

# Buckingham Neighbourhood Development Plan Review 2024 Consultation Statement

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The Appendices documents are available upon request. Please contact Buckinghamshire Council by email at [neighbourhoodplanning@buckinghamshire.gov.uk](mailto:neighbourhoodplanning@buckinghamshire.gov.uk) or by calling 01296 383 698

## 6. Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Buckingham Neighbourhood Plan 2024 – 2040. The legal basis of this Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a) Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- b) Explain how they were consulted;
- c) Summarise the main issues and concerns raised by the persons consulted; and
- d) Describe how those issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

### 1.A. Neighbourhood Development Plan History

The original Buckingham Neighbourhood Plan 2015 – 2031 passed the referendum held on 17<sup>th</sup> September 2015, 91% of voters voted in favour of the plan. The plan was made in October 2015 by the former Aylesbury Vale District Council.

## 1.B. Area Designation

The Buckingham Neighbourhood Area was designated by the former Aylesbury Vale District Council in November 2014. The boundary of the Neighbourhood Area includes the entire parish of Buckingham and a small area of the parish of Gawcott with Lenborough Parish, by agreement of the two councils. Gawcott with Lenborough Parish Council formally agreed to continue the existing arrangement with regard to the neighbourhood plan boundary on 14<sup>th</sup> December 2023.

## 2. The Consultation process

### 2.A. The Timeline of Events for the Plan Evolution

Alongside the meetings and activity dates recorded below, the Buckingham Neighbourhood Plan Development Group gave regular updates to Full Council meetings of Buckingham Town Council. Regular meetings and communication also took place with Buckinghamshire Council.

<b>Date</b>	<b>Activity</b>	<b>Participants</b>
11th January 2023	Focus Group Meeting – Design & Heritage	Buckingham Society representative, Buckingham Town Council members and officers.  Local groups and businesses likely to have and interest in this topic were invited to attend, or submit their ideas by email.
12th January 2023	Focus Group Meeting – Eco-concerns	Buckingham Summer Festival representative, Buckingham Town Council members and officers.  Local groups and businesses likely to have in this topic were invited to attend or submit their ideas by email.
18th January 2023	Focus Group Meeting – Business and Economic Development	Buckingham Summer Festival representative, Buckingham Town Council members and officers.  Local groups and businesses likely to have in this topic were invited to

		attend or submit their ideas by email.
19th January 2023	Focus Group Meeting – Transport	Buckingham Society representative, Buckingham Town Council members and officers.  Local groups and businesses likely to have in this topic were invited to attend or submit their ideas by email.
25th January 2023	Focus Group Meeting – Arts, Leisure and Culture	Buckingham Summer Festival representative, Buckingham Town Council members and officers.  Local groups and businesses likely to have in this topic were invited to attend or submit their ideas by email.
26th January 2023	Focus Group Meeting – Strategic Aspirations	Buckingham Town Council members and officers.  Local groups and businesses likely to have in this topic were invited to attend or submit their ideas by email.
<p>These initial meetings were to consider which policies from the 2015 BNDP should be dropped, retained and/or modified and also whether new policies could be identified. The groups were based on the themes identified from the policies in the 2105 BNDP.</p> <p>They were advertised on social media and interested individuals both from the Town Council and also the local community, including stakeholder services and facilities and businesses, and Buckinghamshire Council were invited to attend. The nucleus of members of the focus groups, which then morphed to Working Groups was formed. Some individuals attended only one meeting, or those meetings of particular interest to them.</p>		
2nd February 2023	Scoping session	ONH, Working Group Members
This meeting was facilitated by ONH with the Working Group in order to further refine which policy areas to research as the project continued.		
22nd February 2023	Meeting between Buckingham Town Council and Gawcott and Lenborough Parish Council	Town Plan Officer and Cllr. Alan White, Gawcott and Lenborough Parish Council
<p>The meeting took place to discuss emerging ideas for the new Plan, and the role that Gawcott with Lenborough Parish Council might want to have in this. Going forward it was agreed that Town Plan Officer would brief the Parish Council with updates, but that initially the Parish Council would be likely to be happy to continue with the small parcel of Parish Council land being included in the new Plan as it was in the 2015 Plan.</p>		
23rd March 2023	Annual Town Meeting	This meeting was open to the public.

