

Appendix A


Brownfield Sites Schedule and overall Site Selection Background


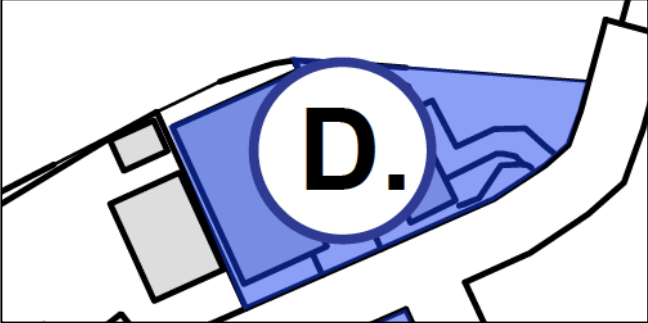
Set out in this appendix is information on the selection of the ten sites that form part of Policy HP2 provision on brownfield sites. Background information on the overall site selection process follows this schedule. The schedule explains the rationale for selection and how each site has been assessed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

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

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

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


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	listed buildings and discover archaeological information.		
SITE C – VERNEY CLOSE			
			
<p>SITE D – TINGEWICK ROAD INDUSTRIAL ESTATE Brownfield site currently operating as industrial commercial uses submitted to Buckinghamshire in response to the Wider Call for Sites. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.</p>	<p>An industrial commercial use site within the built-up area of the town off Tingewick Road. Established woodland around the site boundary. Not within the setting of heritage assets. Within flood zone 1 and a low risk of surface water flood risk recorded across parts of the site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).</p>	<p>See also proposed redevelopment of Site I. Alongside the recent residential development of Foundry Drive and on Tingewick Road, the area is developing as a residential suburban part of the town. Alongside the allocation of employment land in the southern part of the town the land is no longer considered sufficiently important to the economic growth of the town to</p>	<p>Site area: 0.38 ha Site capacity: approx. 0.304ha Housing delivery maximum @ 30dph = 9 homes</p>

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain and SuDS to significantly reduce surface water run-off.	warrant protection. Benefits from existing access from Tingewick Road and in close proximity to the town centre, bus routes, walking and wheeling connections.	
SITE D – TINGEWICK ROAD INDUSTRIAL ESTATE			
<div style="display: flex; justify-content: space-around;">   </div>			
<p>SITE E – TINGEWICK ROAD/BATH LANE</p> <p>A prominent brownfield site within the town submitted to Buckinghamshire in response to the Brownfield Call for Sites. Opportunity to deliver new homes in a sustainable location within the built-up area of the town but subject to assessment</p>	<p>Brownfield site within the built-up area of the town. The site lies adjacent to the Buckingham Conservation Area and there are non-designated heritage assets further south of the site on Bath Lane and to its north on Tingewick Road. The eastern boundary of the site falls within flood zone 3 which</p>	<p>One of the most prominent brownfield sites in the town on Tingewick Road and a main thoroughfare to the town centre, surrounded by residential development and bordered by River Great Ouse. Benefits from several access on Tingewick Road and Bath Lane. Close to town centre, bus</p>	<p>Site area: 2.1 ha Site capacity: approx. 3,000 m² building footprint, 8,750 m² gross development area three storey development</p> <p>Housing delivery maximum @ 70m² (three storey building) = 100 flats</p>

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

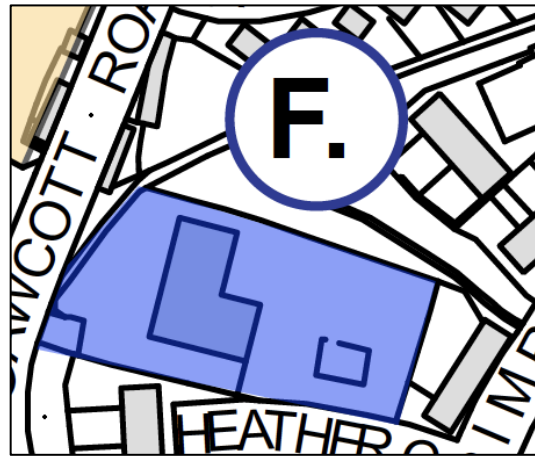
Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
	<p>development the site is not sequentially preferrable in flood risk terms. The site is not subject to an Exception Test as it is proposed to contain more vulnerable development in Flood Zone 2.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

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

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
SITE E – TINGEWICK ROAD/BATH LANE			
			
