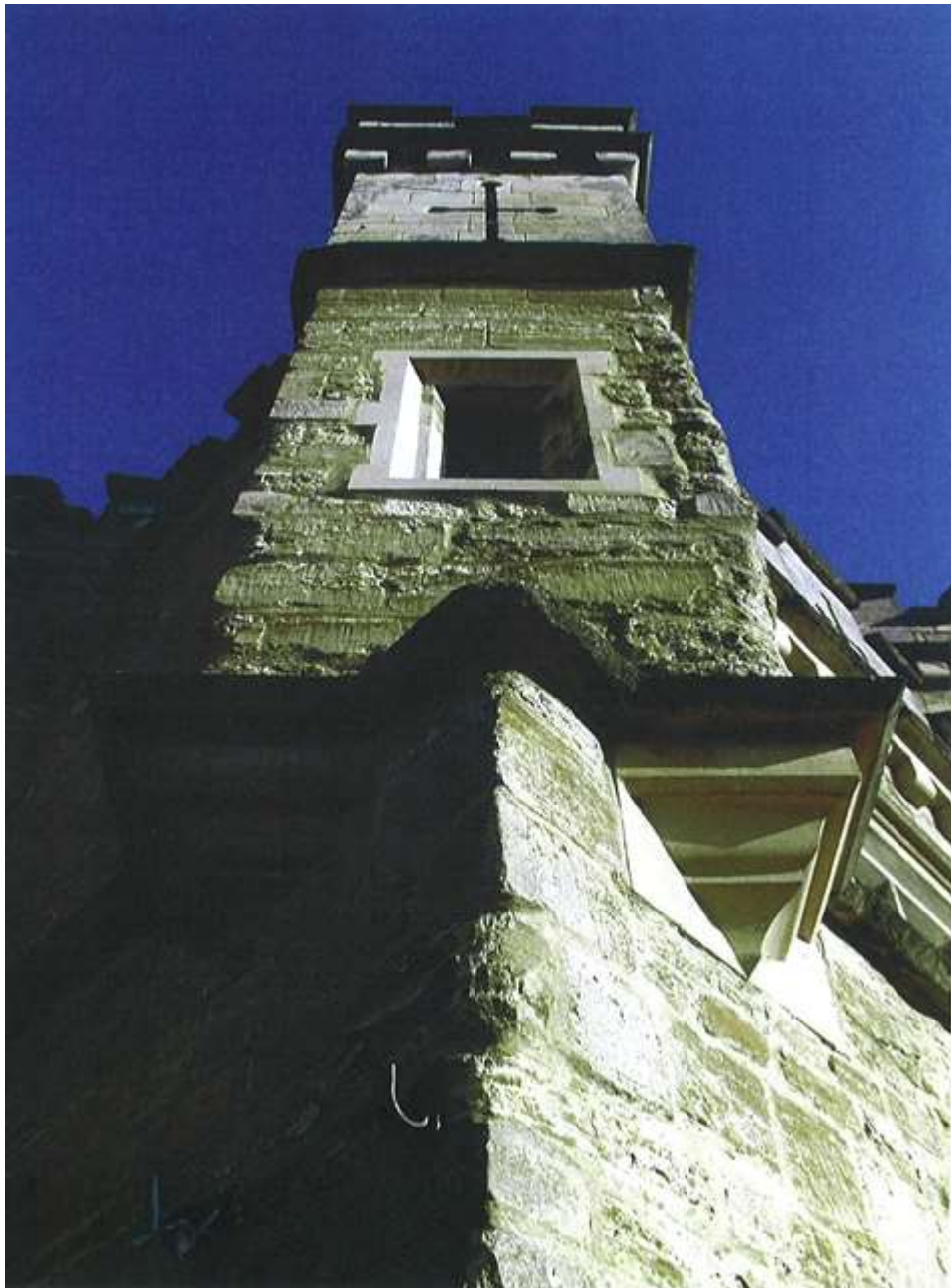




Buckingham Neighbourhood Development Plan

Made Version – October 2015

Buckingham Neighbourhood Development covers the period 1st April 2011 – 31st December 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

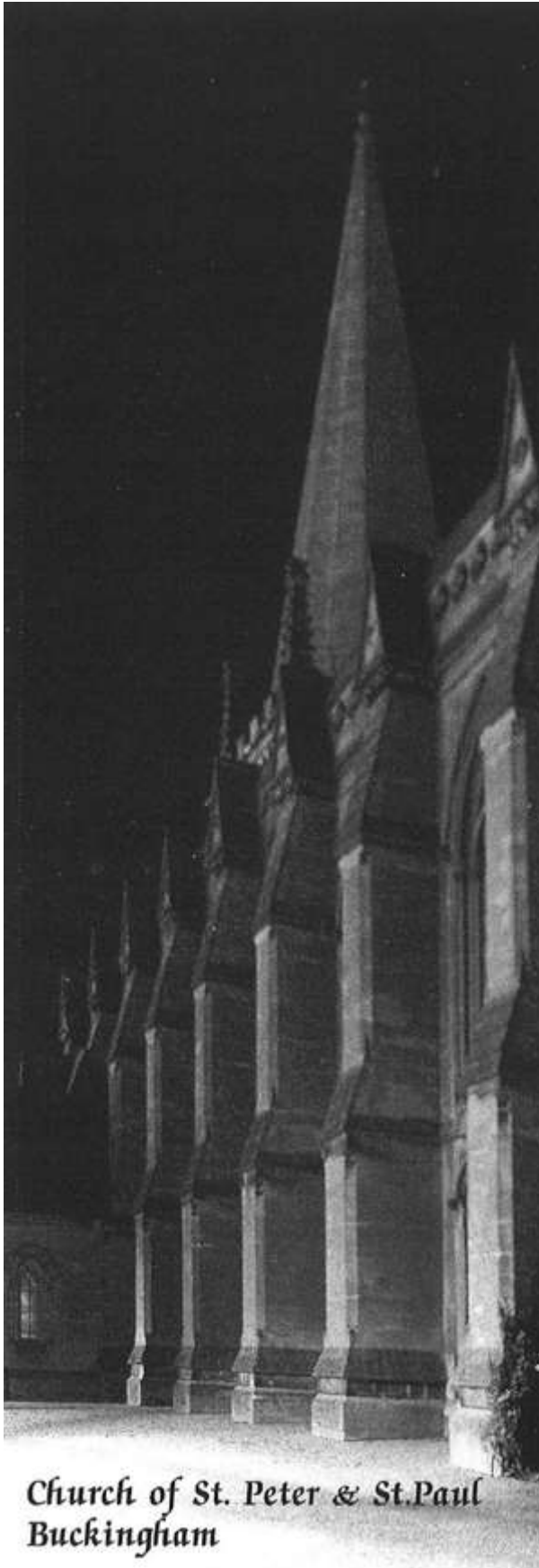
Buckingham has grown in size over the last 40 years to be the market town that its residents and visitors love and hold dear. To ensure that Buckingham is a better place to live, work, study and play the Town Council with its partners embarked in 2011 on the journey of creating a Neighbourhood Plan for 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 had a say in the Buckingham Neighbourhood Development Plan or are about to contribute their views.

Andy Mahi
Mayor of Buckingham June 2015

Section 1 - Introduction



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

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 saved policies of the Aylesbury Vale District Local Plan (AVDLP).

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.¹

How the Plan fits into the Planning System

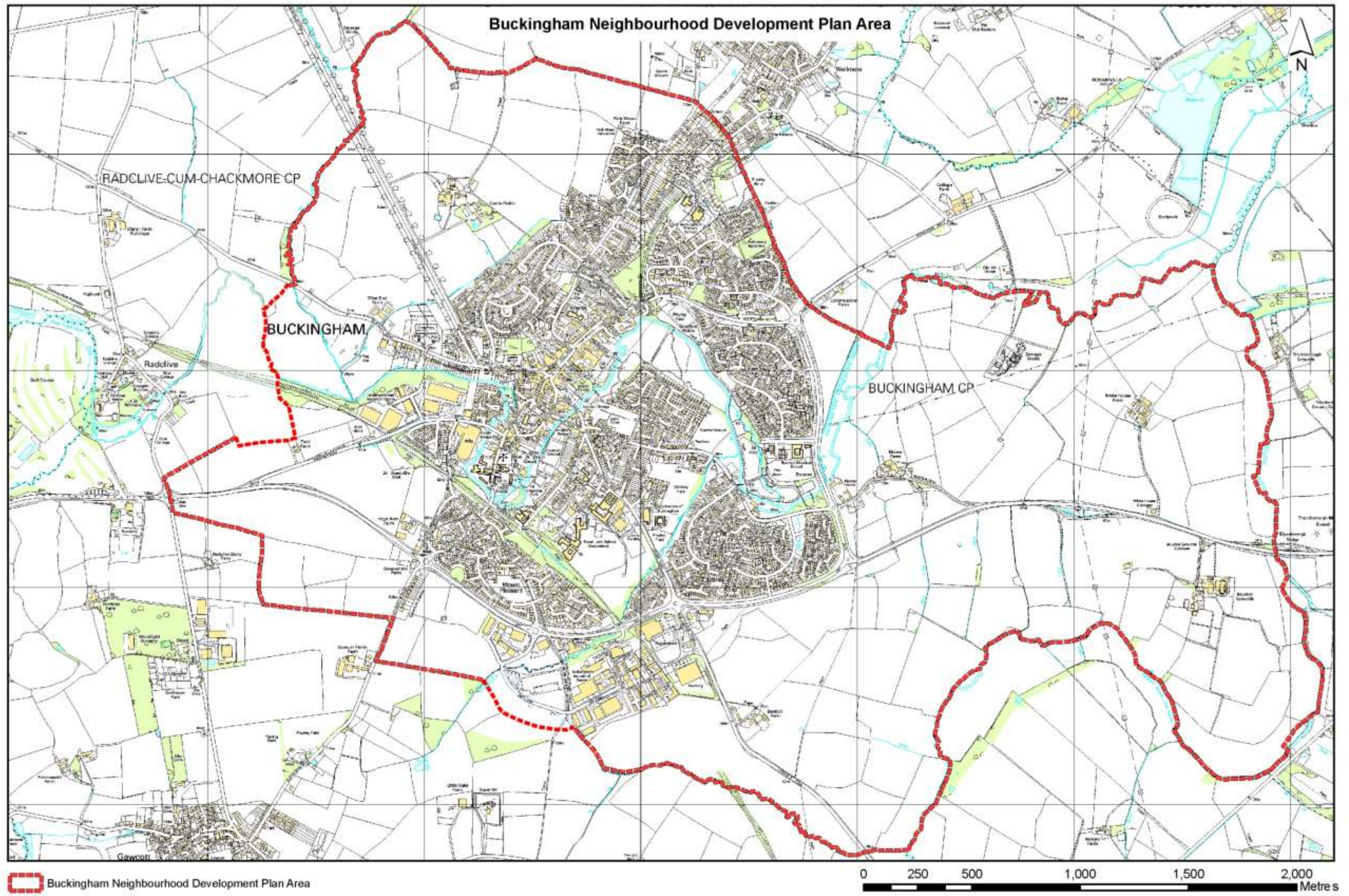
1.5 The BNDP provides for 617 dwellings and in addition, for 400 student units, in light of the current student population of Buckingham, and the projected growth of the University of Buckingham.

