



LOCAL PLAN for
Buckinghamshire
Shaping the future together



The Local Plan for Buckinghamshire: Help us plan for the future

Opens: 29 November 2021

Closes: 11 February 2022

Contact: Planning Policy Team

01296 383698

planningpolicyteam.bc@buckinghamshire.gov.uk

Overview

Welcome to the Discovery and Exploration Phase of the Local Plan for Buckinghamshire.

We are preparing a new Local Plan for Buckinghamshire.

A Local Plan sets out where new development will be located and what we will need to protect within Buckinghamshire. It will shape the future of Buckinghamshire.

We want to involve you in the first stage of producing a new local plan for Buckinghamshire.

Find out more about the local plan on the Local Plan website at

www.buckinghamshire.gov.uk/local-plan-for-bucks.

We want to hear from you

Many people living and working in Buckinghamshire face real challenges, for example:

- finding new homes and jobs close by
- finding affordable homes
- key workers being able to live and work locally
- long journeys to work
- protecting what's best about our local areas and communities
- where people's children, grandchildren or elderly relatives might live

And as a county there are wider issues we must consider:

- quality of life and climate change
- the need to make the best use of land which has already been built on - **Brown Before Green**, to help protect the wildlife and countryside of Buckinghamshire
- maintaining the County's strong economy with major national employers
- the challenges from the COVID 19 pandemic

How to have your say

Please tell us your views in one of the following ways:

- complete the online survey at <https://yourvoicebucks.citizenspace.com>
- complete the printed survey below and
 - email it to planningpolicyteam.bc@buckinghamshire.gov.uk, or
 - post it to Planning Policy Team, Buckinghamshire Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB

Please tell us your views by midnight on 11 February 2022

Brown before Green

Our aim will be to make the very best use of sites which have already been built on (brownfield sites). More information will be available on the Local Plan website at www.buckinghamshire.gov.uk/local-plan-for-bucks.

You will be able to help us by suggesting sites that have previously been built on (brownfield sites) which might be suitable for redevelopment / regeneration. This will help protect our countryside.

Keep in touch

If you want to keep in touch with Planning Policy, including the Local Plan for Buckinghamshire, please register on our online consultation database at <https://buckinghamshire.oc2.uk/register>

If you want to keep in touch it is important for you to opt in and register on the link.

What happens next

We will read and consider all comments. We will share the comments with all the Councillors in Buckinghamshire Council.

We will use your views and comments to help us understand important issues facing you and we will need to consider how to address them as we start to prepare the Local Plan for Buckinghamshire.

Information about Local Plans

What is a Local Plan?

A Local Plan is a detailed document and map which sets out the future development of an area. It is drawn up by the Council in consultation with the community following a process which is set out following national guidelines.

Once in place, the local plan is used to guide decisions on whether or not planning applications should be given planning permission. It also shows where and how much future development can take place and how an area will meet its future housing needs.

Why is a Local Plan needed?

All local planning authorities have to have a Local Plan for their area. Buckinghamshire Council is a local planning authority so the new local plan will cover the whole council area.

A Local Plan aims to deliver sustainable development through:

- meeting the area's social, economic, and environmental needs
- delivering better quality places
- more comprehensive delivery of all kinds of infrastructure
- protecting the county's natural and built heritage

It will bring benefits for people who live, work, or visit Buckinghamshire, through:

- making sure there are enough of the right homes and workplaces
- getting the infrastructure in the right place at the right time
- providing new green areas and places for nature alongside new homes

It also helps the Council to:

- make prompt planning decisions
- have fewer planning appeals and so lower costs

How long will it take to prepare the Local Plan?

The Government is currently making changes to the way Local Plans will work. They take several years to prepare.

We want to start work early – by finding out what matters most to people living in Buckinghamshire so that we can listen and learn before we start working on the local plan.

Privacy

We will use the information you provide here only for the purpose of this consultation. We will keep the information confidential and store it securely, in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please see our [Privacy Policy](#) online or contact us for a printed version.

If you have questions, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Printed survey

Place

The Local Plan will aim to protect key environmental and heritage assets in Buckinghamshire, to assist in the regeneration of town and local centres and set out how much new development will be built in Buckinghamshire and where it will be located.