<p>SITE F – GEORGE BROWNS A brownfield industrial commercial use site in a residential area identified through project investigation. Opportunity to deliver new homes in a sustainable location within the built-up area of the town.</p>	<p>Within the built-up area of the town and easy access to A421. Not within the setting of heritage assets. Within flood zone 1 and no surface water flood risk recorded. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).</p>	<p>Surrounded by residential development. Benefits from access on Gawcott Road and access to bus routes and walking and wheeling connections in close proximity. The proposed development of Land South West of Buckingham anticipated to make provision for amenities</p>	<p>Site area: 0.37 ha Site capacity: approx. 0.30ha Housing delivery maximum @ 30dph = 9 homes</p>



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

SITE F – GEORGE BROWNS



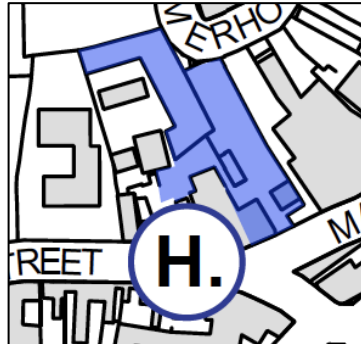
<p>SITE G – RING ROAD GARAGE LTD A brownfield industrial commercial use site in a residential area identified through project investigation. Opportunity to deliver new</p>	<p>Within the built-up area of the town on its edge and easy access to A421. Tree belt on boundary with A421. Not within the setting of heritage assets but some archaeological interest recorded in the</p>	<p>Surrounded by residential development. Benefits from access on Gawcott Road and access to bus routes and walking and wheeling connections in close proximity. The proposed development of</p>	<p>Site area: 1.7 ha Site capacity: approx. 1.36ha Housing delivery maximum @ 30dph = 40 homes</p>
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Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>homes in a sustainable location within the built-up area of the town.</p>	<p>adjacent field to the north. Within flood zone 1 with a small amount of low risk surface water flood risk recorded on the site. Mineral Safeguarding Area but does not fall within development exempt from Waste Plan Policy 1 although extraction considered likely to be impractical and not economically viable. Noise and air pollution considerations from the A421.</p> <p>Its redevelopment as per NP policies should enable minimal loss of established planting, biodiversity net gain, design solutions for noise constraints, connections to existing walking and wheeling routes, and SuDS to significantly reduce surface water run-off.</p>	<p>Land South West of Buckingham anticipated to make provision for amenities easily accessible from this location.</p>	

Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>SITE G – RING ROAD GARAGE LTD</p> <div style="display: flex; justify-content: space-around;">   </div>			
<p>SITE H – MARKET HILL Currently houses the citizens advice bureau in a building at the entrance of the site, remainder of the site hardstanding partly used for parking. Allocated for mixed use development in made NP. Opportunity to deliver new homes and non-residential uses in a sustainable location within the built-up area of the town and within the town centre.</p>	<p>Buildings and hardstanding used as parking and outside space occupy the site which lies within the town centre boundary in the heart of the town centre. The site lies within the Buckingham Conservation Area, an archaeological notification area, and there are several listed buildings nearby. Within flood zone 1 and no surface water flood risk recorded on site. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha).</p>	<p>Identified for mixed use development with residential development on upper floor levels in the made NP. Benefits from existing access from the Market Hill and south of recent Summer Hill residential development. In close proximity to amenities and within the heart of the town centre.</p>	<p>Site area: 0.255 ha Site capacity: approx. 0.215 ha</p> <p>Existing non-residential ground floor use @ 400sqm to be retained (200sqm floorspace)</p> <p>Housing delivery maximum @ 42dph = 9 homes</p>