1.6 Housing numbers must be in general conformity with the Local Plan. The housing allocations from the AVDLP 2004 have now been taken up and completed.

1.7 With the delay in a new Local Plan emerging, a decision was taken to base the housing numbers within the Plan by using the DCLG (Department of Communities and Local Government) 2012-based household projections in England [Table 406], which were higher than the figures being used to prepare the now withdrawn Vale of Aylesbury Plan. Buckingham has seen a significant amount of housing development in recent years and has a noted problem with accommodating the transient student population, which affects the local housing market. Despite a significant inherent

¹ See Consultation Statement

Figure 1.1 Buckingham Neighbourhood Development Plan Area



1:21,000

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resistance to more residential growth in Buckingham, there is acceptance that in order to ensure the vitality and vibrancy of the town and its economy, and to secure much needed infrastructure, Buckingham will accept a fair and needs-targeted amount of new residential growth.

1.8 In addition, a reserve housing allocation has been made to accommodate any shortfall occurring in housing allocation during the lifetime of the Plan. It is anticipated that this will only be required if a future Local Plan stipulates the need for additional housing within the lifetime of this Plan, or an allocated site fails to be deliverable due to intervening circumstances.

1.9 The evidence for why the housing number was chosen can be found in the Evidence Base².

1.10 A Sustainability Appraisal has been undertaken on the Plan. Separate consultation took place on the Sustainability Appraisal “Scoping Report” which formalised the plan’s objectives and developed the framework against which future decisions were made. The Sustainability Appraisal Scoping Report is available on the Town Council’s website www.buckingham-tc.gov.uk

1.11 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.

1.12 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?

1.13 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.

1.14 A full list of comments and main issues arising from the consultation can be found in the Consultation Statement.

² Pages 8-21 of the Evidence Base

Fig 1.2



Fig 1.3



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 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, via both the A421 and A422, eight miles west of the current western boundary of the Milton Keynes built up area, eleven miles from the new Garden City at Bicester over the border in Oxfordshire and seventeen miles to the north of Aylesbury.

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.³ In fact, the town of Buckingham is a focal point for housing, employment, administrative and community facilities in northern Aylesbury Vale.

³ Maids Moreton is not part of the Buckingham Neighbourhood Development Plan.

Living including population and housing

2.4 Buckingham has a population of 12,043.⁴

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

2.6 There is an unmet need for affordable housing, with 135⁶ households on the AVDC Waiting List in 2015 (163 in 2010⁷). 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.⁸

⁴ 2011 Census figures from Office of National Statistics

⁵ 2011 Census figures from Office of National Statistics

⁶ Please see AVDC comments in the Consultation Statement

⁷ AVDC Buckingham Fact Pack, 2011.

⁸ 27% of the population were economically inactive and 3% of the economically active were

Of the same age group the highest percentage (48%) were employed in managerial and professional occupations.



Fig 2.1 Cornwall's Meadow Shopping

2.9 In 2011 only 3.6% of the population travelled to work by public transport and 51% travelled by car.⁹

2.10 The Tingewick Road Industrial Park has been identified as not meeting current or projected future needs.¹⁰

2.11 Office space – there is very little specific data in relation to office space

unemployed. 2011 Census figures from Office of National Statistics.

⁹ 2011 Census figures from Office of National Statistics.

¹⁰ Aylesbury Vale Employment Land Study 2008 para.5.20 & Aylesbury Vale Employment Land Review Update 2012 para 7.110

in Buckingham.¹¹ 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 to office function granted. Some offices have sought to relocate to industrial premises, but others are apparently happy with town centre location and provision.



Fig 2.2 Cornwall's Place

2.12 Although lying outside of the Plan 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.

¹¹ 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.

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

2.15 Tesco has a superstore on the edge of town and more recently Aldi has also opened on the edge of town. Further convenience stores are found in the town including Waitrose, Tesco Metro, Londis and 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 by which to determine occupancy rates easily.

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.¹²

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

¹² The University of Buckingham Campus Development Framework Document 2011.

Getting Around

2.19 The main road through the centre of Buckingham is the A422 from Banbury and M40 Junction 11 in the west passes through the centre of Buckingham and continues east to Milton Keynes North and the A5 Expressway. The A413 from Towcester passes south through Buckingham to Winslow, Aylesbury and the A40 at Tatling End.

2.20 The A421 forms a by-pass around the southern edge of the town which links to M40 Junctions 9 & 10, Bicester Garden City and Oxford in the west and Milton Keynes and Bedford in 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 congestion 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.¹³

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 X60 and in the future the possible creation of the X444 running from High Wycombe to Northampton.

2.23 There is a lack of cycleways in the town and poor connections with other settlements, the exception to this being the national cycle route 50. In

¹³ 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 – at p.60.

addition in July 2014 funding has been announced via the Local Growth Deal for cycle improvements between Buckingham and Winslow.

2.24 A further transport link which has been announced for the area is the creation of the new East-West rail link which will have a station at Winslow, this will allow for greater connectivity.

Leisure and Well-Being

2.25 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.

2.26 There are three N.H.S. general practice surgeries within Buckingham; with new health centre facilities planned as part of the Lace Hill development.¹⁴ 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.¹⁵ There are two blocks of charitable almshouses in Buckingham.¹⁶

¹⁴ 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.

¹⁵ For more information on health and older person provision see Evidence Base 1.24, 1.96 & 1.97

¹⁶ Christ's Hospital, Market Square, and Barton's Hospital, Church Street are administered by Buckingham General Charities.

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

2.28 Buckingham has three primary schools; Buckingham Primary; Bourton Meadow Academy & George Grenville Academy. There will be another primary school in the Lace Hill development, which will be an Academy [with approximately 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.¹⁷

2.29 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.

2.30 There are a number of places of worship within Buckingham; St Peter & St Paul's Church of England; St. Bernardine's Roman Catholic Church; Well Street United Church; The Salvation Army Citadel on Moreton Road; Buckingham Evangelical Church, which meets in Bourton Meadow School; the Plymouth Brethren who have a meeting hall on Western Avenue and Mallard Drive, & 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.

¹⁷ BCC figures. The Council notes that this is in line with the Department of Education's guidance of 5-10% to accommodate parental preference.



Fig. 2.3 George Grenville Academy



Fig. 2.4 Buckingham Hospital

2.31 The Buckingham Centre in Verney Close houses Buckingham Library; Buckingham Options¹⁸, 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.

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

¹⁸ Buckingham County Council centre primarily for people with learning difficulties, but also for persons with mental health issues.

2.33 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

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

2.35 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.

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

2.37 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.



Fig. 2.5 Brackley Road Cemetery

2.38 There are allotments off the Bourton Road¹⁹ and also at Tingewick Road. In addition a Community Herb Garden has been created in conjunction with the University of Buckingham within their grounds. An edible woodland is also being created in the Heartlands by Transition Buckingham.

2.39 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.²⁰ 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.

2.40 Surface water drainage is also an issue²¹ in following areas; however this is not a comprehensive list:

Bath Lane
Badgers Estate
Moreton Road Estate
Beech Close & Bradwell Avenue
Otters Brook

2.41 Buckingham County Council is now the Lead Local Flood Authority for AVDC and thus Buckingham.²²

¹⁹ Run by the Bourton Road Allotment Association

²⁰ See Appendix 2 for more detail.

²¹ See AVDC Fact Pack for areas susceptible to surface water flooding.

²² Flood and Water Management Act 2010 and the Flood Risk Regulations 2009. This pertains to surface water and ground water and not river flooding, which remains under the remit of the Environment Agency.

The Character of Buckingham

2.42 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.

2.43 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 in 1971 and amended in 2005. In the central area of the town there is a large concentration of listed buildings. With over 200 listed buildings in the Plan. This is excellently documented in the Buckingham Conservation Review, AVDC April, 2005. Despite the later development of these, much of the original medieval street pattern and burgage plots still exist. These streets are focused around the market area, the river or church (see below). The result is clear vistas and routes.

2.44 The grade II* listed Old Gaol 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.

2.45 The spire of St Peter & St. Paul's Church [Grade 1 Listed] is visible from many parts of the town and beyond. It forms a landmark on almost all approaches to the town. With new

lighting this landmark is also visible at night.

2.46 In total there are more than 200 listed buildings in the town (3 Grade I, 9 Grade II* and 200 Grade II)²³. Many are part of the historic core of the town. The conservation area includes the buildings which survived the great fire of Buckingham in 1725. Also included are many fine examples of the Georgian buildings which replaced the fire damaged originals.



Fig. 2.6 The Old Gaol

2.47 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 period of the town's history, the Buckingham branch of the

²³ AVDC, Revised List of Buildings of Special Architectural or Historic Interest 1997. For a comprehensive list please visit

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Grand Union canal contributed to the town's economy.²⁴



Fig. 2.7 Church Street

2.48 More information on the rich history and architecture of Buckingham can be found in the Evidence Base or in the Buckingham Conservation Area document (designated 27th April 2005) or on AVDC's website – www.aylesburyvaldedc.gov.uk

2.49 The distinct areas of Buckingham character have been identified as (and are shown in Figure 2.9 on page 18):

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

²⁴ Considerable interest remains in preservation and restoration of the canal through the efforts of the Buckingham Canal Society.

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.

