

Hallam Land is one of the most experienced land promoters and developers of sustainable communities in the UK. For more than 35 years, Hallam Land (backed by its parent company – Henry Boot Plc) has demonstrated a substantial track record – including locally – of delivering sustainable development that provides positive and sustainable benefits not only for those in housing need but for local communities as a whole.

We plan for our schemes to have the right level of infrastructure, including strategic highway infrastructure, education facilities, green infrastructure and biodiversity, community facilities and utilities. We welcome opportunities across the country to work alongside local stakeholders as they look to plan positively for their communities.

The Buckingham Neighbourhood Development Plan

Buckingham Town Council is preparing a Replacement Buckingham Neighbourhood Development Plan 2024-2040 (BNDP). The BNDP was submitted to Buckinghamshire Council in December 2024 and examined by an independent examiner in 2025 who has reported that the plan has been prepared positively and it should proceed to referendum. The Plan's strategy proposes to deliver sustainable growth in Buckingham across a mix of brownfield and greenfield sites.

Policy HP3 of the BNDP, allocates the site for a mixed use development including:

- Approximately 800 dwellings including a mix of open market and affordable homes;
- A site for a new two form entry primary school;
- Local centre comprising workspace and/or retail uses and/or other uses to meet daily convenience needs;
- On site public open space and biodiversity net gain of at least 10% complementary to the proposed Buckingham Green Ring;
- A flood and sustainable drainage strategy;
- A connected movement network including improvements to existing bus services.

Concept Plan - Extract from Buckingham Neighbourhood Plan



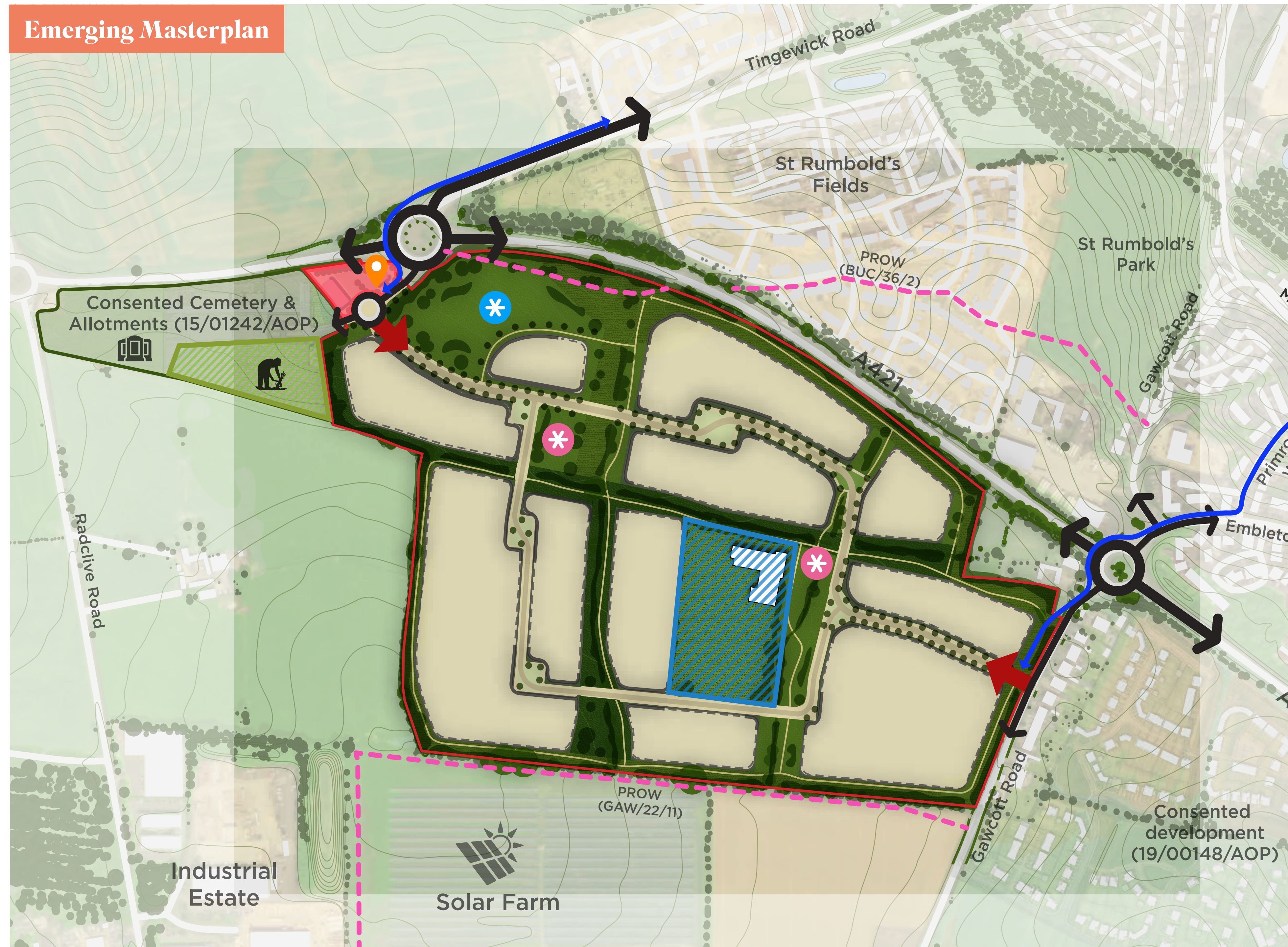
Hallam Land is preparing to submit an outline planning application to Buckinghamshire Council. Our proposals respond to the Neighbourhood Plan Policy for the site and the Concept Plan that was presented at the community engagement event organised by the Town Council that took place in early 2024.