<p>Town Plan Table as well as a Planning table – residents discussed a number of issues – importance of green space to the community; the need for bungalows for retired individuals, especially with gardens as open space was very important for mental health – no assumption that flats would suffice – example of Mary McManus Drive bungalows cited. Concerns re infrastructure such as roads and health care being addressed before more development.</p>		
30th March 2023	Working Group Meeting	Working Group Members
20th April 2023	Meeting between Buckingham Town Council and the Royal Latin School	Town Plan Officer, Deputy Town Clerk, BTC, – Headteacher and Development Officer, RLS
27th April 2023	Working Group Meeting – Development Group	Working Group Members, Headteacher and Development Officer, Royal Latin School
25th May 2023	Working Group Meeting – Environment Group	Working Group Members
<p>The next step after the initial Focus Group meetings was to agree research and preparation tasks towards developing policies in two broad groupings – Development and Environmental. Members were allocated tasks previously to report back to their groups at these meetings to further policy drafting. These meetings were again open to interested parties, although regular attendance was beginning to solidify.</p>		
8th June 2023	Working group meeting	Working Group Members
17 <sup>th</sup> June 2023	Celebrate Buckingham Day	This event was open to the public.
<p>Members of the public gave feedback on how they would like to see Buckingham develop in the future.</p>		
29th June 2023	Working group meeting – Scenario Consultation planning	Canal Society attended, Working Group Members
<p>The Working Group had decided to present a Scenario based consultation – having identified the future need for infrastructure delivery, they sought to understand what levels of development might produce the infrastructure that residents and the Working Group had suggested as necessary or desirable to the community. This series of meetings considered the potential content.</p>		
10th July 2023	Working Group – Design Code Workshop	Working Group Members
<p>The Working Group had identified that design was very important to residents – the best course of action was felt to be to produce a Buckingham Design Code that would be part of the new NDP. The purpose was to give guidance as to what could be included within the code.</p>		
21st August 2023	Working Group Meeting	Working Group Members
14th September 2023	Working Group Meeting	Working Group Members
9th November 2023	Meeting between Buckingham Town Council and Gawcott with Lenborough Parish Council	Cllr. Mark Cole, Chair of the BNDP Working Group, Town Plan Officer, and Gawcott with Lenborough Parish Council.
<p>Buckingham Town Council attended by invitation a Gawcott with Lenborough Parish Council meeting to provide a briefing on Plan progress and to ask for a formal decision on whether the Parish was happy for the small parcel of land from the Parish to be retained in the Buckingham Neighbourhood Plan Area.</p>		
12th November 2023	Working Group Meeting	Working Group Members

21st November 2023	Land Interests Briefing Meeting	Cllr. Mark Cole, Chair of the BNDP Working Group, ONH, Local land interests.
<p>This meeting was facilitated by ONH, the Town Council's planning consultants to those interested parties who had made interest known to Town Council, through previous presentations or contact; or approached as parties who had submitted sites through Buckinghamshire Council's Call for Sites. The meeting proved exceptionally useful, as it identified that one area that had been included in the Scenario Consultation had very recently changed hands and the new owner no longer wished the site to be considered for development. Upon written confirmation, this scenario was withdrawn for the planned Consultation.</p>		
25 <sup>th</sup> November – 18 <sup>th</sup> December 2023	Future Scenarios Consultation	This consultation event was open to the public.
<p>The online consultation form was available and publicised online and through other media throughout this time.</p>		
25th November 2023	Future Scenarios Consultation Launch event	This event was open to the public
<p>Saturday event in the Community Centre. Saturday brings significant numbers of residents to the town centre for the Saturday market. Members of the public were greeted and directed to an activities table which explained some of the planning concepts in relation to delivery of infrastructure through development. They then followed a pathway around stations explaining the Neighbourhood Development Plan concept but could then visit stations/displays provided by interested developers. There was also an explanation of brownfield site development and an opportunity to submit design preferences for the design code. The concept of the consultation was to test the appetite for growth and preferences for the spatial future of the town, in the knowledge that growth was likely for a settlement of Buckingham's size.</p>		
4th December 2023	Future Scenarios Pop-Up Consultation Event – outside the Town Council Chamber	This event was open to the public
11th December 2023	Working Group Meeting	Working Group Members
12th December 2023	Future Scenarios Pop-Up Consultation Event – Buckingham Street Market	This event was open to the public
13th December 2023	Future Scenarios Pop-Up Consultation Event – School visits	Town Plan Officer, Deputy Town Clerk. Year 12 and 13 students at both the Royal Latin School and The Buckingham School. Some year 7, 8 and 9 students at the Royal Latin School also took part.
16th December 2023	Future Scenarios Pop-Up Consultation Event – in the Community Centre during Community Fair	This event was open to the public
<p>The overall result of the Future Scenarios Consultation was that there was appetite for growth if it came with appropriate supporting infrastructure. Of particular concern were primary healthcare, flooding and transport.</p>		
22nd January 2024	Working Group Meeting	Working Group Members
23rd January 2024	Stakeholder meeting with Community Land Trust	Stakeholder meeting held with representative of the Community Land Trust

