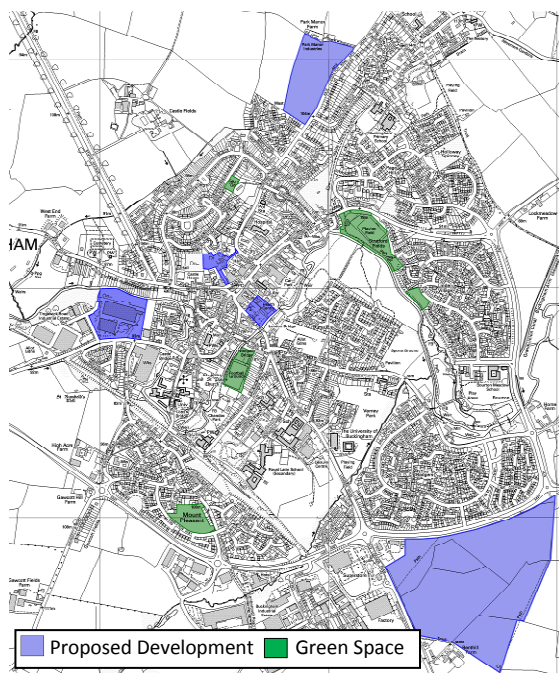


Fig. 8.5 Protected Green Space

### CLH10 – Development of Canal Area

Permission will be considered for development at site B only where development would be to benefit the development of the former and current Canal area as a working waterway, tourist attraction, provision of tourist accommodation or to develop the area for green space, sports provision or leisure.

8.23 Permission will be considered for development as outlined in the policy providing that it adheres to other policies within the Plan.

8.24 Permission will not be considered for any development which would be to the detriment of the existing canal or the former original route of the canal.

8.25 Any development of the canal will also include the 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.

### CLH11 – Preservation of St. Rumbold's Well

A new park is to be created at St. Rumbold's Well.

8.26 The new park will have the well as a "main feature".

8.27 The new park will have good footpath and cycleway links, including access on to the scenic/railway walk.

### CLH12 – Creation of new parks and green spaces

Developers must provide publicly accessible open space in the locations required in the site-specific policies outlined in Section 4 and the sites contained within fig 8.6

8.28 These new areas of open space must be connected to other open space where possible.

8.29 The new open spaces must be accessible to all and incorporate good footpath and cycleway links.

8.30 For windfall sites of 0.4 hectares or more, public open space which is appropriate to the character, location and landscape should be provided on site and adhere to the other elements of this policy.

8.31 Those sites contained within figure 8.6 should be converted into accessible green open space using funding associated with develop e.g. Community Infrastructure Levy or other funding streams.



Fig. 8.6 proposed green open space

### CLH13 – Continuation and expansion of the Riverside Walk

Development schemes adjacent to the river must provide for a pedestrian/cycle route to be alongside the river Great Ouse.

8.31 Where the proposed development is adjacent to an existing part of the riverside walk the new path should be connected to it.

8.32 The desire for the continuation and expansion of the Riverside Walk has been a long held policy of the Town Council and was a policy within the 2004 Local Plan. The need for the retention of the policy was reflected within the public consultation.



## 9. Economy and Education

OBJECTIVE	POLICY
Foster the economic development of the town and its hinterland by providing employment led growth, increasing the town's appeal to tourists and invigorating the town centre.	EE1 – Protection of routes for an A421 relief road and a Western Bypass
	EE2 – Allocation of land for employment development
	EE3 – Allocation of land for retail, office and mixed development
	EE4 – Locate new retail development within the town centre
	EE5 – Retain and enhance the primary and secondary retail frontages
	EE6 – Allocation of land for town centre parking
	EE7 – Telecommunication provision
Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.	EE8 – Preservation of existing primary and senior school sites
	EE9 – Land allocated to University of Buckingham expansion

**Objective:** Foster the economic development of the town and its hinterland by providing employment led growth, increasing the town's appeal to tourists and invigorating the town centre.

The development of the town as an employment area is key to ensuring that Buckingham does not become a dormitory town. By encouraging retail development of the town centre Buckingham can retain its feel of that of a Historic Market Town. With large employment development taking place at Silverstone this can be an opportunity for more jobs within Buckingham.

### EE1 – Protection of routes for an A421 relief road and a Western Bypass

Development which takes place on the projected lines of the Western bypass and the A421 relief road routes will not be allowed.

9.1 Key aspirations of the town are to develop an A421 relief road and Western bypass to alleviate congestion problems within the town and on the existing bypass.

9.2. Indicative routes for the proposed A421 relief road and the Western bypass are shown in figure 9.1. Any proposal which includes building structures on these routes will not be allowed.

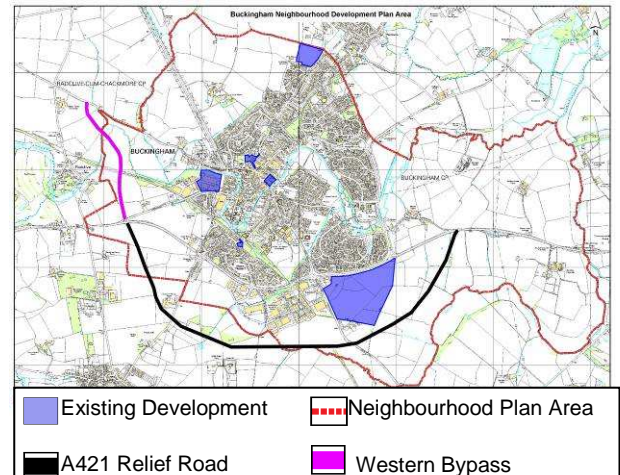


Fig 9.1

### EE2 – Allocation of land for employment development

Land at site E as shown on Fig 9.2 has been allocated for new employment development. Land at Site C is allocated as a reserve area of land for employment development land. This would be developed if the scheme at site E does not come to fruition or if further employment development land is required.

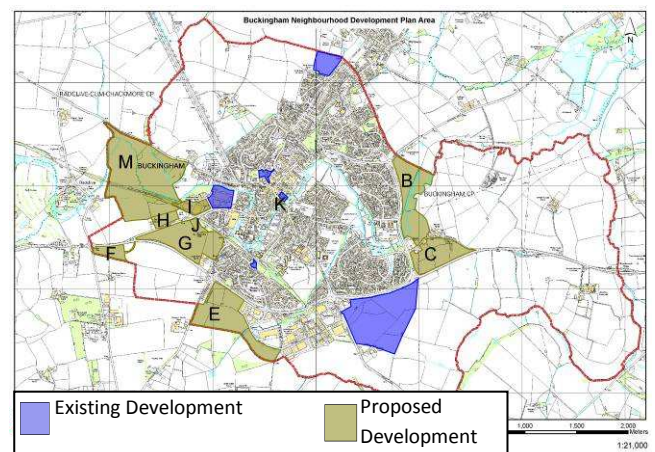


Fig. 9.2

9.3 The development of employment land must accord with the following requirements:

- Appropriate vehicular access from existing sites or minor roads
- A pedestrian / cycle link must be provided to proposed or existing cycleways
- Improvements to pedestrian / cycle links in Buckingham
- New footpaths or cycleways on site should be overlooked by buildings and well lit so that users feel secure
- Positive building frontages and landscaping must overlook the site access.