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

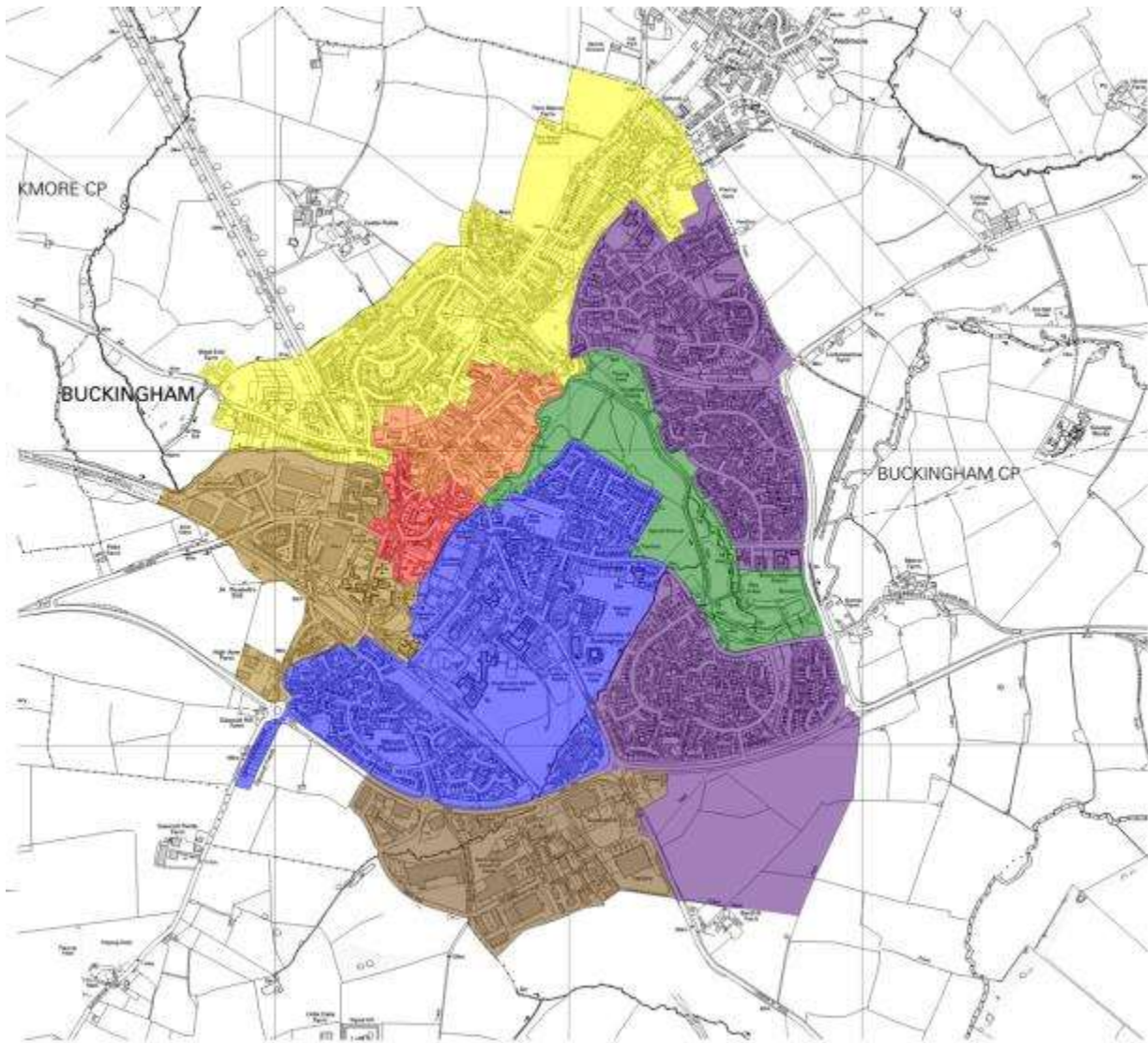
also significant areas of green space and sports facilities.

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.



Fig 2.8 The Old High Street











- | | | |
|---|---|--|
|  Town Centre |  North Western Arc |  Industrial Areas |
|  Heartlands |  Eastern Residential |  St Peters and St Pauls Church & Environs |
|  Western Residential |  Western Approach | |

Fig 2.9 Character Areas of Buckingham

3 Vision and Objectives

3.1 The Vision and Objectives were developed for the Sustainability Appraisal 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.”²⁵

3.5 From the above mentioned 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, heritage and environment
- Culture, leisure, health
- Economy and education
- Infrastructure

²⁵ Small and Market Towns in rural Wales and their hinterlands, Research Report 13 February, 2007 para.2.1, where the lack of general definition is acknowledged.

- Financial uplift (re-named Developer Contributions for clarity)

3.6 These themes were the outcome of 12 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 Developer Contribution from (previously stated as: “the financial uplift of”) new

development for the benefit of the local community through developer contributions, New Homes Bonus and/or Community Infrastructure Levy.

- 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, heritage and environment

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: To maintain and increase the Green Infrastructure and Biodiversity of Buckingham.

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'.

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.

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.

Developer Contributions

Main comments raised during the consultation include:

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

Objective: Secure Developer Contributions 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 617 dwellings excluding commitments
- An additional 400 rooms to accommodate the expansion of Buckingham University
- 10 hectares of new employment land
- New retail areas and leisure facilities in the Town Centre
- New community facilities
- New sport facilities
- New and improved transport connections
- New green spaces
- New Cemetery and allotments

Additional Homes

4.2 The Plan will provide 617 new dwellings (excluding existing commitments) for the general housing market. The breakdown of this is shown in Table 1 (p31).

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 based on an estimate of 700-1000 homes. Taking

this into account it results in a demand for 10ha of employment land.

4.6 Through the consultation process there was also a definite desire of the residents to stay as a market town and not become more of a commuter town.

Retail and Leisure

4.7 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. The increase in people will mean a further demand for retail shops in the town centre requiring more shops and retention of existing retail uses. This is further evidenced in the Evidence Base.

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.²⁶ 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 for the need for further provision is to be found in the Sports Facilities Need in Buckingham

²⁶ See later at 8.1.

[Buckingham Town Council, TC/47/12 and for ease of reference Appendix 4 to this document] 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

Green Spaces

4.13 The Plan protects the green space provision at:

- Mount Pleasant
- Stratford Fields
- March Edge
- Overn Avenue
- Land behind Castle House
- Land at the end of Verney Close
- Extension of the Riverside Walk

4.14 This will be achieved by designating these sites as Local Green Space under the new powers in NPPF.²⁷

4.15 It also highlights significant green space provision on the following sites:

Site G
Site H
Site I

²⁷ This will be achieved by the designation of the areas in 4.15 as Local Green Spaces under the new powers contained in NPPF.

Cemetery and Allotments

4.16 Following the need identified by the Town Council for cemetery²⁸ and allotment provision, a site south of the A421 (Site F) has been identified to meet the long term need.



Fig. 4.1 Cemetery

4.17 The principles of the AVDC Green Infrastructure Strategy have been incorporated throughout the policies.

The Market Town of Buckingham in 2031

4.18 Through the policies of the Plan the town has grown. New people, employment and retail have come to the town. However, the traditions of Buckingham have been kept alive. The development which has taken place in the Town Centre has been complementary to the existing building scape. This has enabled the town to conserve and enhance the town's historic environment and its setting.

4.19 The new residents and retail in the town centre have contributed to the

²⁸ There is significant bedrock under the current cemetery which has curtailed further use.

continuation of the town's markets and ensuring Buckingham continues as a market town well into the future.

The Plan

4.20 The Neighbourhood Plan will be monitored every year to ensure that it is aiding in the progression of the development of Buckingham.

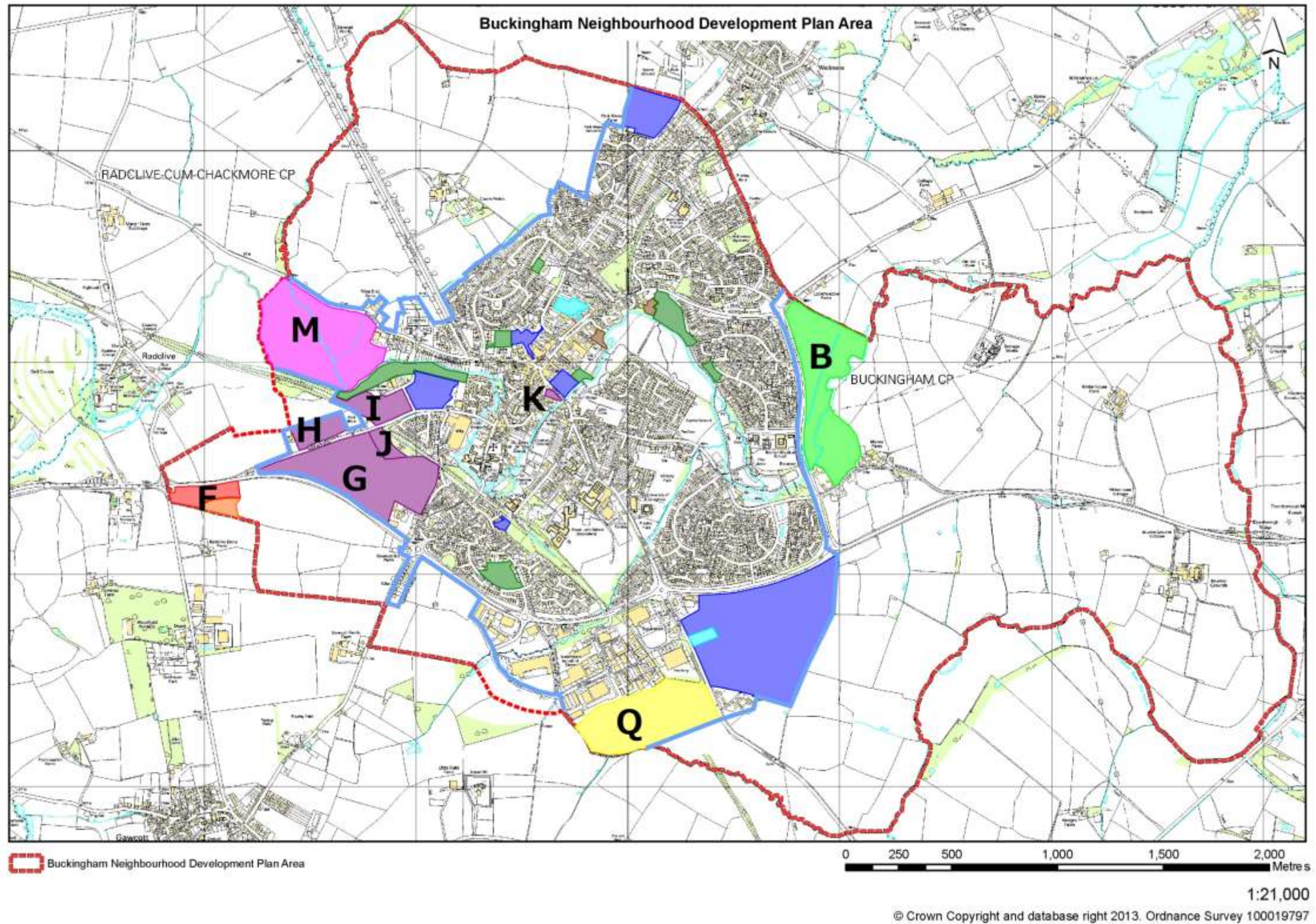


Figure 4.2

- | | | | |
|---|--|---|---------------------------|
| Proposed Employment Area | Proposed Allotment | Proposed Car Park | A Site Designation |
| Proposed Cemetery | Canal Area | Reserve housing Area | |
| Proposed Housing Development | Health Facility | Proposed Local Designated Green Space | |
| Proposed Buckingham Settlement Boundary | Existing/Committed Development | | |
| | | | |