		based off Brackley Road and the Town Plan Officer
27th January 2024	Developers Roadshow	Land interests and developers representing specific sites within the area. Hallam Land, Charterhouse Property, Phase 2 Planning, Rainier and Buckingham Community Land Trust attended.  This one-day event was open to the public.
<p>This event was an open opportunity for residents to speak directly with developers hoping to build in the Buckingham area. Developers brought materials that showed how they intended to develop land for the benefit of the town. Attendees could leave additional feedback using the Future Scenarios framework – having spoken to the various developers, did they feel one direction for growth would be more beneficial than another? Activities were held which explained enabling development, brownfield sites and allowed feedback directly to developers.</p>		
30th January 2024	Stakeholder meeting with Buckinghamshire Council	Buckinghamshire Council and Town Plan Officer
19th February 2024	Working Group Meeting	Working Group Members
5th March 2024	Stakeholder meeting with Buckinghamshire Council	Buckinghamshire Council and Town Plan Officer, ONH
18th March 2024	Working Group Meeting	Working Group Members
18th April 2024	Annual Town Meeting	This event was open to the public
<p>The Annual Town Meeting offered residents and businesses an opportunity to have their say on 'the future of Buckingham'. There were six topic-based tables, chaired by Officers and Councillors, where people were able to discuss their ideas, voice concerns and have their questions answered:</p> <ul style="list-style-type: none"> <li>• Planning and Transport</li> <li>• Buckingham Neighbourhood Development Plan</li> <li>• Eco Matters</li> <li>• Accessibility and Diversity</li> <li>• Shopping and Tourism</li> <li>• The River and Green Spaces</li> </ul> <p>Points/ideas raised:</p> <ol style="list-style-type: none"> <li>1. What is happening with the Lace Hill health centre?</li> <li>2. Building of cycleways/bridleways with recycled materials, e.g. recycled plastic paths.</li> <li>3. Importance of green walks through parks and rivers.</li> <li>4. Biodiversity of natural spaces, not generic sterile fields.</li> <li>5. Sewage capacity.</li> <li>6. Wildlife corridors.</li> <li>7. Motion sensor footpath lights.</li> <li>8. Line up dropped kerbs.</li> <li>9. Ask Local Authority about dropped kerbs on Summer House Hill.</li> <li>10. How many houses are occupied - is there a low occupancy issue?</li> <li>11. Green space impressive but concern about children being able to buy/rent and stay</li> </ol>		

here.

12. Concern about biodiversity in canal area – development, people and wildlife don't mix.
13. Southern area beyond Lace Hill looks very large as a development in comparison to Lace Hill.
14. Cycleway along the bridleway Page Hill to Lace Hill.
15. Protecting the native corridor balance.
16. Maximise brownfield sites – high density.
17. Buckingham cannot support more housing without a proper by-pass linking Milton Keynes and the Tingewick Bypass.
18. Western relief road needed to protect the town centre and conservation area.

The questions asked broadly reflected the themes of previous consultations.

1st May 2024	Design Code Workshop	Working Group Members
20th May 2024	Working Group Meeting	Representatives from The Swan Practice, Working Group Members
At this meeting, the Working Group met with representatives of The Swan Practice to discuss how the Neighbourhood Plan could best address the growing need for primary healthcare provision in Buckingham, including supporting the relocation of the practice to the allocated site at Lace Hill. The group also discussed the Town Centre Study, this was commissioned by People & Places and recommended policies for the NP to support and promote Buckingham Town Centre.		
10th June 2024	Working Group Meeting	Working Group Members
At this meeting the group discussed the Ecology Report for Buckingham produced by Future Nature and how this may impact on Neighbourhood Plan policies and Design Code content.		
12th June 2024	Stakeholder meeting with Royal Latin School	Town Plan Officer, Headteacher, Royal Latin School
9th July – 2nd October 2024	Pre-Submission Consultation Regulation 14 consultation period	This consultation was open to the public.
The online consultation form was available and publicised online and through other media throughout this time. The Pre-Submission consultation draft of the Buckingham Neighbourhood Development Plan sought to address as many of the issues raised through earlier consultation and evidence gathering as possible.		
24th July 2024	Pre-Submission Consultation Reg. 14 Consultation Pop-Up event – Cattle Pens, Buckingham during Art in the Market event	This event was open to the public.  Estates Admin, Town Plan Officer, Compliance Officer
17th August 2024	Pre-Submission Consultation Reg. 14 Consultation event – Buckingham Town Council Chamber	This event was open to the public.  Estates Admin, Town Plan Officer, Compliance Officer
20th August 2024	Stakeholder meeting with Phase2Planning, Manor Oak Homes – Canal Site	ONH, Buckingham Town Council Phase2Planning, Manor Oak Homes
20th August 2024	Stakeholder meeting with Hallam Land/David Lock – Site M	ONH, Buckingham Town Council, Hallam Land, David Lock

27th August 2024	Pre-Submission Consultation Reg. 14 Consultation Pop-Up event – Buckingham Street Market	This event was open to the public. Estates Admin, Town Plan Officer, Compliance Officer
September 2024	Stakeholder meeting with University of Buckingham	ONH, Buckingham Town Council, University of Buckingham
September 2024	Stakeholder meeting with University of Buckingham SRP Property – Site K	ONH, Buckingham Town Council, SRP Property
12th October 2024	Pre-Submission Consultation Reg. 14 Consultation Pop-Up event – Buckingham Library	This event was open to the public. Estates Admin, Town Plan Officer, Compliance Officer
26th November 2024	Working Group Meeting	Working Group Members
4th December 2024	Buckingham Town Council Full Council Meeting	This event was open to the public
To approve the Buckingham Neighbourhood Development Plan and submission to Buckinghamshire Council to begin Regulation 16 consultation.		