9.4 The employment site should be aimed at high quality jobs principally in office/business use and hi-tech office/industrial use. This would complement the developments taking place at Silverstone. B8 storage or distribution uses will not be considered.

### EE3 – Allocation of land for retail, office and mixed development

Permission will be considered for new mixed used developments in figures 9.3, 9.4 & 9.5 where the primary ground floor frontage is A1, A2, A3, A4 or A5.

9.5 Proposals should focus on providing a vibrant town centre through retail usage.

9.6 Upper floor levels may provide residential dwellings. Residential may only form a minor element of any mixed-use scheme as the main role of this site is to support the town centre

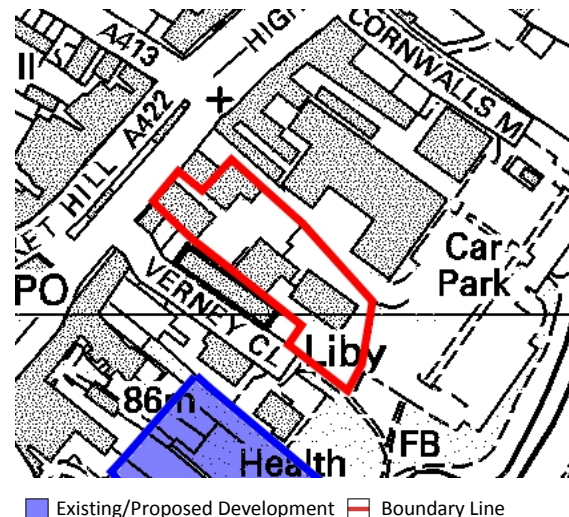


Fig. 9.3 Sorting Office/Telephone Exchange Site

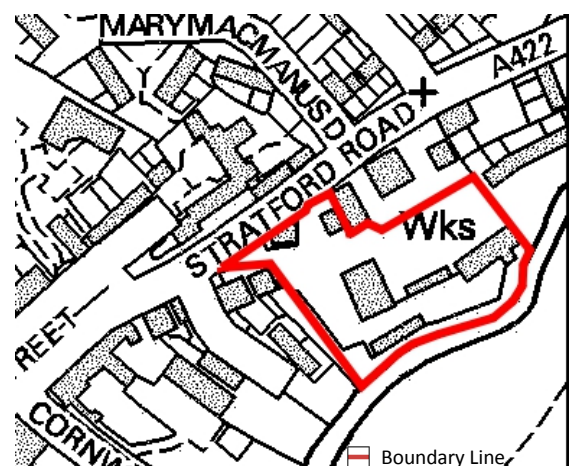


Fig. 9.4 Wharf Yard Site

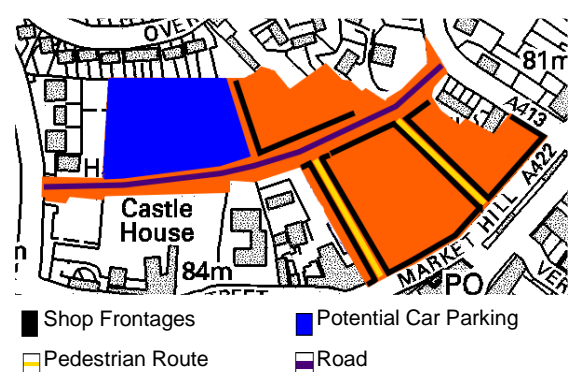


Fig. 9.5 Market Hill

9.7 Office usage on upper floors however, should be a priority, with permission being considered for classes B1(a) and A2.



9.8 Proposals may include provision for Town Centre car parking (please see policy EE6).

9.9 New or redevelopment schemes should provide good access links to surrounding facilities and retail areas.

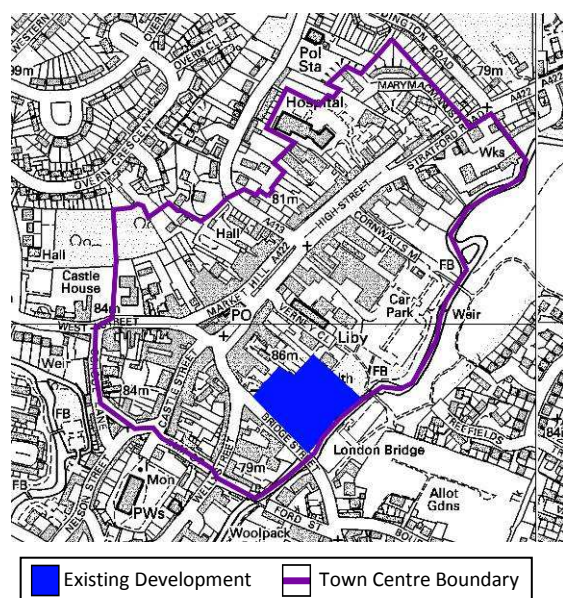


Fig. 9.6 Town Centre Area

#### EE4 – Development of the town centre

Permission will be considered for new town centre uses (A1, A2, A3, A4, A5, B1(a), C1, D1 & D2) within Buckingham town centre, which is defined in figure 9.6, subject to EE5 below

9.10 Key to ensuring that Buckingham has a vibrant town centre is ensuring that there is a mixture of uses and people are encouraged to come into the town.

9.11 By allowing not just retail but other uses in the town centre area it is hoped to attract residents and visitors to use the town centre and ensure that it thrives.

9.12 Allowing this development to take place in the town centre will cater for an expected growth in need for town centre facilities due to the expanding population of the town, the University and in the Buckingham service area.