1. What do you most value about where you live?

Please select your top 3 options in order of preference (where 1 is what you most value).

	Please tick one option per column		
	1	2	3
Belonging to a local community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Countryside / wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good local facilities (e.g. pub, shops, GP surgery, village hall, playground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good transport links (e.g. close to train stations or main roads, cycling or walking)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Historic buildings / areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quiet / isolated community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any other comments about what you value about where you live, please tell us here:

Homes

We want to hear your views on what makes a good neighbourhood, what types of locations could be suitable for new development and how the Local Plan for Buckinghamshire can help meet the needs for different types of homes. This includes homes for older people, key workers and affordable housing. In parts of Buckinghamshire, homes are very expensive and well out of the reach of young people wanting to set out in life.

About 550,000 people live in Buckinghamshire. By 2040, the county is likely to need around 55,000 more new homes (based on latest estimates). Some of these already have planning permission or are already planned for in existing Local Plans (28,000). This leaves about 27,000 to be built.

2. Do you think you will want / or need to move into a new home in the next five years?

- Yes
- Maybe
- No (go to question 5)
- I don't know (go to question 5)

3. If yes or maybe, please tell us why you will want / or need to move in the next five years: (Select all that apply)

- Buy / rent a cheaper property
- Closer to family members
- Closer to place of work
- Closer to school
- Downsizing
- Moving to accommodate a growing family
- Setting up home for the first time
- Other (please give details below):

4. If yes or maybe, what sort of property would you look for? (Select all that apply)

- Affordable homes
- Bungalows
- Caravans / mobile homes
- Family sized homes
- First homes
- Flats
- Homes for key workers
- Older Person's homes
- Other (please give details below):

Key workers

Health, education and other key services in the county are experiencing problems because many key workers can't afford to live close to where they work.

7. On a scale of 1 to 10, do you agree that the Council should make provisions to build additional new homes for key sector workers in Buckinghamshire?

Where 1 is 'No additional development to accommodate key worker housing needs' and 10 is 'Enough additional development for key worker housing to ease staffing issues across health, education, emergency services and other key sectors in Buckinghamshire'.

No additional development										Enough additional development	I don't know
1	2	3	4	5	6	7	8	9	10		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Nature

Preparing a Local Plan is difficult. Much of Buckinghamshire is green belt, at risk of flooding or of great landscape and environmental value.

When looking at how to meet the need for new development and infrastructure we will need to acknowledge the importance of the special qualities of Buckinghamshire's towns, villages and countryside.

With the beautiful countryside, rich wildlife and historic buildings and the Green Belt in Buckinghamshire, there is much to protect.

8. What improvements to the natural environment would you like to see in your area?

(Select all that apply)

- Community orchards
- Improve air quality
- Linking pathways and natural environments
- More green spaces
- More ponds
- Noise reduction
- Sustainable building materials and designs
- Tree planting
- Other (please give details below):

Work and activity

Buckinghamshire has a strong local economy with many companies in growing businesses such as film-making, media, precision engineering and high tech manufacturing. COVID 19 has affected our shops, services and town centres.

The Local Plan will need to look at the future needs of local businesses and communities, and how we can help our town centres.

9. What are your views on supporting the local economy?

Please select your top 3 in order of preference (where 1 is your top preference).

Please tick one option per column

	1	2	3
Having employment sites which are easy to get to using public transport, walking and cycling, as well as by car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land / sites for new infrastructure like roads, utility services, etc	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land / sites for new jobs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting existing employment sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Climate change

Climate change is having an impact on everyone's life now and into the future. The new Local Plan needs to take a comprehensive approach to this and ensure that development plays its part in reaching carbon net zero targets. There are many aspects to this. Flooding is a serious problem in parts of the county, and there can be poor air quality in some towns and villages close to motorways and busier roads.

Better building design and sustainable construction techniques need to be part of this future, and we need to provide more green spaces, trees and land for wildlife. New green and blue infrastructure can have multiple benefits for local health and the environment.

There are internationally important areas in Bucks such as the Chiltern Hills Area of Outstanding Natural Beauty (AONB) and Burnham Beeches. More locally there are nature reserves, country parks and other land for wildlife.