## 2.B. Public and stakeholder consultation

- a. Ongoing communications and feedback to the community have been undertaken regularly throughout the project.
- b. Buckingham Town Council keeps an archive of agendas and minutes from all Buckingham Neighbourhood Development Working Group Meetings. Key decisions in progression of the plan were recommended by the working group to be decided by Full Council at Buckingham Town Council.
- c. The Buckingham Neighbourhood Plan Working Group has actively sought community engagement throughout the process of developing the plan, in order to ensure that residents have a strong voice in shaping the policies that were included in the eventual plan, reflecting the ambitions and priorities of the local community. A key theme has been that additional growth needs to be accompanied by infrastructure that is delivered in a timely manner. A key theme from businesses have been that additional provision is needed for larger bespoke premises to accommodate growth aspirations that will enable them to stay within Buckingham.
- d. Where necessary, Buckingham Town Council commissioned expert consultants to assist in gathering evidence on specific topics. This has included AECOM, for a Housing Needs Assessment and Strategic Environmental Assessment, People and Places for a Town Centre Study (jointly commissioned with Buckinghamshire Council), and Future Nature for an Ecology Assessment.



- e. Engaging with the community included:
- i. Hosting stalls at popular local community events
  - ii. Holding pop-up stalls in high footfall locations
  - iii. Providing written updates in the Buckingham Town Matters newsletter
  - iv. Providing written updates on the Buckingham Town Council website
  - v. Using social media to give written, pictorial and video updates
  - vi. Writing press releases, and engaging positively with journalists from local newspapers
  - vii. Paper surveys
  - viii. Online surveys
  - ix. Posters in noticeboards
  - x. Visiting schools to speak to students
  - xi. Holding local events
  - xii. Regular Working Group meetings
  - xiii. Giving regular updates to Buckingham Town Council
  - xiv. Regular meetings with Buckinghamshire Council
- f. Using the following communication channels:
- i. Social media: Facebook, Twitter and Instagram
  - ii. Buckingham Town Council website
  - iii. Local media: Buckingham Town Matters quarterly newsletter delivered to approx., 6,500 homes in Buckingham; Newspapers: Bucks Free Press and Buckingham Advertiser; Radio: Bucks Radio, 3Bs Radio, BBC 3 Counties
  - iv. Posters on 8 noticeboards strategically placed around Buckingham.
  - v. Flyers delivered to approx. 6,500 homes in Buckingham
  - vi. Interactive activities
  - vii. Email (statutory consultees in particular)
  - viii. Letters delivered by post and by hand (statutory consultees in particular)
  - ix. Buckingham Town Council meetings
  - x. Pop up banners
  - xi. In person visits
- g. The Steering Group's approach to community engagement has been undertaken in stages, and can be broadly summarised as shown below:

<b>Initial Conception</b>	<b>Early engagement</b>	<b>Future Scenarios Consultation</b>	<b>Developers Roadshow and Stakeholders</b>	<b>Pre-Submission Consultation (Regulation 14)</b>
<b>January – February 2023</b>	<b>March – July 2023</b>	<b>November - December 2023</b>	<b>January – March 2024</b>	<b>July – October 2024</b>
Initial focus groups, public invitations were made to a broad	Annual Town Meeting and	Launch event and pop-up stalls and schools visits.	One day event Local landowners, community land	Launch event and pop-up stalls.  At events:

<p>selection of stakeholders to discuss the NP, with each discussion framed around the policy areas used in the original plan.</p> <p>Newsletter articles and social media posts encouraging members to join the working group.</p>	<p>Celebrate Buckingham Day.</p> <p>At events: Use of maps, post-its and lego games, to invite members of the public to submit ideas or consider joining the working group.</p>	<p>At events: Lego games, Paper comment cards with maps that could be drawn on, post-its and images of buildings were used to invite comments on early proposals.</p> <p>An online survey and digital communications pack was also used, including social media posts and videos explaining the key topics of consultation.</p> <p>Press releases, newsletter articles, posters, social media and flyers delivered to 6,500 homes were used to advertise.</p>	<p>trusts, and developers were invited to take part.</p> <p>At the event: Lego games, paper comment cards, post-its were used to gather feedback. However, most feedback was directed to developers, so that they could consider their plans.</p> <p>Press releases, newsletter articles, social media and posters were used to advertise.</p>	<p>Illustrations of the policy areas were used to invite comment</p> <p>An online survey and digital communications pack was also used, including social media posts explaining the key topics of consultation.</p> <p>Press releases, newsletter articles, posters, social media and flyers delivered to 6,500 homes were used to advertise.</p>
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## 2.C. Pre-Submission Consultation Approach