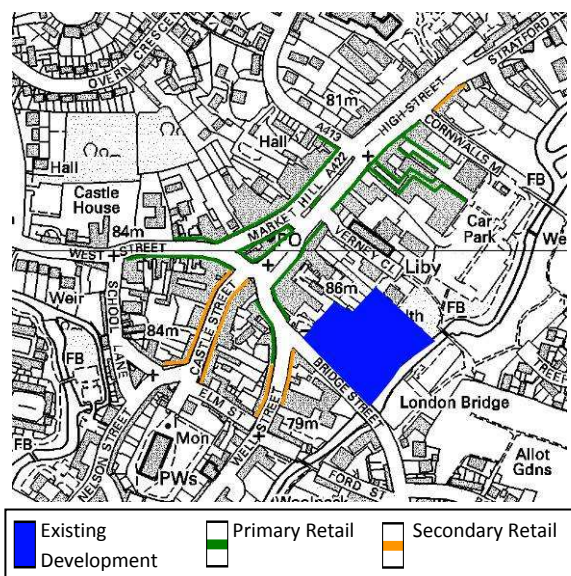


Fig. 9.7 Primary & Secondary Retail

#### EE5 – Retain and enhance the primary and secondary retail frontages

To ensure the protection and enhancement of the town centre as a shopping destination the introduction of new non-retail uses (Classes A2, A3, A4 and A5) will be restricted to 35% of the sum total of the primary retail frontages in figure 9.7

Within the secondary retail frontages change of use from residential and/or employment to uses within Classes A1 – A5 will be supported provided that the proposed use will not adversely affect nearby residential properties.

9.13 The areas outlined in figure 9.7 as primary retail frontage already have a high proportion of retail uses. It is important that these uses are retained and enhanced so that town centre can remain a vibrant place to be.



9.14 An exception can be made under this policy for any property which has been actively marketed for retail use for a period of 6 months or more without success.

## EE6 – Allocation of land for town centre parking

The sites indicated on figure 9.8 are to provide further parking provision in or close to the Town Centre.

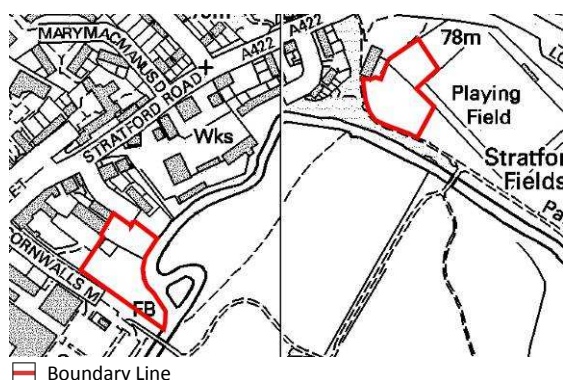


Fig. 9.8 Car Parking Sites

9.15 More parking provision in and around the Town Centre will ensure that there are facilities for visitors to the town centre to access the services and amenities.

9.16 The increase in car parking will allow the further expansion of retail provision in the town centre.

9.17 New car parks must have an adequate number of car parking spaces available to those with disabilities, with excellent access from the car space to the surrounding path network.

9.18 New car parks must have 10% of spaces as electric car charging bays.

## EE7 – Telecommunication provision

Proposals for telecommunications development will be permitted provided that the criteria below are met

9.19 The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area.

9.20 If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building.

9.21 If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the planning authority.

9.22 If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

9.23 When considering applications for telecommunications development, regard shall be had to the operational requirements of telecommunications networks and the technical limitations of the technology.<sup>33</sup>

<sup>33</sup> Policy advocated by The Mobile Operators Association

**Objective:** Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.

By enabling the provision of new University facilities to cope with the proposed expansion of the University it will enable the local economy to grow and flourish. Ensuring that the education facilities for primary and senior school provision is retained and given the ability to grow is important to aiding in the development of next generation of residents

## EE8 – Preservation of existing primary and senior school sites

Only development associated with Primary and Secondary Education will be permitted on existing school sites provided there is enough provision for school sports fields.

9.24 Ensuring that there are good facilities for school provision is extremely important to the town and safeguarding existing school sites and allowing them to expand upon their existing sites will enable good school provision in the future.

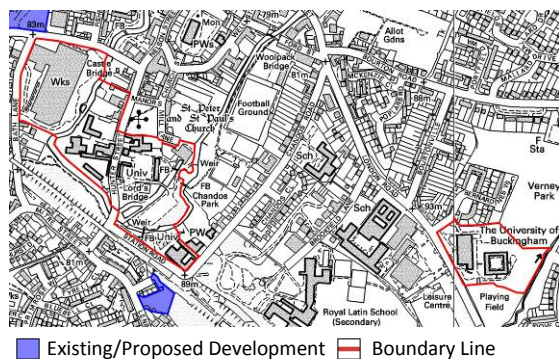


Fig. 9.9 University Sites

## EE9 – Land allocated to University of Buckingham expansion

Permission will be considered for new and refurbishment of academic buildings on the sites shown on Figure 9.9 so long as the other policies within this plan are adhered to.

9.25 Through the expansion of the University new facilities are needed to provide academic space and other facilities associated with an university.

9.26 Permission will only be considered for extension of academic space providing that a proportionate amount of university accommodation is provided as laid out under policy HP2.

9.27 Permission will only be considered if more university accommodation has already been provided under Policy HP2; it will be expected that appropriate student accommodation will be brought in parallel with any teaching facility development which is expected to increase student numbers on campus.

## 10. Infrastructure

OBJECTIVE	POLICY
<b>Improve movement into and around the town in a healthy and safe manner. Specifically promoting cycling, walking and ease of access for the disabled.</b>	I1 – Integration of new development into the existing town
	I2 – Creation of green transport routes into new development
	I3 – Disabled access requirement for new pedestrian routes
	I4 – Public transport connectivity
<b>Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.</b>	I5 – Sustainable Building Design
	I6 – Renewable energy generation
	I7 – Rainwater collection
<b>Mitigate and improve the capability of the town to deal with flooding.</b>	I8 – Sustainable Urban Drainage System
	I9 – Development upon the flood plain

### Town View



**Objective: Improve movement into and around the town in a healthy and safe manner. Specifically promoting cycling, walking and ease of access for the disabled.**

**Enabling better connectivity by road will enable better transport links both for business and pleasure; also, by providing additional green transport routes, it will reduce the town's reliance on road transport and ensure a healthier town. Ensuring good disabled access will allow all to benefit from the new development within the town.**

## **I1 – Integration of new development into the existing town**

All development taking place within the Plan must be adequately connected to the existing town through road links. Any development which takes place must ensure that where needed work to the existing road network takes place to ensure that there are still good connections

10.1 Any new development must ensure that there is adequate access in and out of the site by road for the size of the development and must be adequate for the proposed traffic flows.

10.2 New roads must be built to a specification consonant with adoption by the County Council and must be adequate for the proposed traffic flows.

10.3 Roads must be of a suitable width to allow access to properties by refuse vehicles and with adequate turning places.

10.4 For housing allocation sites indicative layouts, routes and junctions are provided in Section 4

## **I2 – Creation of green transport routes into new development**

All development must have good connections, via pedestrian and cycle links, with the existing town and other potential destinations.