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

SITE H – MARKET HILL

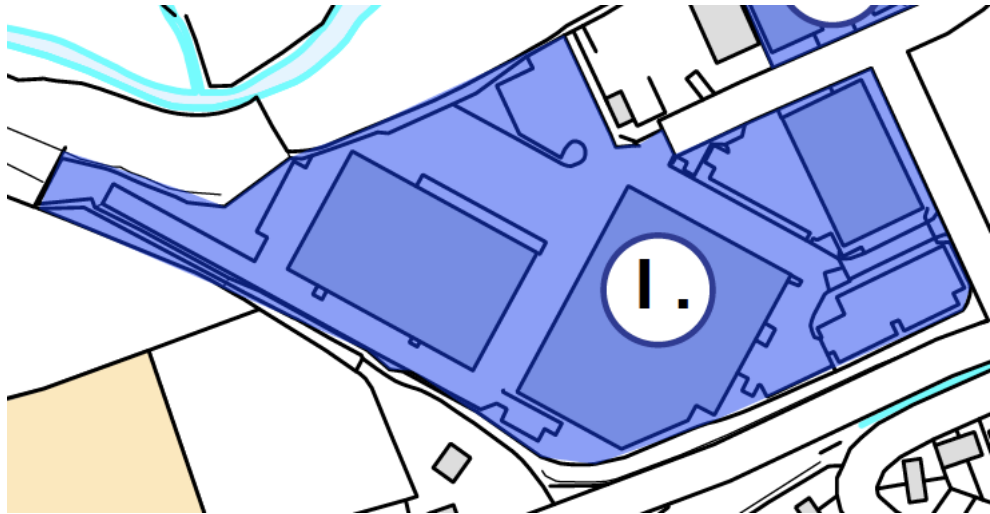


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
<p>SITE I – MADE NP SITE I Brownfield site currently operating as industrial commercial uses allocated in the made NP for residential-led development. Opportunity to deliver new homes in a sustainable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

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

SITE I – MADE NP SITE I

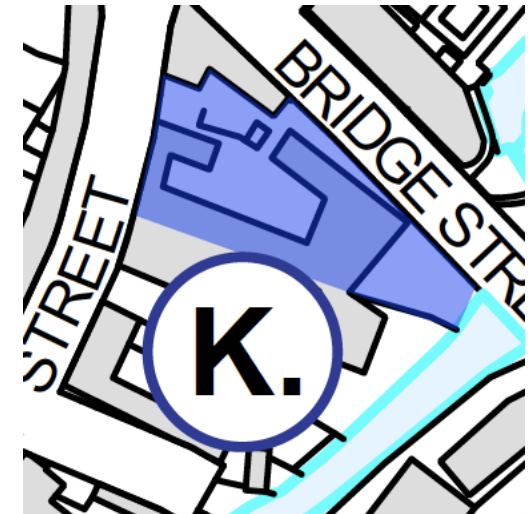


Site selection rationale	Suitability of location	Suitability of land use	Approximate range of development
			
SITE K – MADE NP SITE K The site hosts largely commercial uses allocated in	In a prominent location within the Buckingham Conservation Area forming part of the key	Allocated in the made NP for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