Town Centre Insert Map

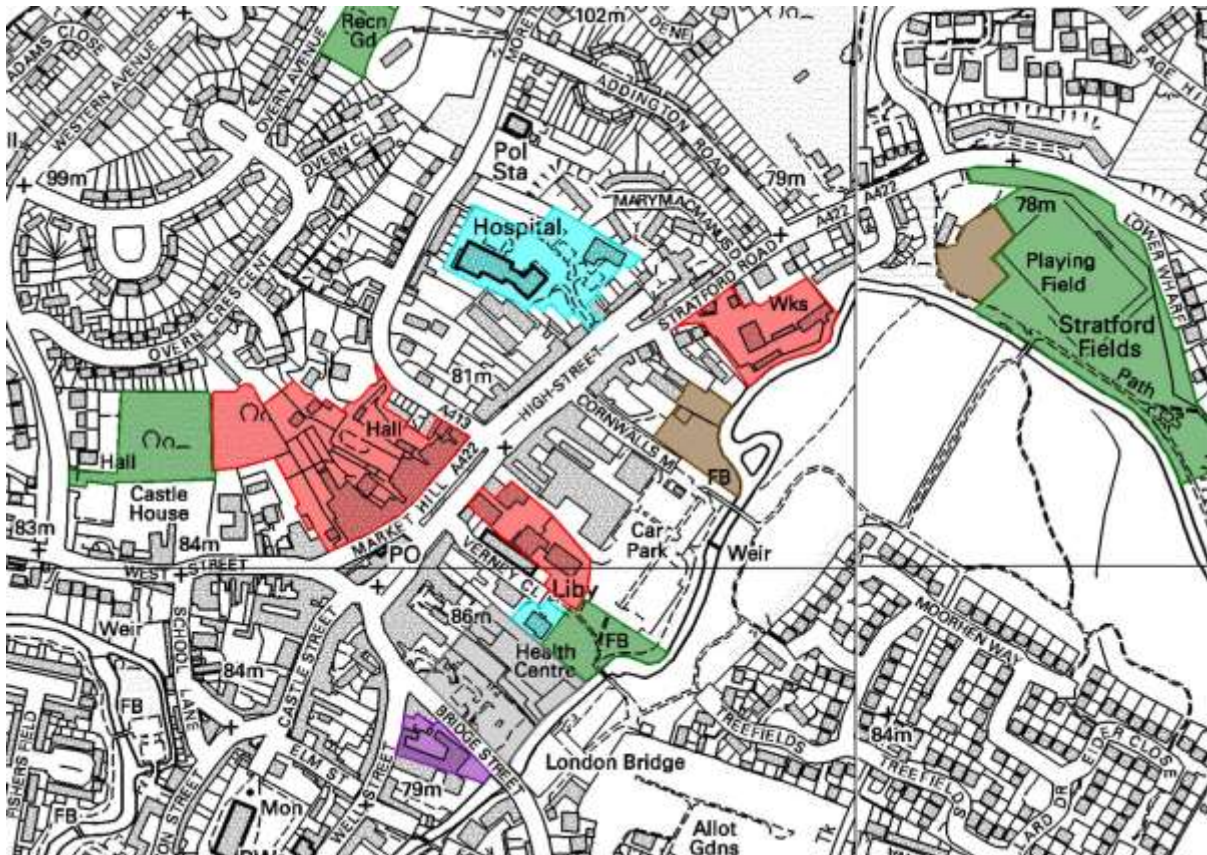
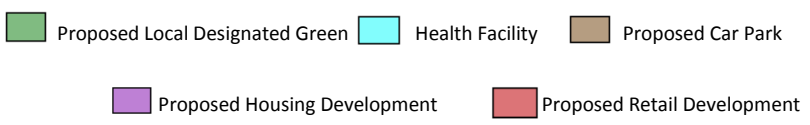


Figure 4.3



Section 3 Neighbourhood Planning Policies



The Flosh – 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 heritage and environment
- Culture, leisure, health
- Economy and education
- Infrastructure
- Developer Contributions

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 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. The policy is situated within a box

- 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

Monitoring of the Plan

5.4 The Plan will be monitored by AVDC and the Town Council on an annual basis using data collected and reported in AVDC's monitoring reports. In addition where other data can be easily collected and reported at a Town level that is relevant to the Plan then the Town Council will seek to do so.

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 around 617 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 – Phasing
	HP7 – Guidelines for Windfall sites



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.

HP1 – Allocate land for 617 new dwellings

Development will be supported within the boundary settlement area (Fig 4.2) 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. All dwelling numbers are indicative and will be reviewed at the application stage. Site J and Site G would be supported as a joint site with provision for older residents incorporated. The reserved allocated site, Site M, will only be required if one or more of the allocated sites, with a total of 80 outstanding units, is not brought forward before 2025.

Site	Allocated number of dwellings
Site G	400
Site H	50
Site I	100
Site J	39
Site K	28
Total	617 Dwellings
Site M	300
Total Reserve	300 Dwellings

Table1

HP2 – Allocate land for 400 new rooms for University expansion

Development will be supported for new rooms as set out in Table 3 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 (with the exception of HP4; HP5; & HP6).

Site	Allocated number of Rooms
Innov8 Site	300
Verney Park	100
Total	400 Rooms

Table 4

6.1 The University of Buckingham has outlined plans²⁹ to expand student provision within the town. If this expansion materialises a minimum of 400 extra student rooms would be needed.³⁰ The allocated sites in Table 4 would aid in fulfilling this requirement. Such expansion would require adequate student accommodation delivered concordantly with teaching facilities.

6.2 The allocated sites in Table 4 must be developed before or in partnership with the progress made on policy EE8. This is due to a need to make up provision for the identified existing deficit in university accommodation.

HP3 – Allocate land for self-build

Development will be supported where it includes self-build development on part of Site H, provided the development meets the requirements set out in the policies of this Plan. This part of the site will not be subject to affordable housing requirements if

²⁹ University of Buckingham, Campus Development Framework 2011 & Consultation comments from Delta Planning in the Consultation Statement – comment number 98

³⁰ This minimum figure would allow for university accommodation for all first year students.

developed on an individual plot basis. Self-build is only indicated on one site in the Plan but this should not preclude other proposals for other sites being brought forward.

HP4 – Provide a diverse housing mix

The sustainable development of a wide range of housing types, sizes and tenures; including the provision of housing that meets local needs, will be supported. On developments of more than 50 dwellings in size there should be a wide mixture of types of housing from 1 to 5+ bedrooms

6.3 Large areas of the same type of housing will not be acceptable within the same development. A variety of different dwelling sizes will need to be provided to give the required housing mix to accommodate the needs of the town.³¹

HP5 – Provide affordable housing

All proposals for new housing on sites 1 hectare or over (or 25 dwellings or more) should provide affordable housing at a minimum rate of 35%, (subject to viability); Planning applications for residential development of 25 or more dwellings and sites of 1 hectare or more must be accompanied by an Affordable Housing Plan. The Affordable Housing Plan will set out the mix and location of affordable housing and how it will be phased.

³¹ Please see Evidence Base para 1.29

6.4 Buckingham Town Council may choose to pursue the formation of a Community Land Trust to promote allocations to persons with one or more of the following local connections:

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

6.5 If a Community Land Trust is to be created, Buckingham Town Council would like at least 10% of the affordable housing to be delivered through the Community Land Trust

HP6 – Phasing

The allocated residential development sites will not commence before 1st January 2016. Development of the allocated residential sites can come forward before 2016 where it can be demonstrated that there is sufficient infrastructure capacity.

6.6 Part of the reason for this Policy is to allow employment rates to catch up with housing levels to further the aims of the EE policies. In addition, sewerage capacity needs to be expanded before additional residential development is brought online. Developers will need to provide evidence that there is enough sewerage treatment works and foul sewerage network capacity available (or can be made available) as part of any planning application.

6.7 Infrastructure relating to the sewerage system is a priority. Any required upgrades improvements or reduction in flows to the system Buckingham Water Recycling Centre formerly known as a sewage treatment works will be planned and funded

through Anglian Water's 5 year business plan (approved by OFWAT).

HP7 – Guidelines for Windfall sites

Development for small sites, of 10 dwellings or less, within the settlement boundary, including previously developed land will be supported

6.8 Windfall sites are those sites which have not been allocated but which are

within the Neighbourhood Plan Boundary Area on brownfield or infill sites i.e. land that has been previously developed.

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

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

7. Design, Heritage and Environment

OBJECTIVE	POLICY
Conserve and enhance the town's historic environment and its setting	DHE1 – Protect existing trees and provision of trees in developments
To maintain and increase the Green Infrastructure and Biodiversity of Buckingham	DHE2 – Standard of ecological information required to minimise the impact on natural habitats
	DHE3 – Protection of designated sites and local and national priority habitats and species
	DHE4 – Protection of movement corridors
Provide minimum design requirements to ensure appropriate development in the town, building on the work of the 2001 Vision & Design statement	DHE5 – Biodiversity in Development Landscaping
	DHE6 – Provision of good quality private outdoor space

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

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

Community Action – Buckingham Design Guide

7.1 The Town Council will produce a design guide for the Plan area in consultation with AVDC and the Buckingham Society. The Design Guide will conform to the objectives of design guidance set out by the Local Planning Authority. One of the guiding principles of the Design Guide will be ensuring that there will be no onerous requirements that would affect viability of development. It will also seek to protect and enhance the Conservation Area and identify local non-designated heritage assets of this historic market town.

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 and a clear plan as to how requirements of the policy will be met.
- 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.

DHE1 – Protect existing trees and provision of trees in developments

Wherever possible existing trees will be maintained in accordance with British Standard BS5837 or as superseded, in development proposals for all new buildings, in addition new developments need to make provision for trees on site. Provision of new trees should include species and types of tree to ensure that the landscape retains its current character. 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. New developments of 10 or more dwellings or new employment scheme on sites C and/or E shall submit a

Objective: To maintain and increase the Green Infrastructure and Biodiversity of Buckingham

The biodiversity and the green infrastructure of the town have been highlighted as key through consultation with members of the public and AVDC

7.2 The protection and enhancement of biodiversity assets are dependent on robust networks of Green Infrastructure (G.I.) which facilitate movement and genetic exchange. Requirements for the provision of effective G.I. are set out in the Aylesbury Vale District Council Green Infrastructure Strategy, 2011.

7.3 Mechanisms for gauging the status of conditions should also be included.

7.4 Many species are entirely dependent on human habitation in order to provide the habitat for their reproductive success. Modern house building techniques virtually eliminate opportunities for these species. Consequently, where appropriate, features for biodiversity within developments will be expected. Simple inexpensive measures can result in significant gains such as, integrated bat roost cavities; integrated swift or house martin boxes. These measures are expected to be permanent in order to deliver meaningful ecological gain. Thus these features will be expected to be built into suitable structures rather than provided as vulnerable, isolated and temporary boxes.

DHE2 – Standard of ecological information required to minimise the impact on natural habitats

Development proposals should, where possible, minimise impact on natural habitats and species resulting in net gains to biodiversity. Ecological information provided in support of applications must conform to the British Standard BS42020, Biodiversity – code of practice for planning and development.

7.5 Buckingham supports a rich variety of natural habitats and species. Many of these are of regional and national significance. It is expected that the planning system should contribute to the conservation and enhancement of these and to the ecological networks that support them. Development policies will seek to maximise the benefits of planning decisions to biodiversity, within the context of sustainable development by ensuring

a fair and consistent standard of ecological assessment is provided.

7.6 It is crucial that the ecological value of development sites is appropriately and consistently appraised. The metric for determining and quantifying existing biodiversity value, in terms of habitats, and the consequent measures required to ensure net gain is the Biodiversity Impact Assessment Calculator (Warwickshire County Council 2014 v18), as contained within the “Biodiversity Offsetting” system. This is considered to be the most appropriate mechanism for determining current ecological value and delivering net ecological gain.

DHE3 – Protection of designated sites and local and national priority habitats and species

National priority habitats and species are as defined by NERC 2006 and local priority species and habitats as defined by the Bucks Biodiversity Action Plan 2015. Development affecting such sites and species should protect the sites and wherever possible, deliver a net gain in biodiversity. In granting permission conditions may be imposed, or planning obligations sought that secure appropriate management regimes to deliver biodiversity gain in perpetuity.