10.5 “Good connections” means that:

- Routes must follow desire lines and clearly link potential destinations.
- Routes must keep road crossings and changes in level to a minimum.
- Road crossings must form a natural part of the route, avoiding detours that make the crossing inconvenient for users, and have good visibility in all directions.
- The alignment of routes should provide good forward visibility in both directions avoiding hidden corners or sudden changes in direction.

10.6 Routes must be of an adequate width to enable passing of cycles and/or wheel chairs. Wide verges should be provided each side of the path for good visibility and safety.

10.7 Routes must where possible be linked and form part of the green space, either already in existence or as part of this plan.

10.8 For housing allocation sites indicative layouts, routes and junctions are provided in Section 4.

### **I3 – Disabled access requirement for new pedestrian routes**

Pedestrian routes must be suitable for disabled access.

10.9 Pedestrian routes must be made of a suitable material to allow easy access for those with mobility problems.

10.10 Routes must have adequate provision of seating to ensure that those with mobility problems have the option of stopping for a rest.

10.11 Routes must be of a suitable gradient to enable easy access for those with mobility problems.

### **I4 – Public transport connectivity**

All developments must provide links (either via pedestrian/cycle routes or via direct provision) to public transport.

10.12 Discussions must take place with Buckinghamshire County Council's Passenger Transport Department over provision of public transport.

10.13 Any provision set down by the County Council must be met.

### **I5 – Sustainable Building Design**

Any new development of less than 50 dwellings must achieve a 3 star rating under the Code for Sustainable Homes. For dwellings in developments of 50 or more they must achieve a 4 star rating. This requirement will only be superseded by stricter requirements should they be brought in by Central Government or imposed by Aylesbury Vale District Council.

**Objective: Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.**

**Buckingham is proud of its heritage of working to improve the environment and of its green credentials, having been a Fairtrade Town since 2007 and being a Transition Town. By pursuing this objective it will embed this ethos into the planning and the fabric of the town.**

10.15 The VAP sets forward targets to improve the number of dwellings meeting the Code for Sustainable Homes.<sup>34</sup>

### **I6 – Renewable energy generation**

Permission will be considered for micro-generation production for renewable energy generation.

10.16 Permission will be considered for small scale micro-generation of renewable energy in relation to solar, wind or photo-voltaic energy.

10.17 Permission will not be considered for any scheme which will adversely affect the setting of a listed building or adversely affect the Conservation Area or its setting.

### **I7 – Rainwater collection**

All new or redeveloped buildings must have a scheme to collect rainwater for use.

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<sup>34</sup> VAP p45



10.18 To aid in helping reduce the carbon footprint of buildings, reduce surface water flooding and to help in times of drought, a water use scheme should be incorporated into the design of new buildings.

**Objective: Mitigate and improve the capability of the town to deal with flooding.**

**The town has suffered during its history from flooding and the destruction which has resulted from it. As a result a key issue for the town is protecting it from flooding.**

## **18 – Sustainable Urban Drainage System**

New developments must incorporate Sustainable Urban Drainage Systems (SUDS) to reduce the run-off of surface water in line with the requirements of Buckinghamshire County Council and Aylesbury Vale District Council.

10.19 Sustainable urban drainage may include features such as ponds, swales, and permeable paving.

10.20 The SUDS must (where the feature is communal rather than building specific) be designed as an integral part of the green infrastructure and street network, so that SUDS features are positive features of the development.

10.21 The system should effectively mitigate any adverse effects from surface water run-off and flooding on people, property and the ecological value of the local environment.

## **19 – Development upon the flood plain**

Development will not be permitted on Flood Zone 3, unless the conditions set out within the National Planning Policy Framework (NPPF) are met

10.22 As highlighted in the NPPF and VAP, development upon Flood Zone 3 will be heavily restricted.

10.23 Development upon Flood Zone 2 will also be restricted and in line with NPPF.

## 11. Financial Uplift

OBJECTIVE	POLICY
Secure the financial uplift from new development for the benefit of the local community through developer contributions, new homes bonus and/or Community Infrastructure Levy	FU1 – Contributions towards an A421 relief road and a Western Bypass for the town
	FU2 – Contributions for cycle and pedestrian connections
	FU3 – Contributions for the implementation of the Buckingham Transport Strategy

Manor House



Nelson Street



**Objective:** Secure the financial uplift from new development for the benefit of the local community through developer contributions, new homes bonus and/or Community Infrastructure Levy

Development has unseen immediate effects and consequences which are larger than the immediate area. In addition there are larger schemes which are important for development to be successful which are too large for a single development to fund or bear the cost. Therefore the following policies will accommodate these larger infrastructure problems and ensure that the town will be a great place for its residents.

#### **FU1 – Contributions towards an A421 relief road and a Western Bypass for the town**

Developer contributions will be sought from development on allocated sites to aid in the development of an A421 relief road and a western bypass for the town.

11.1 These two infrastructure schemes are significant to the future development of the town. They are the most important aspirations put forward in the public consultation.

11.2 Costs will be sought for viability studies and other reports relating to the preparation for the building of the proposed roads.

11.3 Other funding sources will be sought by the Town Council for additional funding for the projects.

#### **FU2 – Contributions for cycle and pedestrian connections**

Developer contributions will be sought from development on allocated sites to aid in the development of cycle and pedestrian connections both within the town and with other destinations and can be spent outside of the Plan boundary.

11.3 To enable better and greener transport links more work needs to take place on the development of pedestrian and cycle links.

11.4 Contributions will be spent on schemes put forward through agreement by Buckinghamshire County Council and Buckingham Town Council.

11.5 These schemes will provide:

- Better links within the town boundary
- Links to Winslow and the new East – West Rail station
- Links to Milton Keynes Redways
- Improved connections with local tourist attractions such as Stowe Landscape Gardens and Silverstone
- Better connections with local villages

11.6 Other funding sources will be sought by the Town Council for addition funding for the projects.

#### **FU3 – Contributions for the implementation of the Buckingham Transport Strategy**

Developer contributions will be sought from development on allocated sites for the implementation of the Buckingham Transport Strategy.

11.6 The Buckingham Transport Strategy incorporates schemes which will need to be undertaken to relieve transport problems which will result from the proposed development within the allocated sites. Therefore specific contributions for those schemes must be provided.

11.7 The Transport Strategy also includes wider schemes which will combat the wider problem of increase road traffic expected within the Plan period for which general contributions will be sought.

11.8 Other funding sources will be sought by the Town Council for addition funding for the projects within the strategy.

School Lane



## 12. Design and Access Statement

12.1 Developers must demonstrate in a Design and Access Statement, where required by national guidelines, how their proposed development enhances and reinforces the character of Buckingham.

The Design and Access Statement must set out how the proposals follow the policies and guidance found in relevant national and local documents as well as in this Plan. The Design and Access Statement must address the following topics:

- Context and character
- Historic character
- Connection with the countryside & and existing settlement
- Development quality
- Car parking.