- a) The Pre-Submission – or Regulation 14 Consultation, initially took place between 9<sup>th</sup> July and 31<sup>st</sup> August 2024. The timing of the consultation was agreed with Buckinghamshire Council, and included additional days in recognition of the time of the year that the consultation took place. Late in the consultation period it was noted that not all of the Appendices and supporting documentation for the Neighbourhood Plan had been included on the Town Council website Neighbourhood Plan Regulation 14 consultation page. These documents were added and the consultation period was extended to 2<sup>nd</sup> October 2024, in order to allow respondents to reconsider and resubmit their response if necessary.
- b) The consultation documents included:
  - a. The Draft Buckingham Neighbourhood Development Plan
  - b. Appendix A – Brownfield Sites Schedule and Site Selection Background
  - c. Appendix B – Technical notes to support allocation HP3
  - d. Appendix C – The Buckingham Design Code

- e. Appendix D – Local Heritage Assets Report
  - f. Appendix E – Urban Greening Factor
  - g. Appendix F – Local Green Space Assessment Report
  - h. The following maps were shared as part of the supporting documentation: overall policies, 3x insets to policies, green infrastructure, and sustainable travel.
  - i. The following documents were shared as part of the supporting documentation: Future Nature report, Housing Needs Assessment, Town Centre Study, Draft Strategic Environmental Assessment.
- c) In order to ensure that all feedback on policies was recorded accurately, only written responses were accepted. This could be done through an online form, paper copies printed and completed, and letters were accepted to ensure equal access to taking part in the consultation.
- d) The consultation took place through a structured form. The form asked about each policy area, and whether the respondent agreed with the policies. If they did not, they were invited to make suggestions for changes. This approach allowed clear analysis of the results.
- e) A reference list of statutory consultees was given to the Town Council by Buckinghamshire Council. The Town Council completed the statutory consultee list using local knowledge.
- f) The consultation was launched in August with an event at the Council Chamber. Printed copies of the policies were provided, alongside maps and banners explaining the consultation process. Three additional pop-up consultation events were held. Each pop-up was held in a busy location, including at a free community art event, the library and the street market. At the events residents could ask questions and were signposted to the online form or paper copies to take part.
- g) Regular social media posts, posters in noticeboards and a flyer delivered to approx. 6,500 homes in Buckingham also encouraged residents and businesses to take part.
- h) A small number of consultation responses were received after the 2<sup>nd</sup> October 2024. The Town Council choose to include and review all representations received up to and including 2<sup>nd</sup> December 2024 in order to ensure that as many views as possible were considered when finalising the plan.

### **3. Pre-Submission Feedback Summary**

As a consequence of the comments received during the regulation 14 period, numerous minor amendments were made to the Plan, all of which are identified in the aforementioned Regulation 14 report or the Community Regulation 14 report and have been detailed below:

Although this list may seem long, none of the amendments are considered to be major changes to the nature of the policy intent of the Plan, solely focusing on providing clarity to application.

- **General** – addition of table of contents, page and figure numbering. Housing and Phasing title typo amended. References to ‘walking and wheeling’ were replaced with ‘active travel’, and ‘Bucks Council’ to ‘Buckinghamshire Council’.
- **Introduction** – the date and planning authority who gave agreement to the Neighbourhood Plan boundary were amended.
- **HP1: A spatial strategy for the town** – Indicative housing requirement figure added, alongside supporting text. Definition of infilling added and strengthened references to infrastructure improvements.
- **HP2: Urban allocations** – Boundary of Site C amended, supporting text updated to reinforce reasons for tree reallocation at Site J, as well as the interrelationship between Clause B and policy EE3. The definition of housing for older people and an explanation of the higher density at Site J was added.
- **HP3: Land to the south-west of Buckingham** – additional references to active travel and links to the wider area were added to the policy. Clause A.iii.c. regarding habitat enhancements and the supporting text regarding education provision were clarified. An illustrative concept plan was added for the site.
- **HP4: Development phasing and contributions** – Clause C amended to include the provision of new sports and recreation facilities as an alternative.
- **HP5: Housing mix and tenure** – additional text was added strengthening the existing evidence base for the provision of 35% affordable housing in Buckingham, references to the Buckingham Housing Needs Assessment and emerging Buckinghamshire Council Local Housing Needs Assessment were added. The use of a ‘greater proportion’ was defined in the supporting text.
- **DH1: The Buckingham Design Code** – amended to clarify the policy application of the design code.
- **DH2: Buildings of Heritage Interest** – name of policy changes to “Buildings of Heritage Interest”. Location J name amended on Map for consistency. Supporting text updated to add references to the Local Heritage List, the Buckingham Conservation Area Assessment, the Buckinghamshire Historic Environment Record and restrictions related to the Scheduled Monument (St Rumbold’s Well).
- **DH3: Retrofitting in the Conservation Area** – updated to include references to Historic England document “Adapting Historic Buildings for Energy and Carbon Efficiency” and to define considerable improvements.
- **DH4: Addressing the performance gap** – amended to remove some clauses to address Buckinghamshire Council concerns. The amended policy continues to encourage Passivhaus and zero carbon ready design.
- **ENV1: Buckingham Green Ring** – clarification of purpose and location of qualifying land in relation to green ring amended.
- **ENV2: Green and blue infrastructure** – amended text to strengthen references to River Great Ouse and add references to Buckinghamshire Local Nature Recovery Strategy.