7.7 Local Wildlife Sites (LWS) and Biological Notification Sites (BNS) are non-statutory designated sites that occur within Buckingham. There are also many non-designated sites that conform to the definition of Priority Habitat, as defined by the NERC Act 2006. These are of varying degrees of importance for nature conservation value in Buckingham.

7.8 Planning applications will be considered against criteria commensurate with their relative ecological status and protection within a local, national and international status. Their local context is particularly important. Therefore a particular habitat or species may be nationally frequent but extremely rare locally or nationally scarce but locally frequent. Species of particular relevance here are Native Black Poplar, water vole, otters and whiskered bats. These are further described in the Bucks Biodiversity Action Plan 2015. Development affecting any of these sites or species is expected to result in a net gain to their area or populations.

DHE4 – Protection of movement corridors

Development proposals which have a negative impact upon bat movement corridors will need to provide information identifying these corridors, and measures to ensure their protection and enhancement in order to maintain continued ecological functionality of bat populations. Where there are potentially adverse lighting impacts, such as the extension to the riverside walk, to wildlife within development proposals, surveys identifying movement corridors, and appropriate measures to ensure that identified corridors are protected and enhanced, will be expected.

Species movement corridors (such as those for Otters and Water Voles) are extremely important to preserve or not encroach upon. Due to Buckingham's position on the River Great Ouse it is important to preserve undeveloped buffer zones for watercourses as wildlife corridors, which should be free from built development including lighting, domestic gardens and formal landscaping. Such a buffer zone is

required to be at least 8m measured from the top of the bank.

7.9 Buckingham is home to a significant bat population. These populations are sensitive to development that severs or disturbs movement corridors. Where appropriate, flight corridors should be identified and protected or enhanced to ensure the ecological functionality of bat populations. Examples of suitable measures include green bridges, underpasses or tunnels that are situated on the exact traditional routes of bat populations and free from disturbances.

7.10 Lighting within and around developments is expected to respect the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances surveys are expected to determine where these corridors are, and put forward measures that demonstrate how these corridors will be protected and enhanced.

DHE5 – Biodiversity in Development Landscaping

Landscaping schemes for developments must show how they maximise benefits to biodiversity. The selection of ecologically appropriate native species, of local provenance needs to be included within schemes. Only native tree species or orchard trees are acceptable on public open space.

7.11 Landscaping design can have a significant beneficial effect on wildlife. Landscaping schemes will be expected to maximise opportunities for wildlife.

7.12 The establishment and management regimes of naturalistic planting schemes are critical to their success.

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.

DHE6 – Provision of good quality private outdoor space

New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes.

7.13 This Policy seeks to secure development where private external space is demonstrated which could be used for a combination of activities, e.g. the cultivation of plants and vegetables; children to play; washing to be dried and hobbies to be pursued as well as providing an attractive setting for a dwelling and contributing to the overall green space of the area. In respect of proposed family dwellings the Town Council would generally expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length; plot shape

may allow for alternative distribution of equivalent amount of private space.³²

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

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

7.16 In respect of proposals relating to flats, provision can be provided in the form of a communal outdoor space and/or in providing other areas for example balconies.



Fig. 7.1 Old Coach House

³² This mirrors Hastings Borough Council's retained policy for their Local Plan – for further details please see Evidence Base.



Fig. 7.2 Old Tanlaw Mill

8. Culture, Leisure and Health

OBJECTIVE	POLICY
<p>Encourage development that strengthens culture, leisure, sport and play facilities in the town</p>	CLH1 – Allocate land for a Cemetery
	CLH2 – Provision of play provision for new developments
	CLH3 – Allocate land for allotments
<p>Promote measures to improve the health of people living and working in Buckingham including the provision and retention of facilities locally.</p>	<p>CLH4 – Protection of existing and provision of new health facilities</p>
<p>Maintain the quality of Buckingham’s parkland and green space, in particular its ‘green heart’.</p>	<p>CLH5 – Protection of existing green open space</p>
	<p>CLH6 – Development of Canal Area</p>
	<p>CLH7 – Preservation of St. Rumbold’s Well</p>
	<p>CLH8 – Continuation and expansion of the Riverside Walk</p>

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

Community Action – Community Building Provision

8.1 The Town Council will produce a Community Building Strategy. This will set out the community buildings which are needed in the town, where they will be constructed and how they will be delivered.

The Community Building Strategy will include development for:

A Community Building which incorporates a main hall with a minimum size of 18 x 10 metre³³ main hall and ancillary facilities

A venue to house Religious Services

A cultural arts venue

Sports facilities and associated buildings

And parking for each of these facilities

8.2 AVDC's Draft Infrastructure Delivery Plan³⁴ identifies a need for a new community building based upon the development proposed.

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

building will be able to incorporate church provision.

8.4 The cultural arts centre will provide a facility for hosting performances and art. It will provide a public arts space available without the identified constraints of private ownership. Whilst facilities may exist within the town, questions of access especially at weekends and evenings and insurance coverage have constrained general public access. Buckingham has a very active cultural arts scene which should be supported as the town develops.

8.5 A large deficit and further requirement for sports facilities has been identified by both AVDC and Buckingham Town Council in various documents³⁵.

8.6 Proposals for the following type of structure associated with sports facilities will be supported:

- 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

CLH1 – Allocate land for a Cemetery

Land at site F has been allocated for a new Cemetery, a cemetery car park and associated buildings, as shown in

³³ AVDC, Sport and Leisure Facilities Companion document ready reckoner, 2005

³⁴ Need identified in AVDC, Draft Infrastructure Delivery Plan, 2013 p27-28

³⁵ AVDC, Draft Infrastructure Delivery Plan, 2013, AVDC, Play Pitch Strategy & Buckingham Town Council, Sports Facilities need in Buckingham, 2012 [appendix 4].

the indicative layout Fig 8.1 These proposals at Site F will be supported which provide a car park with approximately 50 spaces and a building incorporating a public toilet and cemetery equipment storage and undercover area.
On commencement of development (or an earlier date as agreed by both parties) of Site G, the land required to facilitate the cemetery on Site F will be transferred from the landowners to Buckingham Town Council.

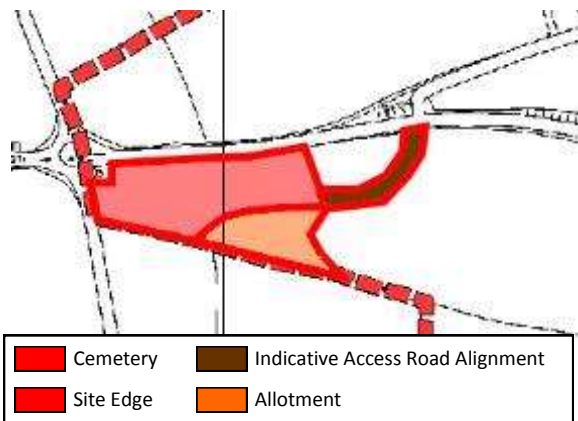


Fig. 8.1 Cemetery and Allotment Site

8.7 A new Cemetery has is needed for the town due to insufficient provision at the existing cemetery.

CLH2 – Provision of play provision for new developments

Provision of open accessible green space to include provision for designated equipped play area; separate additional area for informal playing space, and sports facilities This allocation will be based on a minimum of 2.43ha per 1000 persons for open accessible green space; with a minimum of 0.25ha per 1000 persons of designated equipped playing space and 0.55 ha per 1000 persons of informal playing space. The calculation of which is to be done pro rata on the number of dwellings

provided on each of Sites G, H & I & Reserve Site M.

8.8 Calculations using Fields in Trust Benchmark ³⁶ for play areas and the basis of 2.5 persons per dwelling.



Fig 8.2

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

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

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

CLH3 – Allocate land for allotments

Site F has been allocated for an additional allotment site and associated structures. A large community shed for housing communal equipment, etc. will be allowed on the site Proposals will also

³⁶ Fields in Trust, 2008, Planning and Design for Outdoor Sport and Play p6

be allowed to provide one shed on each 10 pole allotment plot if a shed is necessary. The site must provide a suitable access road, parking, loading and unloading area, toilets and water facilities.

On commencement of development (or an earlier date as agreed by both parties) of Site G, the land required to facilitate the cemetery on Site F will be transferred from the landowners to Buckingham Town Council

8.12 There are allotments off the Bourton Road³⁷ and also at Tingewick Road. There is no statutory calculation of the number of allotments per head of population/household.³⁸ Demand for allotments varies over periods of time and may be due to a number of social and economic factors.³⁹ In addition a

³⁷ Run by the Bourton Road Allotment Association in conjunction with Buckingham Town Council. The Bourton Road site has 73 plots of 10 poles (approx.250 sq.m.) The Tingewick Road Allocation is a private allotment association. The Tingewick Road site has 21 plots of 10 poles. On the Bourton Road site some of the traditional plots have been subdivided – this serves two purposes – one to shorten the waiting list, and two to adapt to varied requirements of allotment holders.

³⁸ The Thorpe Report of the Departmental Committee of Inquiry into Allotments, Cmnd 4166 HMSO 1969 suggested a figure of 15 per 1000 households, which seems to have been widely adopted as a guide. The National Society of Allotments & Leisure Gardens suggests 20 standard allotments per 1000 households – standard being 30 square yards [www.nsalg.org.uk]. The Survey of Allotments, Community Gardens and City Farms suggests that the national average may be 13 plots for every 1000 households – but there is a caveat attached to the report as to the accuracy given the low response rate.

³⁹ See Survey of Allotments, Community Gardens and City Farms – Professor David Crouch of the

Community Herb Garden has been created in Buckingham. There are tentative plans for an edible woodland communal growing area as part of the Green Ribbon within the Town Centre.⁴⁰

8.13 Despite this there will be a shortfall in terms of allotment provision unless further plots are allocated. If an average of 16 allotment plots per 1000 households is used, and 6980 is taken as the figure of existing and new households over the Plan period, then there is a need for 112 plots in total. There are only 94 plots currently available, the status of the Tingewick Road allotments is uncertain, and it is noted that some of the plots in Bourton Road allotments have been subdivided partly to meet demand. Thus there is a large deficit in the current provision. However, based on the need from new development this is calculated at 18 plots and therefore there is a minimum requirement of 0.45ha.⁴¹

University of Derby for the Office of the Deputy Prime Minister [now DCLG], 2006 p.5 tracks demand from high during the period between the two world wars, then a decrease as rationing is lifted post second world war, and an increase in interest from 1970s onwards. Future considerations may well include rising global food prices as well as interest in food miles and safety in addition to leisure interests in gardening. The Food 2030 Defra 2010 at p.15 notes that an estimated 33% of population grow or intend to grow their own vegetables.

⁴⁰ See Buckingham in Transition group website <http://buckinghamtransition.co.uk/pt/Edible-Woodland-in-the-press/blog.htm>

⁴¹ Based on a need for 112 plots with current provision of 94, then a minimum requirement of 18 new plots of 10 poles each, results in a need for at least 0.45 ha.

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

CLH4 – New or extended health care facilities

New or extended health care facilities on existing health care sites as shown on Figures 8.3 & 8.4 will be supported.