Policies in relation to these topics are set out below.

12.2 Concern over the physical layout, design and quality of homes and streets was raised in consultation and discussions with local people and organisations but is also a national concern. Latest policy guidance both nationally (from central government e.g. NPPF) and locally (from Aylesbury Vale District Council) needs to be adhered to in addition to complying with the Neighbourhood Plan.

Buckingham residents have expressed the desire for a strong town centre to encourage business and tourism and to be the focus of the town.

12.3 Developers must demonstrate in their Design and Access Statements how their proposals follow those policies and guidance set out by other bodies which are relevant to Buckingham.

12.4 The Design and Access Statement must include an appraisal of the site and the local area. It must identify opportunities and constraints for development and design and include proposals on how to contribute to the strengths and combat some of the weaknesses of the area. Applications should explain clearly how the proposals have been influenced by this appraisal.

12.5 The Design and Access Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood.

12.6 Development proposals in historic character areas must include the following information:

- Drawings showing the proposals in relation to their surroundings. This will include a street elevation and sections across the street, with differences in ground level at true scale
- Three-dimensional drawings or an attached electronic representation of how the development fits into the surrounding area
- Elevations, clearly indicating the proposed palette of materials and colours
- Boundary treatments including heights, materials and colours
- Details of how window openings relate to the elevation (i.e. are they flush, set in or projecting) and how they relate to the existing street scene
- Details of other furniture/features in relation to the street view e.g. decorative brickwork or porches, bin storage and meter housings



12.7 Common issues of design in an historic environment that can be better understood through the above drawings include:

- Where the deep plan of a building means that a pitched roof is very tall or intrusive in bulk
- Where the shape of the building along a street frontage creates awkward three dimensional forms that cannot be seen on elevations
- Where the balance between solid and transparent elements on the elevations can disrupt the composition of the street scene
- Whether materials or coloured finishes relate well within the street scene
- Where changes to the building/area affect the street scene.

12.8 The visual impact associated with new development

Through the Design and Access Statement the developer must explain:

- How it minimises the impact on the view from the countryside into the new development
- How it mitigates that impact which cannot be minimised any further
- How it extends or improves upon the existing views from the town
- How it creates new views and gateways to the countryside

## **Design and Heritage**

12.9 Concerns relating to design and heritage were identified during the public consultation process. These concerns related to the quality of the design of the homes and the overall

layout of new development. Key additional points related to car parking in new developments and ensuring that new estates in the town were not generic replications.

## **Development must relate well to its site and its surroundings**

12.10 Buckingham already has a distinctive character and identity, which is important to local people. However this character is nuanced across the town as a whole - this is set out in the Evidence Base under Character of Buckingham. Development proposals must be in line with the appropriate local distinctiveness of the different parts of Buckingham. This policy does not seek to impose a particular architectural style; rather, it aims to ensure that new development relates to the specific local character of Buckingham.

12.11 New development must make a positive contribution towards the distinctive character of the town as a whole, incorporating design principles that reflect the most successful parts of town.

12.12 However, new developments also need to create a sense of place and this may be achieved by:

- Using a range of different street types, so that streets which connect to the wider area look and feel more important than those serving a small number of homes
- Incorporating one or more distinctive points (such as a small square, open space and/or public art) at key

junctions, to help create focus and interest within the development

- Appropriately changing the character of new buildings, for example: those close to existing buildings may reflect immediate local characteristics whereas more distant buildings may reflect other characteristics of the town.

### **Building style must be appropriate to the historic context.**

12.13 Ideally the design of new buildings should reflect the design principles of their time so that the richness of varied character continues and is extended into the future. However, the quality of design must ensure that new buildings contribute positively to the historic character. Listed Buildings and their settings, and the Conservation Area and its setting, will be supported and enhanced to reinforce the quality and character of Buckingham.

12.14 Where a traditional design approach is followed, then it must be appropriately proportioned and detailed.

12.15 There is a large number of Listed Buildings in the town centre. Any development proposals that may affect a Listed Building or its setting must be discussed with Aylesbury Vale District Council at an early stage of the design process.

### **Street Design**

12.16 New streets should be designed to be for all age groups and mobility ranges.

12.17 New residential streets must be designed with an emphasis on pedestrians and cyclists but also giving the possibility for social and play spaces.

12.18 Developers should liaise with the County Council if a bus service is planned to serve the estate, on road widths and shape, and placement of bus stops.

12.19 Developers should design streets to tame vehicle speed.

12.20 Where on-street parking spaces are provided for visitors and deliveries (see 12.29) these should be in lay-bys or between paired kerb build-outs, unless the road is designed to be wide enough so as not to impede traffic flow.

12.21 To aid in creating social and play spaces pedestrians and cyclists should be considered first.

12.22 The street scene should be so designed that new dwellings create good natural surveillance.

12.23 Boundary treatments and planting should enhance the street scene, without leading to areas which are badly lit or could be used for concealment.<sup>35</sup>

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<sup>35</sup> ref: Section 17, Crime and Disorder Act 1998 -  
Duty to consider crime and disorder implications.

## Design in the ‘forgotten’ elements from the start of the design process

12.24 The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle parking space, both domestic and public (eg. adjacent to play areas); residential cycle parking can be provided as a garden shed or garage annexe which can also be used for tool storage
- Meter boxes accessible from the public realm
- Lighting, both for streets and off-street public pathways
- Flues, ventilation ducts and grilles
- Gutters and downpipes
- Satellite dishes, TV aerials and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst being easily accessible for residents. Bin stores must be placed in a position that meets the County Council's Highways standards and collection points must accord with the District Council's requirements. A Tracking Plot for a standard refuse wagon should be supplied.
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. They should be so positioned as to be unobtrusive but allow

unrestricted access for meter readers.

- The placing of flues and ventilation ducts should be carefully considered, ensuring they are as unobtrusive as possible. Good quality grilles that fit in with the approach to materials for the building as a whole should be specified.
- Gutters and pipes should fit into the overall design approach to the building and aim to minimise their visual impact.

## Car Parking

12.25 The way in which car parking is designed into new residential development will have a major effect on the quality of the development. There are two principles to designing parking:

- Cars parked on the street and in front of dwellings can seriously detract from the character and quality of a place. Minimising the visual impact of parked cars can let the buildings and landscape dominate instead
- Residents must be provided with safe and convenient access to their cars. Hiding cars away in rear courtyards can lead to problems of crime and lack of personal security. Residents like to be able to see and access their vehicles from their home.

12.26 Car parking should be planned so that it fits in with the character of the proposed development.

12.27 New housing in Buckingham will generally be of low to medium ‘suburban’ densities. This means that it will be possible to accommodate most

parking within the curtilage of the dwelling in the form of a garage and/or parking space.