- **ENV3: Urban greening** – clarification that urban greening policy applies to brownfield sites within the settlement boundary only.
- **ENV4: Private outdoor space** – clarification that policy applies to residential development only.
- **ENV5: Local green space** – boundary of local green space E amended to exclude University of Buckingham land previously subject to planning permission. Numbering amended.
- **CLH1: Active and sustainable travel** – References were added to Local Transport Advice Note 1/20, Buckingham Local Cycling and Walking Infrastructure Plan lite name amended.
- **CLH2: Development of the canal area** - References were added to Local Transport Advice Note 1/20 and VALP policy I4, Clause E was amended to strengthen references to the design of the site reasserting the history of the canal within the town. Clause J was moved to follow A and clauses renumbered. Clause H and supporting text were amended to strengthen references to natural flood management strategies. An illustrative concept plan was added for the site.
- **CLH3: Health facilities** – references to the Lace Hill site were amended to include the option of a new facility, or an alternative health care practice or practices should the preferred facility not be delivered for one or other reason, in which case the land would be subject to the provisions of BNDP Policy HP1 and other relevant development plan policies.
- **CLH4: Art, cultural, sports and recreation facilities** – amended to allow spaces for community activities, not otherwise listed, to be supported. Clause numbering was amended.
- **EE2: Employment** – strengthening of supporting text regarding the recognised need for a supply of employment land in Buckingham and the vision and strategy for employment in Buckingham, additional information is supplied in the evidence base. References added to the unknown future of the A421 and the impact of this on spatial choices made in the plan. Clarification that the ‘buffer’ is a landscape buffer.
- **I1: Water management and flood risk** – the water efficiency standard was amended to 100 litres per day, and supporting text updated, as supported by Buckinghamshire Council. The requirement for a Flood Risk Assessment was strengthened to include a number of additional sites, as per national and strategic policy provision. Sewer network clause updated to require that sewerage discharge into watercourses must be avoided.
- **I2: Digital infrastructure** – clarification added that weight given would be positive.
- **Maps** – amendments were made to: boundary for approved Osier Way site, to reflect approved planning permission, settlement boundary alongside Lace Hill Sports & Community Centre to reflect VALP provisions, Brownfield Site C boundary to correct administrative error, map of buildings of heritage interest added, policy maps for each policy added to policy document for clarity.
- Introduction – the date and planning authority who gave agreement to the Neighbourhood Plan boundary were amended for accuracy.
- **Appendix A: Site Assessment** - timescales for site delivery were added as requested by Buckinghamshire Council, where received from landowners.

Boundary of site C amended to correct administrative error, overall site size and expected housing delivery amended accordingly.

- **Appendix C: Buckingham Design Code** – a number of amendments were made:
  - **General:** references to NPPF updated to December 2023. Policies reviewed and confirmed they are compliant. Street names added to images where possible.
  - **Introduction:** amended to clarify that the Design Code applies to new residential development. The use of must, should and could, inserted within the document for clarity.
  - **Local Distinctiveness:** further text added to explain the example images of the redevelopment of an insensitively designed building within the conservation area.
  - **Context:** Additional explanation of examples of local contemporary design choices, and their relation to the code. Not all codes will be relevant to an application and this is particularly true for contemporary designs. The location, and whether it is within or outside of the Conservation Area or listed building settings will be relevant in application of the code. Any repetition within the context and identity section was removed. Refences to the Buckingham Conservation Area Appraisal have been added. Additional text and examples of the ‘coarse urban grain’ identified in Buckingham in the Vale of Aylesbury Local Plan Design SPD have been added.
  - **Movement:**
    - **M.3.i. Parking** – recommended surface for parking changed to permeable. Parking courts code amended to clarify that parking courts should be avoided where possible, and small in scale. Use of example image clarified as an example courtyard/cul-de-sac parking court. Indicative arrangement for formal on-street parking updated to clarify that parallel parking could be provided to the frontage as part of a parking bay and landscaping as illustrated. Clarification that underground parking must not be used due to flood risk, with illustrative image from 2024 flooding. Specification for two door double garages removed.
    - **M.2.ii. Junctions & Crossings** – illustrations of kerb, design speed and carriageway width moved to Road Junctions section.
    - **M.3.iii Services & Utilities** – street nameplate example image added, example wall streetlight image updated. Bin storage caption clarified to state that this is a positive example. An addition line was added referring to latest recommended standards for AED installation.
  - **Nature:**
    - **N.1.ii Open Space Provision** – code name updated.
    - **N.1.iii Open Space Design** – references added to (LTN) 1/20 cycle infrastructure design, code wording updated to clarification application requirements. Play areas – text amendments to include code requirements to include equipment for people currently less likely to use parks, including teenage girls and disabled park users of all ages.