New development needs to protect and enhance biodiversity in Buckinghamshire.

10. The policies we include in a Local Plan for Buckinghamshire could help to mitigate climate change. How important do you think each of these is to mitigate the impacts of climate change and reduce our carbon footprint?

Please select your top 3 in order of preference (where 1 is your top preference).

Please tick one option per column

	1	2	3
Better facilities for cycling and walking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low carbon heating systems and energy efficiency measures in new buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More facilities for electric vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More green spaces and tree planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-site renewable energy generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protecting areas from flood risk and avoiding new building in high risk flood zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainable building materials and designs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tighter water efficiency standards in new buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Infrastructure

The Local Plan will need to look at the needs for supporting infrastructure like schools, health facilities, play space and roads.

The way we travel has a major impact on health, local communities, businesses and climate change. Technological change is moving fast in transport and over the lifetime of the Local Plan we can expect an increase in electric cars and new low-carbon modes.

Better support for walking, cycling, buses and rail will be needed as well as increased capacity alongside new development. Many local roads and motorways are already congested and we need comprehensive solutions for the way we travel and to encourage changes in behaviour.

11. What sort of new infrastructure will we need to plan for?

Please select your top 3 in order of preference (where 1 is what we most need to plan for).

Please tick one option per column

	1	2	3
Cycle lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities for disabled people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Healthcare facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Power / water generation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools – primary and secondary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telecommunications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Village halls / community buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If 'Other', please give details here:

Buckinghamshire-wide strategic issues

12. Thinking about Buckinghamshire as a whole, the challenge of accommodating the need for new homes and other development, the importance of infrastructure, the challenges of climate change and the need to protect the environment, what do you think are the top three priorities we need to focus on?

Priority 1:

Priority 2:

Priority 3:

13. Should the Local Plan contain anything else?

Please tell us here:

More about you

We will use the information you provide here only for the purpose of understanding the attitudes, opinions and experience of local people regarding the new Local Plan for Buckinghamshire.

We will store the information securely in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please visit our [Privacy Page](#).

14.If you are responding on behalf of an organisation, what is your organisation?

15.Where do you live?

Village, town or city.

16.What is your postcode?

We are asking this so we can understand the experience of people living in different areas. You don't have to provide your postcode but the information will help us plan and offer better services.

17.How would you describe your current working status?

- Employee in full-time / part-time job
- Full-time education at school, college or university
- Government supported training e.g. Modern Apprenticeship
- Looking after the home
- Permanently sick/disabled
- Self-employed full or part-time
- Unemployed and available for work
- Unpaid carer full or part-time
- Wholly retired from work
- Other (please give details below)
- Prefer not to say

18. Are there any children aged 0-17 in your household?

- Yes
- No

19. Which of these statements describe you?

- Am a key worker
- Elected representative in Buckinghamshire
- Live in Buckinghamshire
- Represent a Buckinghamshire business
- Represent a Buckinghamshire community group
- Work in Buckinghamshire
- Other (please give details below)

20. How would you describe your ethnicity?

White

- English, Welsh, Scottish, Northern Irish or British
- Irish
- Gypsy or Irish Traveller
- Any other White background

Mixed or Multiple ethnic groups

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed or Multiple ethnic background

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background

Black, African, Caribbean or Black British

- African
- Caribbean
- Any other Black, African or Caribbean background

Other ethnic group

- Arab
- Any other ethnicity (please give details below)
- Prefer not to say

21. Do you consider yourself to have a disability / disabilities, impairment(s) or have a long term health condition(s)?

- Yes
- No
- Prefer not to say

22. Which age category do you fall into?

- 16-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65+
- Prefer not to say

End of survey

Thank you for completing the survey.

Please return your completed survey by midnight on 11 February 2022. You can:

- email it to planningpolicyteam.bc@buckinghamshire.gov.uk
- post it to Planning Policy Team, Buckinghamshire Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB

Keep in touch

If you want to keep in touch with Planning Policy, including the Local Plan for Buckinghamshire, please register on our online consultation database at

<https://buckinghamshire.oc2.uk/register>