12.28 For within-curtilage parking, the following principles should be incorporated:

- Garages must be large enough to be useable – minimum internal dimensions of 6.5m x 3m are required
- Garages should be designed to reflect the architectural style of the house they serve
- Car ports are acceptable in addition to a garage to provide a covered parking area for a second vehicle subject to the general design constraints described in this document
- Garages and car ports should be set back from the street frontage
- Parking can be located in between houses (rather than in front) so that it does not dominate the street scene
- Sufficient hard standing/garage/carport facilities should be designed in to minimise future need to pave over a garden area
- Where parking is located in front of houses, the street and the landscaping should be designed to minimise its visual impact - e.g. incorporate planting between front gardens

12.29 Where parking cannot be provided within the curtilage, the following principles should be incorporated:

- Rear parking areas should be kept small and serve no more than six homes so that there is a clear sense of ownership
- Large parking courts to the rear of dwellings should be avoided

- Parking can be designed into courts and mews to the fronts of dwellings, where the spaces can form not only a functional space for cars but an attractive setting for the buildings
- Some on-street parking for visitors and deliveries should be included (but see 12.20 above).





## Section 4 - Site Specific Requirements

Dennis Granville



### 13. Site Specific Requirements

13.1 This Section of the Plan allocates land for residential development. For each site, the following information is provided:

- A Site Allocation plan, identifying the overall extent of the land allocated for development. This plan includes all of the land allocated, including open space and landscape buffers as well as built development.
- An explanation of the issues associated with the site. These are dependent upon the site however these typically include issues such as the views to from the site and potential connections to the surrounding area, and have been considered in setting out the policy requirements for each site.
- A plan showing the policy requirements for the allocated sites. This plan defines the extent of built development and open space, and provides indicative locations for pedestrian and cycle links, vehicular access and building frontages.
- Policy requirements, setting out the number of dwellings allocated on the site and any other allocations, along with the area of open space. The policy requirements include specific issues such as the type of open space that must be provided.

## Site G

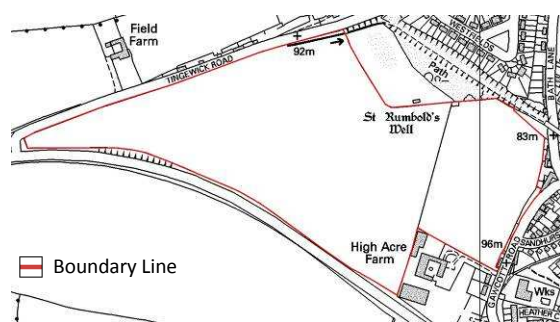


Fig. 13.1

13.2 Site G is to the south west of the town and incorporates St. Rumbold's Well, a scheduled ancient monument. The A421 is to the south/south west of the site. The site is also well defined to the north/north west of the site by Tingewick Road which forms a main approach into the town centre.

13.3 The site is mainly two open fields with well-defined hedgerows surrounding the site.

13.4 The site borders Tingewick Road which has good views of the town centre. However, views from the bypass are obscured by the existing hedgerows and would be mitigated by the topography of the land.

13.5 Although the site borders the scenic/railway walk (situated to the north east of the site), the tree cover and the fact that the site slopes up and away from the path reduces the impact on the view. The main change in the view would be from the bridge over Bath Lane. This would remove the open fields from the view; however, much of the current view is taken up of the existing Mount Pleasant estate.

13.6 With St. Rumbold's Well and the connection into the scenic walk there

is an opportunity to create a further key park/open space for the town. By providing good pedestrian/cycle connections into the Scenic Walk, belonging to AVDC it would be able to expand upon the existing infrastructure network. By creating further links through the site to Gawcott Road, the Scenic Walk and along Tingewick Road (including an extension of the footpath to Westfields, There is an opportunity to make this a fully integrated extension to the town.

13.7 By creating good connections to Gawcott Road it will enable good connections with the Mount Pleasant estate. By creating an excellent area of green space and play area on the site it could link in well with Mount Pleasant and aid in providing a solution to the deficit of play provision in this area of the town.

13.8 The site is away from the flood plain, however, there are flooding issues to be considered for the site. Natural springs form on the site and the reason for St. Rumbold's Well being in the position it is due to the high water table level and the prospect that it is a terminus of an aquifer. Surface water mitigation will need to take place to the north west of the site.

13.9 Good public transport provision could be provided along Tingewick Road. This would link in the existing provision but would be supplemented by the other site provision within is plan.

Site G is allocated for:

- Up to 400 dwellings over 11.4 ha of land.
- 0.45 ha of designated equipped playing space as a minimum.
- 1.0 ha of informal playing space as a minimum.
- 1.6 ha of sports facilities
- 2 ha of additional green space

13.10 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

13.11 A depiction of the possible layout for the site found in figure 13.2

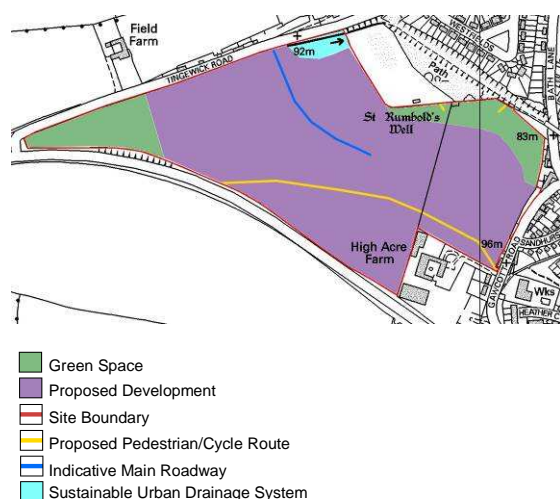


Fig. 13.2

## Site H

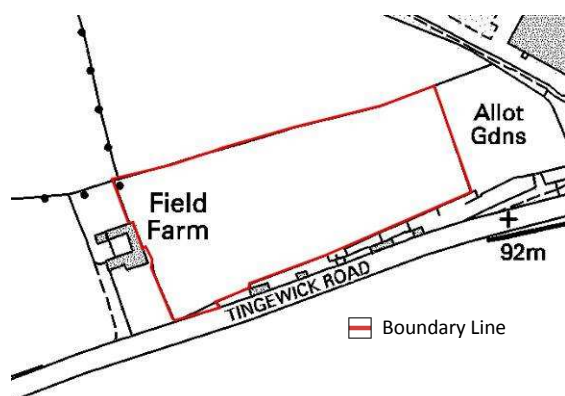


Fig. 13.3

13.12 Site H is to the south east of the town. The area is on the approach to the town along Tingewick Road. However, due to existing hedgerow and building position the site is quite secluded. The site would impact upon the views from the existing dwellings on Tingewick Road.