- **N.2.i. Working with Water** – amended to include references to VALP Policy NE2.
  - **N.3.ii Biodiversity - Design Approaches** – add reference to developing opportunities for wildlife corridors through the site, under Nature, correction to the policy name layout. Dwellings – the use of house martin cups where options for swifts are not suitable was included.
- **Identity:**
  - **I.1.i Local Character - Boundary treatments** – code clarified to state that rules on closeboard fences must be complied with, while code on railings and brick walls should be, where possible. Working with site features – code application clarified and explanation of images strengthened. External materials – code text amended and imagery updated to show additional examples of use of range of materials, including coursed limestone, to exemplify local character in site design.
  - **I.2.i. Design of Buildings** – ‘minimum’ added to clarify ranges stated, code introduction and use of stonework clarified.
- **Public Spaces:**
  - Amendments to clarify codes related to active travel, and limiting crossings of carriageway for pedestrians. Application of code to relevant developments are not all developments, amended.
  - **P.1.i. Primary streets layout** – reference added to Local Transport Network note 1/20 Cycle Infrastructure Design. 3m wide footpath/cycleway amended to 3-5m. 1.8m wide footpath amended to 2m. Example image of conservation style kerbs added. References to street tree approval being linked to highways removed. Code application clarified.
  - **P.1.ii. Secondary streets layout** - 1.8m wide footpath amended to 2m. Carriageway width amended to a range from 5.5m - 6m. References to street tree approval being linked to highways removed. Code application clarified.
  - **P.1.iii. Tertiary streets layout** - 1.8m wide footpath amended to 2m. Options for layout of street, including service strips and on both sides of carriageway included in text. Wording of tertiary street policy on traffic calming clarified. references to street tree approval being linked to highways removed. Code application clarified.
  - **P.2.iii. Home Zones** – amendments to text to reduce repetition and clarify code application.
  - **P.3.i Secured by Design** – use of biodiversity friendly lighting clarified.
  - **P.3.ii. Counter terrorism** – addition to code regarding maintenance and emergency access.
  - **P.2.i. Meeting places** – changes have been made to policy wording to clarify that the intention of a meeting place is similar to a local centre.
- **Homes and Buildings:**
  - **H.1.ii. Accessibility** – Code clarified to remove reference to ‘relevant proposals’ and clarify application.

- **H.2.i. Light, aspect and privacy** – additional note added referring to Design Guide for minimum external space standards adopted by Aylesbury Vale District Council in July 2012.
  - **Resources:**
    - **R.2.iv. Water** – Code application clarified and to include further examples of ways to reduce water consumption, including fixtures and fittings.
  - **Planning Applications:** revision of Code to clarify content of statement required from applicants in relation to the design code, as part of their planning application.
- **Appendix D: Buildings of Heritage Interest** – amended to include comments from landowners. Policy name amended. Individual maps of each site included.
- **Appendix E: Urban Greening** – links to webpages about Urban Greening and the London City Hall Urban Greening calculator were added.
- **Appendix F: Local Green Spaces** – a link to the previous neighbourhood plan Local Green Space allocations and consultee comments from landowners were added. Individual maps of each site included.
- **Appendix G: Technical note: Policy CLH2** – was added, this appendix contains additional information about CLH2 allocation.

Additional responses were received after the end of the regulation 14 consultation period. Buckingham Town Council decided that they would accept and review these responses, which resulted in the following additional changes:

- **CLH3** – the supporting text was amended to reflect the current plans for the healthcare site at Lace Hill. Additionally, supporting text was added that clarified the position of the Lace Hill allocation, if it later emerged that it was necessary to deliver healthcare for the town elsewhere.
- **Appendix A** – timescales for sites' delivery schedules were added.
- **EE2** – the supporting text for the employment site Q was updated to reflect local business views.