The Emerging Masterplan shows how the development could be designed to:

- Deliver a high quality and sustainable development which will provide a varying mix of type and size of dwellings and 35% affordable homes.
- Provide a site for a new two form entry primary school located centrally within the site to support a good walking catchment for those living in the new development and surrounding areas.
- Accommodate a mixed use area to serve new and existing neighbourhoods that can provide a variety of uses, including small scale retail to serve local needs and capture passing trade.
- Create development parcels structured by a connected open space network with strong landscaping along the site boundaries.
- Integrate informal amenity spaces and leisure routes, with children's play that is connected and accessible.
- Manage surface water within the site and provide ecological habitat through the surface water attenuation features.
- Create a primary street accessed from the A421 and Gawcott Road that can support active travel and accommodate bus services.
- Retain existing landscape features such as trees and hedgerows where possible.

Emerging Masterplan



KEY

Site Boundary

Residential Development Parcels

Retail / Mixed Use

Primary School Site

Open Space & Landscaping

Play Area

Surface Water Pond

Vehicular Access

Mobility Hub

Active Travel Connections (including crossings of A421)

Potential Recreational Routes

Existing Highway Connections

Public Right of Way

We are seeking a development that integrates with and delivers benefits to Buckingham. Our proposals seek to provide the opportunity to:

- Help deliver Buckingham Neighbourhood Development Plan's strategy for growth with a range of housing and affordable housing that will help to meet local needs.
- Integrate with the town-wide network of green infrastructure with accessible open spaces and enhanced biodiversity that connects to and supports the proposed Buckingham Green Ring network.
- Provide new accessible community facilities, including a site for a primary school and mixed use opportunities.
- Create active travel connections within the site and providing safe and convenient connections to surrounding neighbourhoods and Buckingham town centre.
- Good accessibility, by foot and cycle, to the allotments currently being delivered adjacent to the site.