13.13 The site has a number of hedgerows around the site and integration with the existing dwellings is imperative to a good development being undertaken.

13.14 There are opportunities with the site to improve access into the town centre and to the nursery school to the west of the site.

13.15 There are opportunities to integrate the site with other proposed sites, with good pedestrian and cycle routes enabling good interaction with other buildings and sites.

13.16 Coupled with the further development planned for Tingewick Road should result in good public transport connections.

13.17 The site although small can offer good quality open space. This could be enhanced, along with pedestrian and cycle access if the Reserve site M comes online. There is the potential for linked green space with Site M and good connections with Site M through to the former railway line and a potential railway walk.

Site H is allocated for:

- Up to 50 dwellings over 1.66 ha of land.
- 0.06 ha of designated equipped playing space
- 0.12 ha of informal playing space as a minimum.
- 0.55 ha of additional green space

13.18 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

13.19 A depiction of the possible layout for the site found in figure 13.4



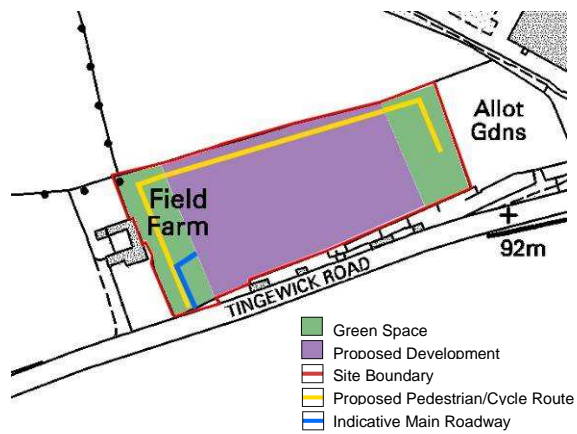


Fig 13.4

## Site I

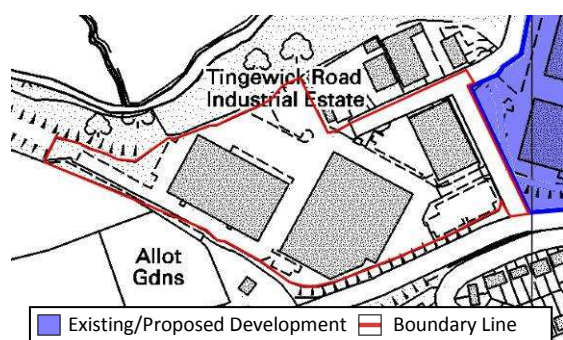


Fig. 13.5

13.20 The site is to the south west of the town. Currently the site is an industrial estate. Through previous studies it has been found that the current provision does not meet the current demand in relation to the structures on site.

13.21 The site is bounded to the north east by retained employment land. The land to the east is currently employment land, however it has permission for 89 dwellings and a small proportion of employment land. To the north west and west is green space. The boundary on the west is the former railway line (with part of this incorporated into the site). It forms part of the Bernwood walk and offers good pedestrian connections via the rest of the scenic and railway walks.

13.22 If the reserve site M comes online there is a great opportunity to create good connections with this site. It would aid in creating a gateway to the town from site M.

13.23 There are opportunities to integrate the site with other proposed sites, with good pedestrian and cycle routes enabling good interaction with other buildings and sites.

13.24 Coupled with the further development planned for Tingewick Road should result in good public transport connections.

13.25 If the green space is developed to the north of the site there is the potential for an integrated space which would be an ideal extension to the riverside walk to link it in the scenic/railway walk.

### Site I is allocated for:

- Up to 100 dwellings over 2.84 ha of land.
- 0.12 ha of designated equipped playing space
- 0.24 ha of informal playing space as a minimum.
- 0.44 ha of employment land

13.26 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

13.27 A depiction of the possible layout for the site found in figure 13.6

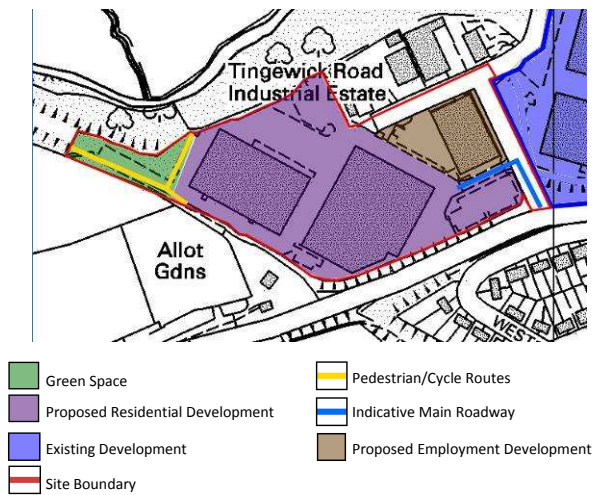


Fig 13.6

## Site J

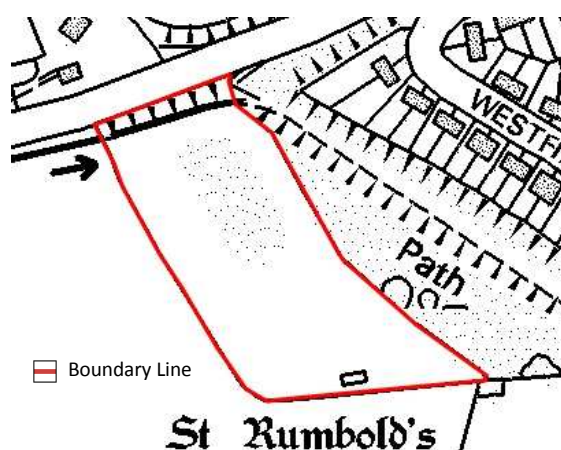


Fig. 13.7

13.28 Site J is to the south west of the town and on the south east is boarded by St. Rumbold's Well, a scheduled ancient monument. The site is well defined to the north/north west of the site by Tingewick Road which forms a main approach into the town centre. The development of the site will enable better connections into the town centre, through development of a pedestrian and cycle route to the town centre.

13.29 To the east of the site is the scenic walk with potential for good pedestrian links with the walk and St. Rumbold's Well. Furthermore with the development of site H to the south and west of the area there is opportunities for good pedestrian and cycle links into the development.

13.30 Currently the area is a field with a copse of trees within the centre of the area. However, the proposed development will safeguard this site for provision of dwelling for older residents and those in need of care.

Site J is allocated for:

- Up to 39 dwellings over 1.14 ha of land.
- Good pedestrian links with St. Rumbold's Well
- Pedestrian and cycle links to the town centre.