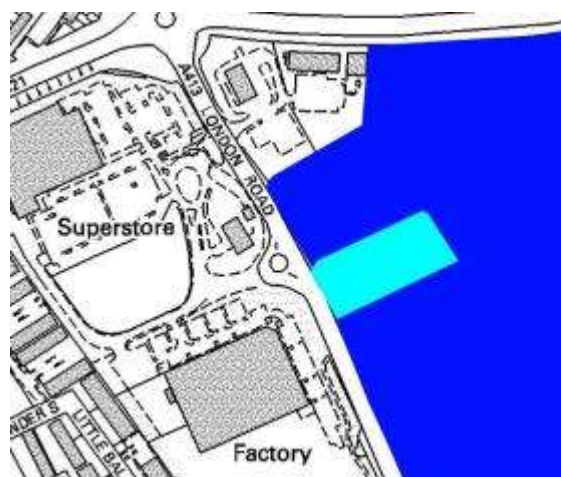
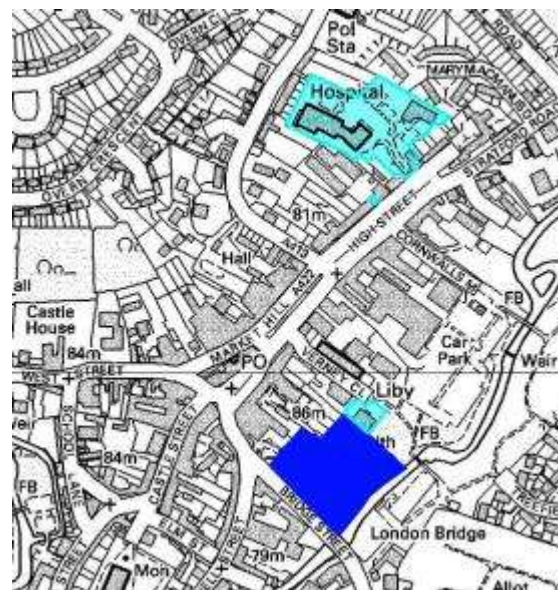


Fig 8.3 Health Care Lace Hill



Health Care Provision
Existing/recent Development

Fig. 8.4

8.14 Proposals which include extensions to current health facility provision at existing sites to meet the needs of the town will be supported.

8.15 New health care facilities must also provide good footpath and cycle way provision and must be wheelchair accessible.

8.16 During the consultation period a large number of residents highlighted the need for more healthcare provision. The sites chosen were done so in consultation with the local GPs and the Friends of Buckingham Hospital.

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

Residents of Buckingham are understandably proud of the quality and quantity of the parkland and green space in Buckingham. Therefore the existing areas should be preserved or enhanced and that new quality green space is provided.

CLH5 – Local Green Spaces

The green and open spaces identified in Figure 8.5 – 8.11 will be protected and retained. This will be done under the powers in the NPPF to create designated Local Green Space. The following sites are designated as Local Green Space. The compliance of the sites with the NPPF for such designation is to be found in the table in the Evidence Base and Appendix 3.

- Mount Pleasant
- Stratford Fields
- March Edge
- Overn Avenue
- Land behind Castle House
- Land at the bottom of Verney Close
- Riverside walk extension

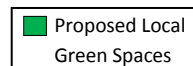
8.17 Sites for designation under Local Green Space powers have been chosen for their special features valuable to the local community and which are proximate to that community in accordance with NPPF paragraphs 76-78. As so required each area is proximate to the local community it serves which may be a community within the wider Buckingham community; the area holds a special feature to that community; and each area is relatively small in size. The areas so designated have either one of more of these features – protection and viewing of wildlife; protection of green corridors providing connectivity; protection of recreational and play facilities. The following sites have been so designated after public consultation:

Mount Pleasant open area – recreational, versatile spaces with

wildlife areas in a residential area lacking easy access to similar facilities;



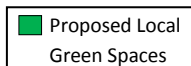
Fig 8.5



March Edge – tranquil green corridor providing connectivity to town centre and park from Linden Village residential area;



Fig 8.6



Overn Avenue Playing Field – recreational and play facilities secured for western residential areas;

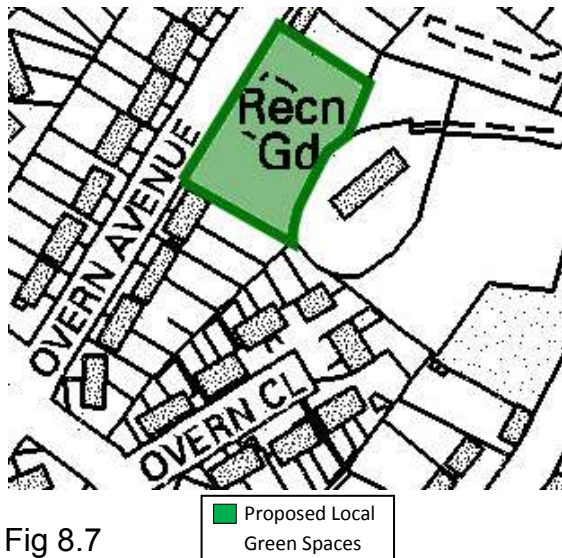


Fig 8.7

Stratford Fields – open green aspect on town approach from A422 providing much needed sports facilities for the town;



Fig 8.8

Land Behind Castle House – tranquil wildlife area providing a green corridor from long-stay car park and western residential areas to the town centre;

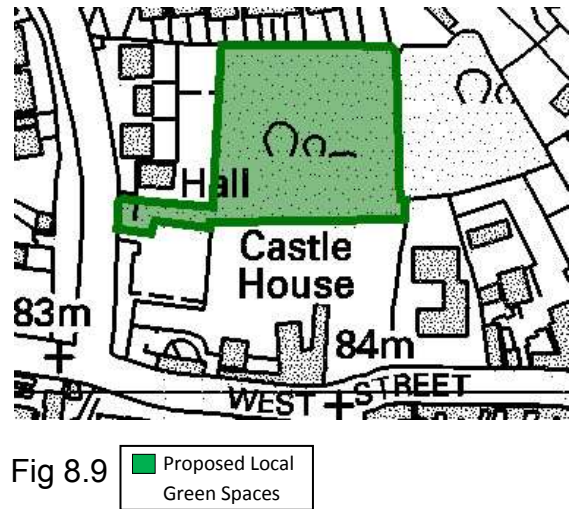


Fig 8.9

Land at Verney Close – wildlife area within the heart of the town providing interconnecting green corridors to a number of destinations including town centre; main car park; skateboard park and residential areas beyond; and riverside walk and parks;

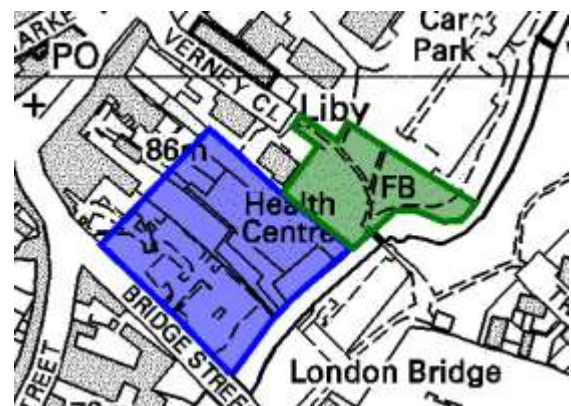


Fig 8.10

Riverside Walk Extension – extending access to Riverside Walk in accordance with CLH8 to existing and new residential and business communities as well as leisure facility for the whole community.



Fig 8.11

Existing development	Proposed Local Green Spaces
Site Allocation	

CLH6 – Development of Canal Area

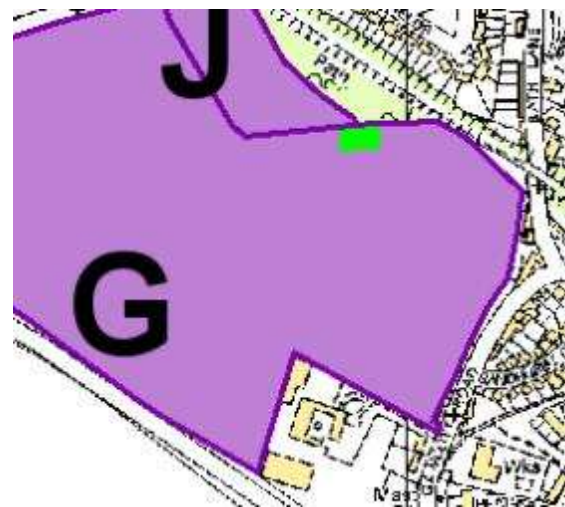
Development will be supported at site B where it would be beneficial to the enhancement and the historic significance of the former and current canal arm as either a working waterway; as a tourist attraction; of the provision of tourist accommodation; to develop the area for green space, sports provision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

8.18 This is to aid the Buckingham Canal Society in redeveloping the Buckingham Arm of the Grand Union Canal. The aim is to re-open the canal as a working water way with links through to Cosgrove.

CLH7 – Preservation of St. Rumbold’s Well

A new park is to be created at St. Rumbold’s Well as part of the development of Site G. Development of the area including and surrounding St. Rumbold’s Well will be supported where the Well is made a “main

feature” of the park and where there are good footpath and cycleway links, including access onto the scenic/railway walk subject to there being no substantial harm to the scheduled ancient monument, unless substantial public benefits are demonstrated to outweigh that harm. This is intended to provide green walkways/cycleways for access to education facilities. Support will be given should development on Site J be incorporated to be included in this provision.



St Rumbold’s Well Allocated Sites
Figure 8.12

8.19 St. Rumbold’s Well is a key site in the town. It is a scheduled ancient monument and therefore its preservation is not only highly important but necessary.

8.20 The new park should contain an information point to include interpretation relating to the Well; the specification and type to be agreed with Buckingham Town Council.

CLH8 – Continuation and expansion of the Riverside Walk

Development schemes adjacent to the river must provide for a public pedestrian/cycle route and amenity spaces, which must include seating and space for other activities such as picnicking, alongside the river Great Ouse.

Any buildings which bound the Riverside walk must be designed to overlook the area, to provide an additional security feature.

8.21 Where possible connections should be made to the existing riverside walk network, and there should be new pathways created within the development to the new riverside walk.

8.22 The desire for the continuation and expansion of the Riverside Walk has been a long held policy of the Town Council and is a saved policy within AVDLP (BU11). The need for the retention of the policy was reflected within the public consultation.

9. Economy and Education

OBJECTIVE	POLICY
<p>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.</p>	EE1 – Allocate land for employment development
	EE2 – Allocation of land for retail, office and mixed development
	EE3 – Locate new retail development within the town centre
	EE4 – Retain and enhance the primary and secondary retail frontages
	EE5 – Allocation of land for town centre parking
	EE6 – Telecommunication provision
<p>Help enable effective education across all tiers in Buckingham and ensure that links to and from the local economy are established.</p>	EE7 – Preservation of existing primary and senior school sites
	EE8 – 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. It also takes into account the loss of the employment land through the loss of the Tingewick Road Industrial Estate.

9.1. It is noted that Buckingham is on the proposed route of the improvements undertaken to be made by central government to the roads between Cambridge and Oxford, as announced on "Major roads investment in London and the south east" in December, 2014⁴².