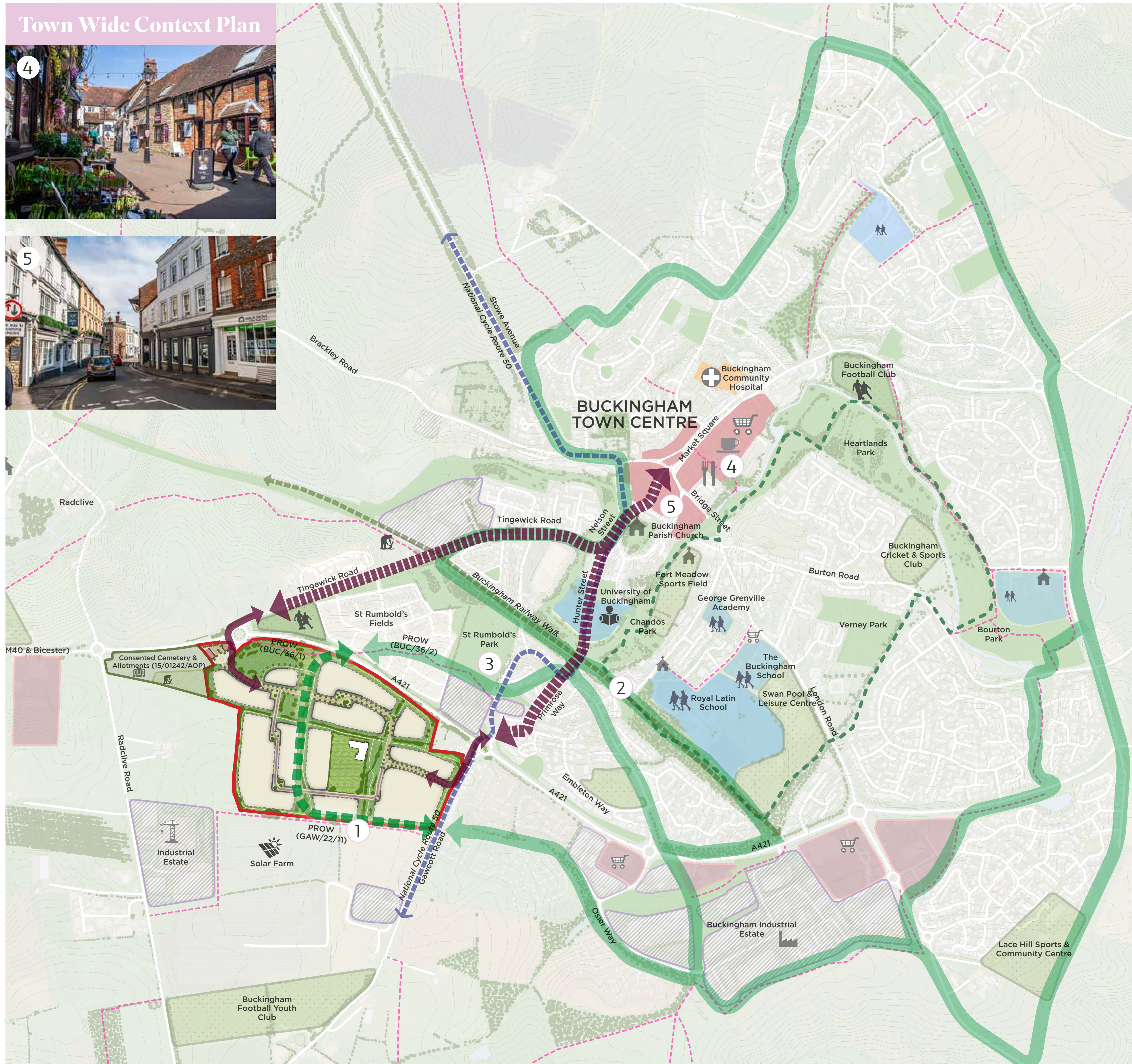


KEY

- Site Boundary
- Town Centre Mixed Use
- Hospital
- Education
- Other Retail / Commercial
- Employment
- Existing Recreation Facilities
- Potential Active Travel Connections
- Active Travel Routes to Buckingham Town Centre

Town Wide Green Infrastructure Components

- Inner Green Ring
- Outer Green Ring
- Completion of Green Ring
- Buckingham Railway Walk
- National Cycle Route 50
- Public Right of Way



The site is accessed from the A421/Tingewick Road roundabout, which has already been constructed.

A secondary access is proposed off Gawcott Road.

The two points of access will be connected by a new development road network and to consider opportunities to enhance active travel.

We are considering opportunities to improve and support active travel routes into Buckingham Town Centre and with the adjacent allotments currently being delivered, west of the site.

Informal recreational routes will be provided in the open space network promoting pedestrian and cycle movement around the site.