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

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

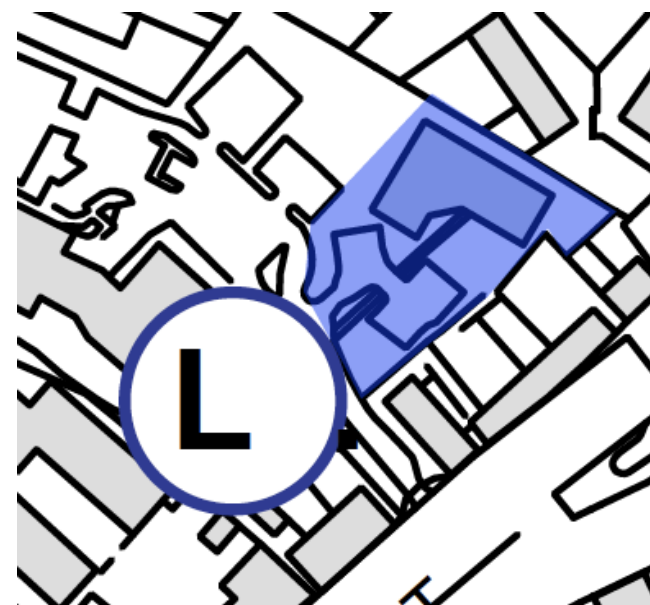
SITE K – MADE NP SITE K



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

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

SITE L – NORTH END



Overall Site Selection Background

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

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

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

Map reference	Site name	Source and Reference	Buckinghamshire Wider Call for Sites Reference	Size (ha)	Housing Number	House Type	Scenario	Other Use	Reason for NP2 inclusion/exclusion	Comments
B	Canal Area	Made Neighbourhood Plan/Buckinghamshire Wider Call for Sites	691	5.8	90	Homes	All	Visitor Centre	Retained made NP1 allocation common in all scenarios	Also identified in the Buckinghamshire Wider Call for Sites with a different boundary - 691
C	Verney Close	Buckinghamshire Brownfield Call for Sites	87	0.25	20	Flats	All		Inside town boundary, available subject to delivery of Lace Hill health centre, common in all scenarios	Subject to Lace Hill health centre delivery - Site O
D	Tingewick Road, Industrial Estate	Buckinghamshire Wider Call for Sites	133	0.38	9	Homes	All		Inside town boundary, available as land no longer suited to employment, as per Site I, common in all scenarios	
E	Tingewick Road/Bath Lane	Buckinghamshire Brownfield Call for Sites	88	2.1	100	Flats	All		Inside town boundary in a residential area, common in all scenarios	
F	George Browns	NP2	-	0.37	9	Homes	All		Inside town boundary in a residential area, common in all scenarios	
G	Ring Road Garage Ltd	NP2	-	1.7	40	Homes	All		Inside town boundary in a residential area, common in all scenarios	
H	Market Hill	NP2	-		9	Homes	All	200m2 non resi	Inside town boundary and made available, common in all scenarios	
I	Site I NP1	Made Neighbourhood Plan	-	3.67	88	Homes	All		Retained made NP1 allocation, common in all scenarios	
J	Site J NP1	Made Neighbourhood Plan	-	1.77	39	Homes	All		Retained made NP1 allocation, common in all scenarios	
K	Site K NP1	Made Neighbourhood Plan	-	0.22	36	Flats	All		Retained made NP1 allocation, common in all scenarios	
L	North End Surgery	NP2	-	0.34	24	Flats	All		Inside town boundary, available subject to delivery of Lace Hill health centre, common in all scenarios	Subject to Lac Hill health centre delivery - Site O
M	Land South of the A421 and West of Gawcott Road	Buckinghamshire Wider Call for Sites	481	34.14	800	Homes	All		Common in all scenarios	
N	Land off Verney Park	NP2	-	0.7	0	-		Sixth Form College	Required for education infrastructure	
O	Lace Hill	Made Neighbourhood Plan	-	1	-	-		Health Centre	Retained made NP1 allocation required for health infrastructure	Subject to 21/03152/ADP
Q	Land West of London Road	Buckinghamshire Wider Call for Sites	628	19.1	0	-		Employment	Retained made NP1 allocation required for employment	
A	Wharf Yard	Buckinghamshire Brownfield Call for Sites	80	0.6	60	Flats	All	Non Resi 500m2	Flood Zone 3	
P	Stratford Road	Buckinghamshire Brownfield Call for Sites	84	0.7	16	Homes	All		Not PDL	
RR	Scrap Yard	Buckinghamshire Brownfield Call for Sites	81	0.1	9	Flats	All		Less than 10 dwellings	
S	Bath Lane	Buckinghamshire Brownfield Call for Sites	2	0.08	6	Flats	All		Less than 10 dwellings	
T	Site M NP1	Made Neighbourhood Plan/AVDC HELAA 2017/Buckinghamshire Wider Call for Sites	BUC051, 503	20.02	300	Homes	West/South + West		Flood Zone 3	Also identified in the Buckinghamshire Wider Call for Sites - 503
U	Home Farm Yard & Paddock	Buckinghamshire Wider Call for Sites	163	0.83 & 1.14	38	Homes	South/South + West			Overlap with Site X
V	Manor Farm off Bourton Road	Buckinghamshire Wider Call for Sites	748	10.82	230	Homes	South/South + West		Future growth opportunity	Overlap with Site W
W	Land South and East of Lace Hill	Buckinghamshire Wider Call for Sites	759	83.88	1760	Homes	South/South + West		Future growth opportunity	
X	Former Railway Station Site	Buckinghamshire Wider Call for Sites	376	1.16	10	Flats	All		No longer available	Land required to form part of Buckinghamshire Greenway project
Y	West End Farm	Buckinghamshire Wider Call for Sites	736, 793, 620	4.4 – 4.83	100	Homes	West/South + West		Future growth opportunity	Identified as three different sites in the Buckinghamshire Wider Call for Sites, all with slightly different boundaries
Z	Land West of Field House Day Nursery	NP2	-	9.75	187	Homes	West/South + West		Future growth opportunity	Western link road splits the site into two parcels east (smaller) and west (larger)
AA	Land north of Field House Day Nursery	NP2	-	6	105	Homes	West/South + West		Future growth opportunity	Adjacent to NA Boundary
BB	Land North off Tingewick Road	NP2	-	6.1	60	Homes	Western Link Road		Future growth opportunity	
CC	Bourton Mill	NP2	-	0.35	27	Flats	All	600m2 non resi	Flood Zone 3	
DD	Land between Osier Way and Natco spice factory	Buckinghamshire Brownfield Call for Sites	83	1.04	24	Homes	South/South + West		Future growth opportunity	Adjacent to NA Boundary
EE	Land South of Buckingham / Land East of Gawcott Road	Buckinghamshire Wider Call for Sites	367	16.69	240	Homes	South/South + West		Future growth opportunity	Adjacent to NA Boundary
FF	Gawcott Fields Farm, Gawcott Road	Buckinghamshire Wider Call for Sites	765	8.02	190	Homes	South/South + West		Future growth opportunity	Adjacent to NA Boundary