13.31 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

13.32 A depiction of the possible layout for the site found in figure 13.8

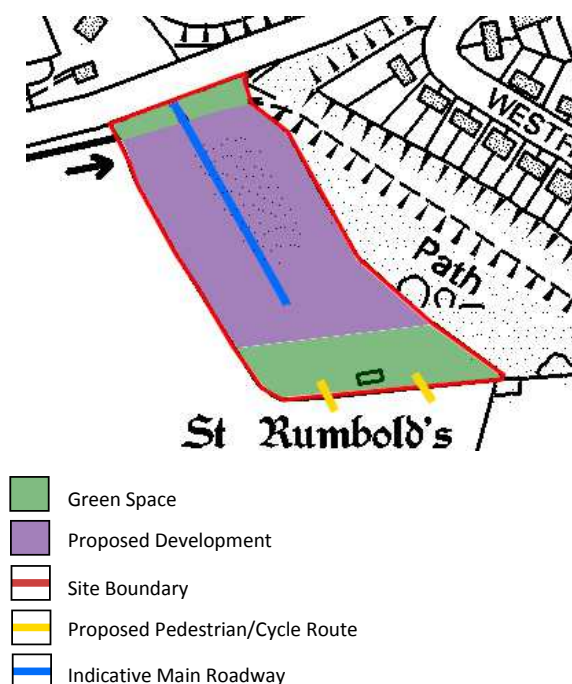


Fig. 13.8



## Site K

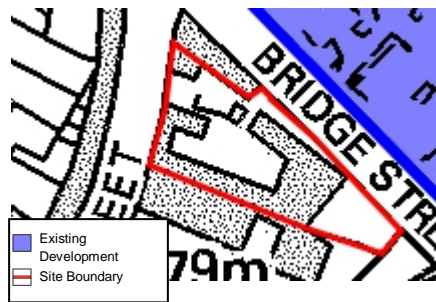


Fig. 13.9

13.33 The current site is mostly an employment area, it is bordered to the north and east by Bridge Street, a main thoroughfare to the town centre. To the south is the Well Street Centre, a County Council Social Care facility.

13.34 The proposal from the developers for the site is to produce 28 flats and one guest flat. The development would be for a set of retirement flats in an in a style similar to the existing development at Coopers Wharf – the development which exists on the opposite side of the river to the south east of the site.

Site K is allocated for:

- Up to 28 dwellings and an visitors flat.

13.35 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

## Reserve Site M

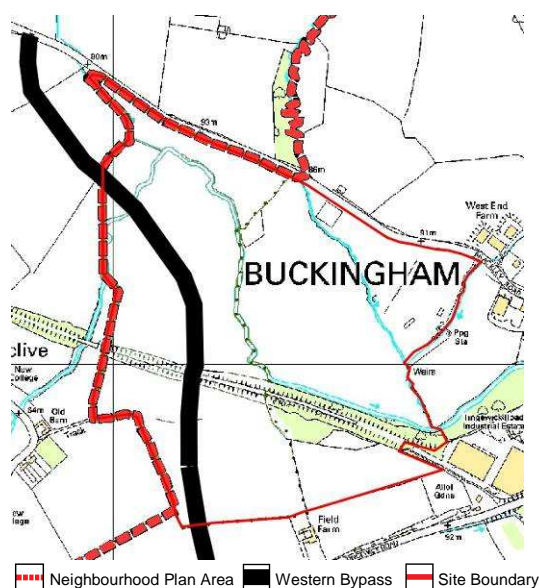


Fig 13.10

13.36 Site M is to the west of the town and incorporates a large area including flood plain. The site is set back from Tingewick Road to the south. The west of the development area would be bounded to the west by a new western bypass linking the A421 and the A422. The site is well defined to the north with the A422 forming the edge of the site.

13.37 The site is mainly open fields with hedgerows surrounding the site and the fields. Running through the site is the old railway line. This would form the focus of a green corridor creating a good pedestrian and cycle link into the town.

13.38 To the south of the site is Site H which is to be developed into a small housing development. To the south east of the site, bordering with the old railway is Site I, there are good conditions to create great links with this development.

13.39 The Great Ouse flows through site, along with a tributary. The flood plain through the site would form the basis of green open space and possible sports facilities.

13.40 Although the site covers a large area the valley upon which the site lies gives protection in regards to views across the area. The site slopes down from both main roads (after a plateauing next to the A421).

13.41 The development is linked to the construction of a western bypass. This is required to open the site up for development by creating a good access into the area.

13.42 Good public transport provision could be provided along Tingewick Road and around the new bypass into the site. This could link in the existing provision but would be supplemented by the other site provision within is plan.

13.43 The site has been allocated as reserve allocation for 300 dwellings. Therefore only part of the area marked as Site M will be brought forward for development.

Site M has a reserve allocation for:

- Up to 300 dwellings
- 0.34 ha of designated equipped playing space as a minimum.
- 0.75 ha of informal playing space as a minimum.
- At least 1.2 ha of sports facilities

- At least 1.5 ha of additional green space
- Creation of a Western Bypass

13.44 Which part of the site is developed must be agreed with Buckingham Town Council before a planning application is submitted.

13.45 A Design Brief must be produced setting out the principles for development. This Brief must be discussed and agreed with Buckingham Town Council within a reasonable time prior to being submitted as part of any planning application.

13.46 A depiction of possible areas of the site for development can be found in figure 13.11

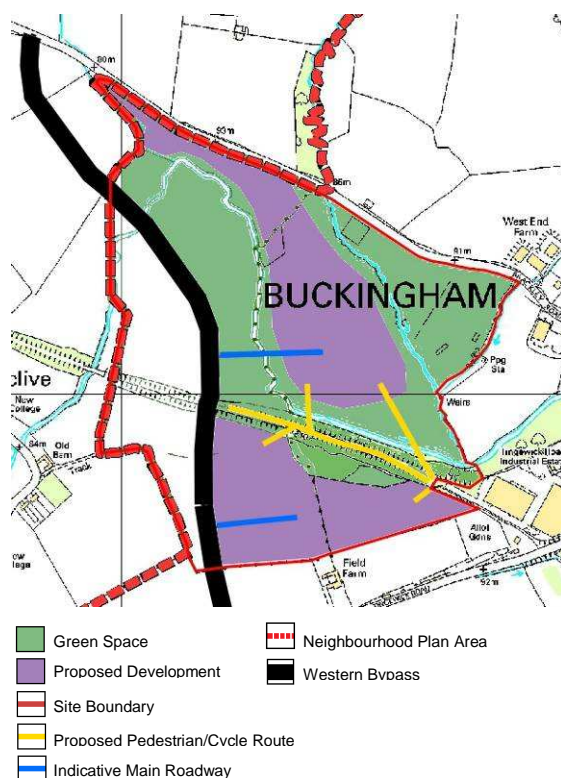


Fig. 13.11