9.2 The progress of these improvements will be monitored by the Town Council who will work with the relevant agencies to ensure that any potential bypass delivers the best possible outcome for Buckingham.

EE1 – Allocate land for employment development

Land at site Q is allocated for 10 hectares of new employment development. Employment development will be located on that part of the site closest to Buckingham Industrial Estate. The southern edge of the allocation will comprise a landscape buffer to protect the views between the site and the Padbury Valley. The remainder of Site Q is allocated as a reserve employment allocation. This will only be developed should it be demonstrated that further employment development is necessary. 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 into Buckingham
- New footpaths or cycleways on site should be overlooked but not dominated by buildings and well lit so that users feel secure
- Positive building frontages and landscaping must overlook the site access.
- Have a buffer between the proposed employment land and any existing housing provision to ensure that new buildings are not overbearing on existing buildings

⁴² <https://www.gov.uk/government/news/major-roads-investment-in-london-and-the-south-east>



Fig. 9.1

9.3 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. Uses other than B8 will be preferred, B8 usage will be granted if it can be shown that attempts have been made “to market”, at a suitable market rate, the site/unit for other B-use classes for a reasonable period of time.

9.4 During public consultation it was highlighted that local people felt that B8 storage or distribution would not be suitable in Buckingham due to its low ratio of jobs and likely increase in volume of traffic.

EE2 – Allocation of land for retail, office and mixed development

Proposals will be supported for new mixed used developments at the locations shown in figures 9.3, 9.4 & 9.5. Office usage on upper floors, with residential development permitted on upper floor levels where the primary ground floor frontage is A1, A2, A3, A4 or A5 will be supported. This policy would only be applicable should the sites become available.

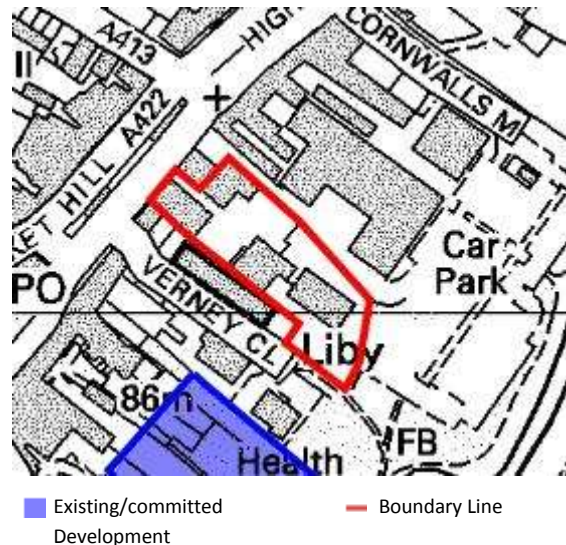


Fig. 9.3 Sorting Office/Telephone Exchange Site



Fig. 9.4 Wharf Yard Site

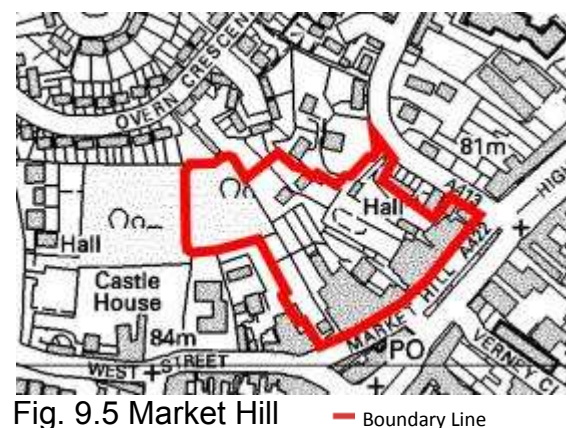


Fig. 9.5 Market Hill

9.5 Proposals should focus on providing a vibrant town centre through retail usage. There is support for this policy in the Evidence Base (paragraphs 1.45-1.72) and through the Site Assessments for these areas.

9.6 Proposals may include provision for Town Centre car parking (please see policy EE5).

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

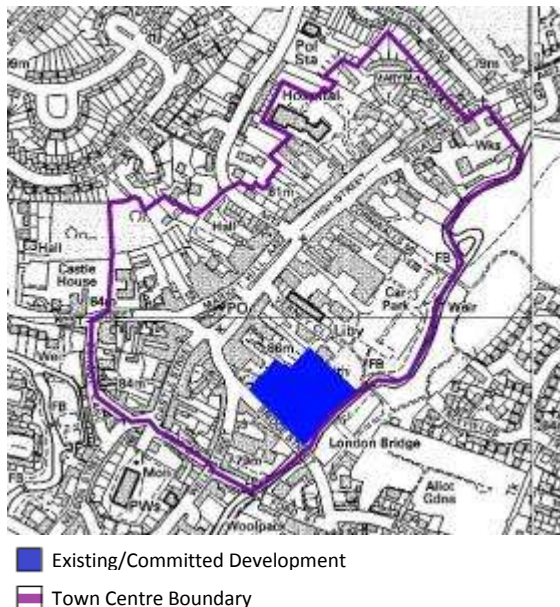


Fig. 9.6 Town Centre Area

EE3 – Development of the town centre

Applications will be supported 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

9.8 Key to ensuring that Buckingham has a vibrant town centre is ensuring that there is a mixture of uses and that people are encouraged to come into the town. This is explored further in the Evidence Base

9.9 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.

9.10 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.

9.11 The Town Centre area was designated by local residents through a consultation event specifically on the Town Centre (further details can be found in the Consultation Statement).



Fig. 9.7 Primary & Secondary Retail

EE4 – 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.

9.12 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 and support the vitality and viability of the centre.

9.13 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.

EE5 – Allocation of land for town centre parking

Two sites have been identified on Figure 9.8 where the provision of town centre car parking will be supported. Car parks at these locations should provide disabled car parking spaces, electric car charging bays and access to footpaths.

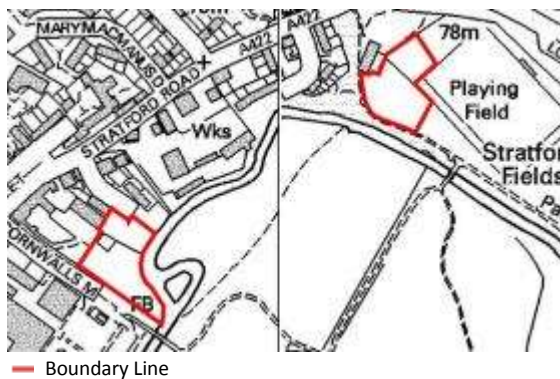


Fig. 9.8 Car Parking Sites

9.14 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, and will be provided when the sites become available. This is noted in the Buckinghamshire Countywide Planning Guidance and it is expected that the standards therein contained will be met or exceeded.

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

9.16 New car parks should make provision for electric car charging bays. This is to accommodate the increasing number of electric cars which are available and to ensure Buckingham is at the forefront of green travel options.

9.17 The site to the rear of 13 High Street should accommodate a seating and picnic area and an extension to the existing riverside walk.

EE6 – Telecommunication provision

Proposals for telecommunications development that require planning permission will be permitted provided that the criteria below are met:

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

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.

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.

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.

When considering applications for telecommunications development, regard shall be had to the operational requirements of telecommunications networks and the technical limitations of the technology.⁴³

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

EE7 – Preservation of existing primary and senior school sites

Only development associated with Primary and Secondary Education will be permitted on existing school sites provided that school sports fields are not adversely affected.

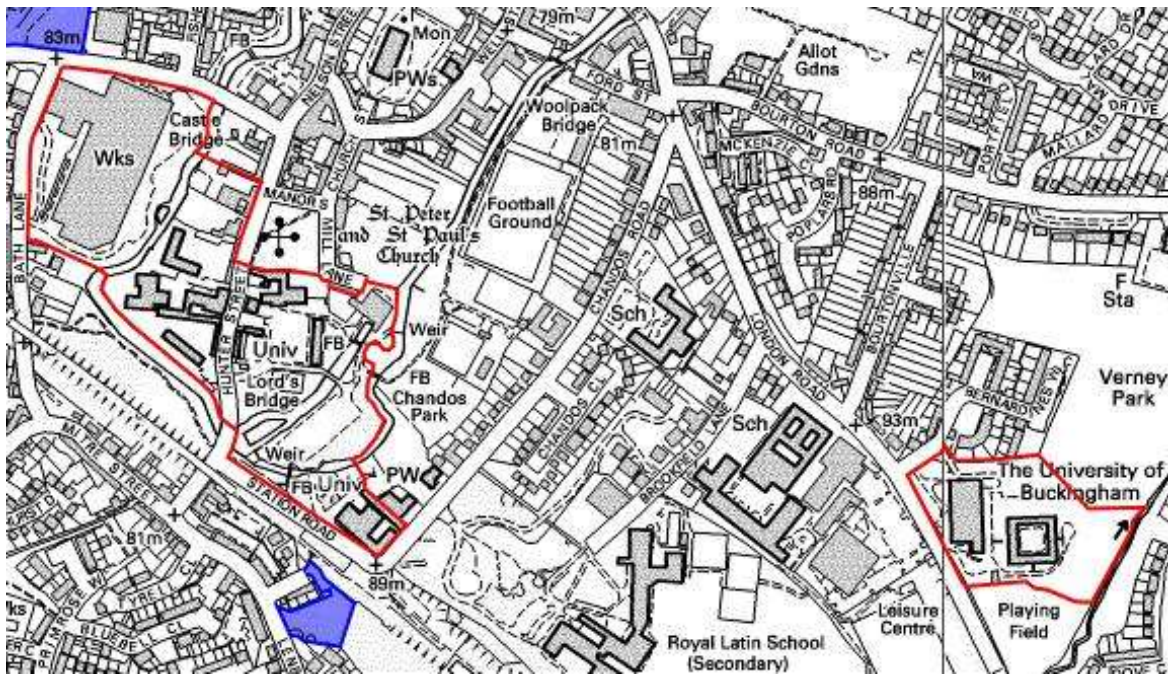
9.18 Ensuring that there are good facilities for school provision is extremely important to the town and safeguarding existing school sites and allowing them to expand upon their existing sites will enable good school provision in the future.

EE8 – Land allocated to University of Buckingham expansion

Development of new and the refurbishment of existing academic buildings for University use on the sites shown on Figure 9.9 will be supported.

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

⁴³ Policy advocated by The Mobile Operators Association



University
 Committed
 Education sites

Fig. 9.9 University Sites

10. Infrastructure

OBJECTIVE	POLICY
<p>Improve movement into and around the town in a healthy and safe manner. Specifically promoting cycling, walking and ease of access for the disabled.</p>	<p>I1 – New disabled access requirement for new pedestrian routes</p>
<p>Encourage a reduction in the carbon footprint of Buckingham by promoting energy efficiency and renewable energy generation.</p>	<p>I2 – Renewable energy generation</p>
	<p>I3 – Rainwater collection</p>
<p>Mitigate and improve the capability of the town to deal with flooding.</p>	<p>I4 – Development upon the flood plain</p>
	<p>I5 – Sewage Management</p>

Fig 10.1 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 infrastructure networks, 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.