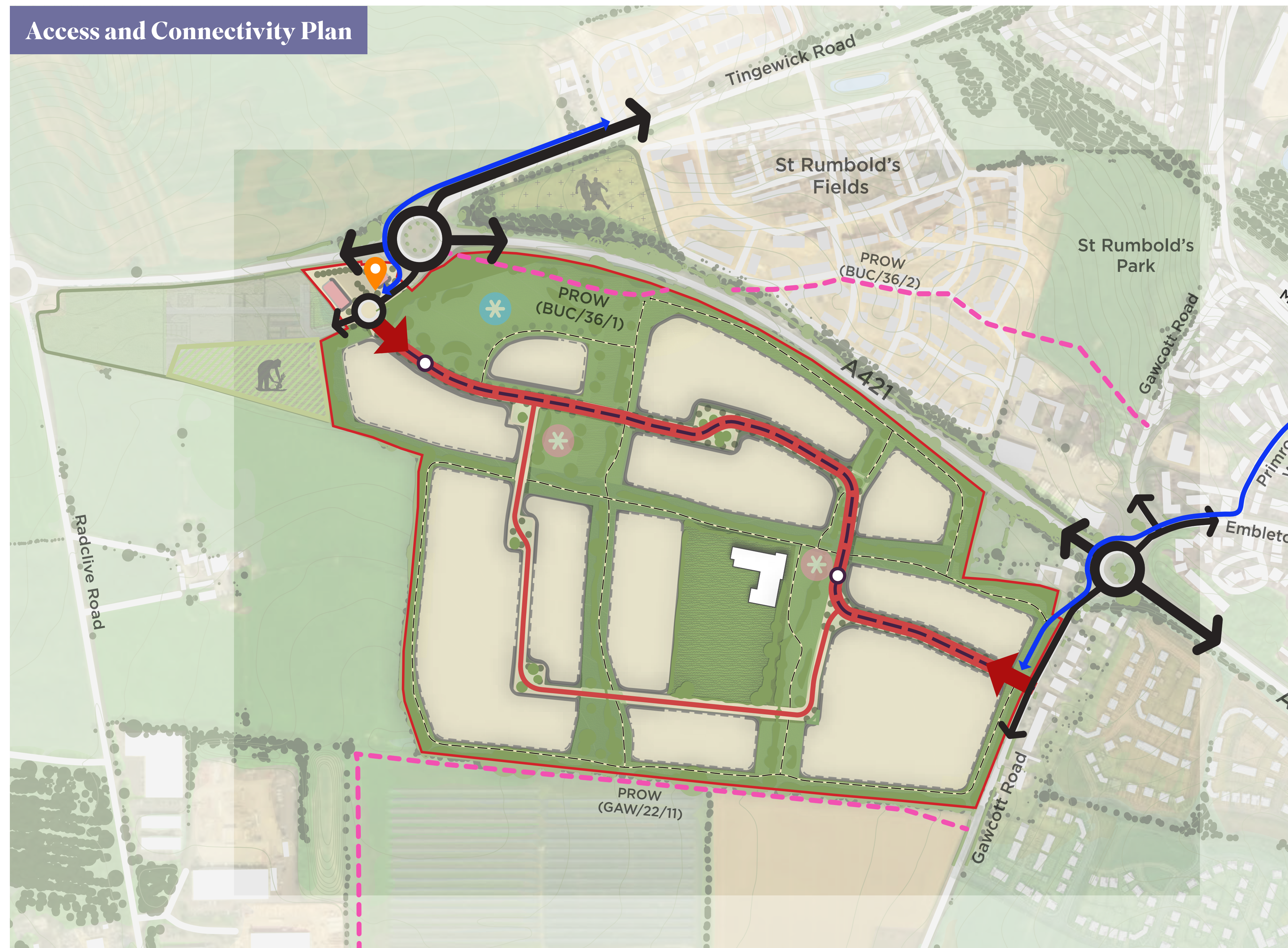
There may be opportunities to facilitate connections to public rights of way.

A transport assessment is being prepared in consultation with the Local Highway Authority to assess potential impacts of the development on the surrounding road network and to consider opportunities to enhance active travel.

A mobility hub located within the development will provide opportunities for residents to access and transfer to a range of different transports to include bus, cycle and scooter.



Access and Connectivity Plan



KEY

Site Boundary

Vehicular Access

Primary Street

Secondary Street

Potential Bus Route & Indicative Bus Stops

Active Travel Connections (including crossings of A421)

Potential Recreational Routes

Mobility Hub

Public Right of Way

Existing Highway Connections

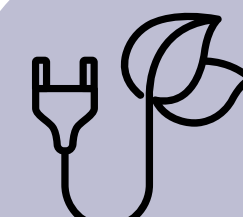
The development aims to make a significant contribution to our aspirations to deliver a pattern and form of development that is sustainable in terms of movement, drainage, water and energy efficiency and through the integration of green infrastructure, landscaping and enhanced biodiversity.

The proposals for the site include a range of sustainable measures.



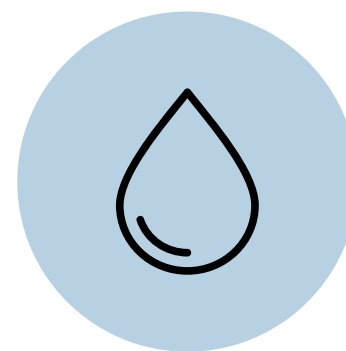
Access to Nature

Biodiversity enhancement (a net gain of at least 10%) and habitat creation across the site through the delivery of a mosaic of habitats from grassland to hedgerow management and creation.



Electric powered

Incorporation of energy and water efficient design considerations – including potential for solar photovoltaic generation and water conservation measures.



Sustainable Water Management

Sustainable water management is integral to the proposals:

- An enhanced sustainable drainage strategy will be incorporated into the multifunctional green infrastructure network to ensure that rates of run off are at least no greater than those from the site in its current form, and to improve water quality.
- The drainage strategy will explore ways to store and manage surface water, including use of check dams and permeable paving, to slow surface water run-off during rainfall events, accounting for climate change, to help manage flows into the watercourse.
- Minimising water usage is also fundamental to the scheme, with measures such as rainwater harvesting systems being explored to increase water efficiency.



Active Travel

A network of routes will facilitate onward connections including to Buckingham Town centre and the adjacent allotments currently being delivered, west of the proposed development.



Green Infrastructure

A network of informal green spaces and play spaces and retention of existing landscape features of value.