**Table A Regulation 14 consultees**

Regulation	Consultation Bodies	Consultees
(a)	where the local planning authority is a London borough council, the Mayor of London;	N/A
(b)	a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	Buckinghamshire Council, Maids Moreton Parish Council, Thornborough Parish Council, Padbury Parish Council, Gawcott with Lenborough Parish Council, Radclive and Chackmore Parish Council



(c)	the Coal Authority	N/A – Note from Buckinghamshire Council, they have asked not to be contacted.
(d)	the Homes and Communities Agency	Homes England
(e)	Natural England	Natural England
(f)	the Environment Agency	The Environment Agency
(g)	the Historic Buildings and Monuments Commission for England (known as English Heritage)	Historic England
(h)	Network Rail Infrastructure Limited (company number 2904587);	Network Rail
(i)	a strategic highways company any part of whose area is in or adjoins the neighbourhood area;	Highways England
(ia)	where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;	Department for Transport
(j)	the Marine Management Organisation	N/A
(k)(i)	any person — to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	Mobile UK
(k)(ii)	any person — who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Mobile UK
(l)(i)	an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006	Buckinghamshire CCG
(l)(ia)	NHS England	NHS England
(l)(ii)	a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989	National Grid
(l)(iii)	a person to whom a licence has been granted under section 7(2) of the Gas Act 1986	SGN, National Gas Transmission, National Gas
(l)(iv)	a sewerage undertaker; and	Anglian Water Thames Water Affinity Water
(l)(v)	a water undertaker;	Anglian Water

(m)	voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Salvation Army
(n)	bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area; and	Buckingham General Charities Inner Wheel Citizens Advice Bucks
(o)	bodies which represent the interests of different religious groups in the neighbourhood area;	Buckingham Parish Church (St Peter and St Paul's Church) Well Street United Church St Bernadine's Catholic Church Buckingham Evangelical Church Salvation Army
(p)	bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Thames Valley Chamber of Commerce John Riches
(q)	bodies which represent the interests of disabled persons in the neighbourhood area.	BUDS
	Land Owners / Land Interests	AR Planning Ashmill Development Ashtenne Industrial Fund Nominee No.1 Limited ATN Farms Barrett Homes Ltd Bloorhomes Buckingham Community Land Trust Buckingham Parish Church (St Peter and St Paul's Church) Buckingham Town Council Buckinghamshire Council Busiprint Shareholders Pension Fund Charterhouse Property Group & Charterhouse Strategic Land David Lock Associates First Port Housing Ltd George Brown's Implements Ltd Hallam Land Management Manor Oak Homes Montpelier Estates Nakn Limited Owners 1 – 11 Brackley

		<p>Road.  Phase 2 Planning  Rainier  Ring Road Garage Ltd  St Bernadine's Church  Stuart Brown  The Buckingham School  The Swan Practice (George Gavriel &amp; Partners)  Turley  University of Buckingham  Warner Planning  WSP</p>
	Local Businesses	<p>Tlws Johnson  Fiona Hancock  Ashley King  Jill Blakely  Aidan the Wizard  Surjeed Bollywood Dancing  Pyxis Beauty MUA  Cross fit Vastus  Bates Body Factory  PureGym  The energy effects studio  Harvey Fowler  Amelia Barnard  SLW sports massage  RMP sports therapy  Nimble Thimble  The University Book Shop  The Dragon Gallery  Sports4All  Red Phoenix Story  RestoreU  Urban Om Yoga  The Rock Project  Stagecoach Buckingham  Pauline Quirke Academy  Buckingham  Hamilton House Care Home  Crownhill Care Home  Lace Hill Manor Care Home  White Heart  West End Garage  Woolpack  Vape Direct  Travel Lodge  Scissors Barbers  Thrive Chiropractic</p>

		Healthcare Clinic TS Electrical RestoreU Tesco Quality Dry Cleaners Phillips Print Planet Refill Oxfam Shop Open Doors MK2 Repair New Inn Little Buckingham Clinic Kings Head and Coffee Bar Londis Store Inctablet Lorimers Hair at 22 Grand Junction Greek House Soulaki Gilt Swan Buckingham Glass Gilroy and Steel Golden Refresh Centre Golden Scissors Golden Nails Gandertons Garage Forever Wear Finca El Monte Florence Nightingale Vitage Charity Shop Esquires Coffee Shop Essentials Under One Roof Chafor Conquered IT CrossFit Vastus Buckingham Barbers Browns Buckingham Tea Rooms Buckingham Ford Back to Nature Buckingham Golf Club Buckingham Flower Farm Bea and Aud Lifestyle Buckingham Car Sales and Hire Bank Chambers Buckingham Tailors Abbot Fire Group Zinc Bar All in One Locksmith &
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		UPVC Door/Window repairs Apple Homes Arthurs Radio Archdeacon Russell
	Local Community Groups	Waste busters Buckingham Railway Walk Conservation Volunteers Buckingham Repair café B:Muses Buckingham Pantomime BAFA (Buckingham Art4All) Buckingham & District Angling Association Jedidah Open House (Community Care North Bucks) West End Bowls Club Buckingham Football Club Swan Community Hub Buckingham Youth Clubs Buckingham Old Gaol Trust Buckingham Summer Festival Chandos Park Tennis Club Chandos Park Bowls Club Project Street Life Buckingham & Stowe Running Club Ceroc Buckingham Park Run Buckingham & District Walkers Zenshin Kai Karate Judo Buckingham Cricket Club Old Gaol Trust Radcliffe Centre Buckingham Library Buckingham Community Centre Association Buckingham Rugby club Buckingham Society