10.1 The Town Council strongly supports the provision of good connections, via pedestrian and cycle links, with the existing town, footpaths, bridleways, and other potential destinations. Section 4 sets out details in this regard.

10.2 "Good connections" means that:

- Routes should follow desired lines and clearly link potential destinations.
- Routes should keep road crossings and changes in level to a minimum.
- Road crossings should 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.

10.3 Routes should be of an adequate width to enable passing of cycles, wheel chairs and/or mobility scooters.

Wide verges should be provided each side of the path for good visibility and safety.

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

I1 – New disabled access requirement for new pedestrian routes

Pedestrian routes should be suitable for disabled access. Routes must provide seating to ensure that those with mobility problems have the option to stop for a rest.

10.5 Pedestrian routes should be made of a suitable material to allow easy access for those with mobility problems. This would consist of a surface which would not hold water when wet, and would not be so soft that pushing a wheelchair/pushchair is made difficult.

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

I2– Renewable energy generation

Planning permission will be granted for small scale micro-generation production for renewable energy generation. This would consist of (but would not be limited to) small scale micro-generation of renewable energy in relation to solar, wind or photovoltaic energy. Any such development affecting heritage assets, or their setting, will only be permitted where it is demonstrated to preserve or enhance these assets.

I3 – Rainwater collection

All new buildings must have a scheme to collect rainwater for use. 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. Rainwater collection is in addition to and cannot be counted within attenuation of the development drainage proposals.

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.

I4 – Development upon the flood plain

Development will not be permitted on Flood Zone 2 or 3, unless the conditions set out within the National Planning Policy Framework (NPPF) and the NPPF Planning Practice Guidance are met

10.7 After a number of major flood events in the last 30 years flooding remains a significant concern to Buckingham and residents

I5 – Sewage Management

Buckingham has an evidenced problem with sewage drainage. In order to manage this situation, development requiring sewage drainage must demonstrate an appropriate solution.

11. Developer Contributions

OBJECTIVE

Secure Developer Contributions from new development for the benefit of the local community through developer contributions, new homes bonus and/or Community Infrastructure Levy

Community Action on cycle and pedestrian connections

Fig 11.1 Manor House



Fig 11.2 Nelson Street



Objective: Secure Developer Contributions 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.

Community Action

11.1 The provision of new pedestrian and cycle link is strongly supported and the Town Council will seek contributions towards this aspiration.

11.2 It is proposed that 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

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



Fig. 11.3 School Lane



Section 4 - Site Specific Requirements

Dennis Granville

POLICY

SR1 – Site Design Brief

SR2 – Site G

SR3 – Site H

SR4 – Site I

SR5 – Site J

SR6 – Site K

SR7 – Site M

12. Site Specific Requirements

Site Design Brief

A Design Brief for each of the allocated housing sites must be produced setting out the principles for development. This Brief must demonstrate how it accords with the Neighbourhood Plan and be discussed with Buckingham Town Council and, as appropriate, with other stakeholders as part of the design process, within a reasonable period of time prior to being submitted as part of any planning application

12.1 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.
- The policy requirements for the allocated sites 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.
- 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 and from the site and potential connections to the surrounding area, and have been considered in setting out the policy requirements for each site.

Site G

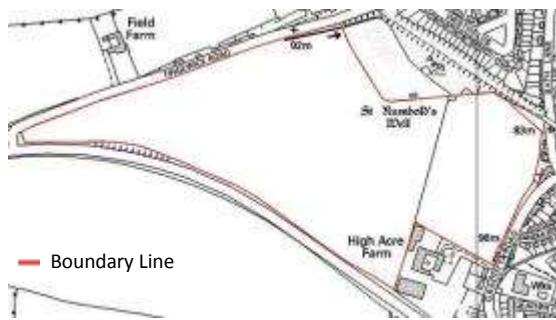


Fig. 12.1

Site G (16.62ha) is allocated for and has site specific requirements for:

- Around 400 dwellings over 14.19 ha of land, with a density per hectare suitable for this semi-rural location and allowing a buffer strip bordering the Tingewick Road to protect the views of the town especially the Grade 1 Listed Buckingham Parish Church
- Provide a new park
- An improved junction at Tingewick Road/A421
- A Cemetery and Allotment and associated amenities at Site F
- Good surface water drainage in relation to existing known problems .i.e. along the northern boundary of the site and springs in the area of St. Rumbold's Well

12.2 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.

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

12.4 Views from the bypass are obscured by the existing hedgerows and would be mitigated by the topography of the land.

12.5 St. Rumbold's Well is a key site in the town. It is a scheduled ancient monument and therefore its preservation is key.

12.6 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 by the existing Mount Pleasant estate.

12.7 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.

12.8 By providing links to the town to existing residential developments, where feelings of isolation have been expressed through public consultation.

12.9 Development of the area including and surrounding St. Rumbold's Well will be supported where the Well is made a "main feature" of the park and where there

are good footpath and cycleway links, including access onto the scenic/railway walk. The new park should contain an information point to include interpretation relating to the Well, the design and format of which is to be agreed with Buckingham Town Council.

12.10 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.

12.11 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 this plan.

12.12 Improvements will need to be made to the junction of the A421 and Tingewick Road to improve access into and out of the town.

Site H

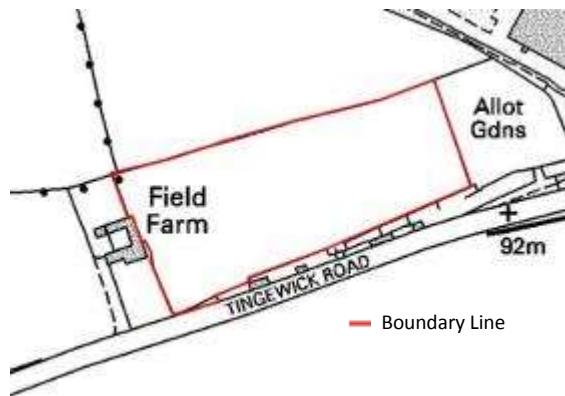


Fig. 12.2

Site H 2.47(ha) is allocated for and has site specific requirements for:

- Around 50 dwellings over 2.17 ha of land including area of self build housing

12.13 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.

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

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

12.16 There are opportunities to integrate the site with other proposed developments, providing well-planned pedestrian and cycle routes would enable good interaction with other areas of the town.

12.17 With the further proposed development planned for Tingewick Road there is potential for enhanced transport links.

12.18 The site although small can offer good quality open space. This could be enhanced, along with pedestrian and cycle access along Tingewick Road and linking to the Railway Walk.

Site I

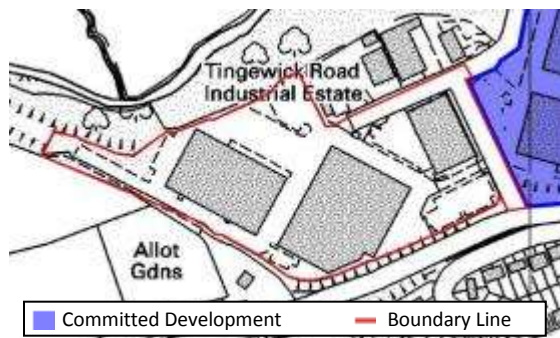


Fig. 12.3

Site I 3.67(ha) is allocated for and has site specific requirements for:

- Around 100 dwellings over 2.62 ha of land.
- Separate Area of, or exceeding, 0.44 ha for employment land
- Green Space should be focused in the north of the site to aid with any future expansion of the Riverside Walk

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

12.20 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.

12.21 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.

12.22 Coupled with the further development planned for Tingewick Road, there is a potential for creating enhanced transport links.

12.23 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.

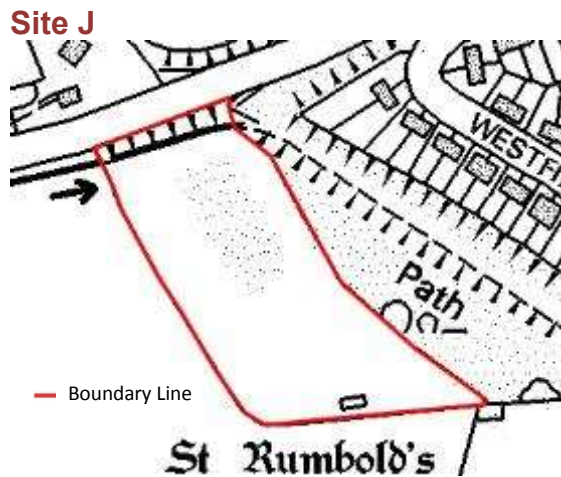


Fig. 12.4

Site J (1.77ha) is allocated for and has site specific requirements for:

- Around 39 dwellings over 1.77 ha of land. Linked with providing dwellings for older residents
- Relocating tree provision from the centre of the site to result in no over overall loss of bio diversity

12.24 Site J is to the south west of the town and on the south east is bordered 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. Development of the site will enable better connections into the town centre, through development of a pedestrian and cycle route.

12.25 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 are opportunities for good pedestrian and cycle links into the development.

12.26 Currently the area is a field with a copse of trees within the centre.

However, the proposed development will safeguard biodiversity on this site.

Site K

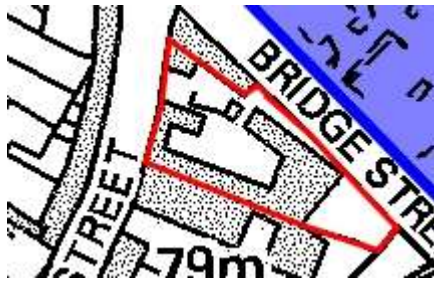
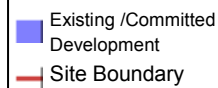


Fig. 12.5



centre due to its place adjacent to the main road over the river.

Site K (0.22ha) is allocated for and has site specific requirements for:

- Around 28 dwellings and a flat for visitors.
- Included within the site is the Grade II listed 62 Well Street. Any development upon the site should enhance or better reveal the significance of the Conservation Area⁴⁴ and retain and conserve the significance of 62 Well Street.

12.27 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.

12.28 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. Coopers Wharf is a development which exists on the opposite side of the river to the south east of the site.

12.29 Site K is in a prominent location within the conservation area forming part of the key view into the town

⁴⁴ In accordance with para. 137 of the NPPF

Reserve Site M



Fig 12.6

Site M (20.02ha) is allocated for and has site specific requirements for:

- Around 300 dwellings

12.30 Site M is to the west of the town and incorporates a large area including flood plain. The site is well defined to the north with the A422 forming the edge of the site. To the south of the site there is the Great River Ouse.

12.31 The site is mainly open fields with hedgerows surrounding the site and the fields. Running to the south of 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.

12.32 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.

12.33 Although the site covers a large area the valley upon which the site lies gives protection in regards to views across the area.

12.34 The site has been allocated as reserve allocation for 300 dwellings. Therefore only part of the area marked

as Site M may be brought forward for development.

12.35 Site M has provision within the entire area of providing the number of dwellings required within the parts of the site which are within Flood Zone 1.

12.36 The landowner has indicated that the site is deliverable if or when required under the Plan.⁴⁵

⁴⁵ Comment 133 in Third Pre-Submission Consultation Responses in Consultation Summary.