

# Welcome

Welcome to our virtual exhibition.

On these pages we aim to give you an overview of our proposals for Bourton Meadow, as we advance towards the submission of a planning application to Buckinghamshire Council.

We hope these pages are helpful to you, and we invite you to provide your comments on what you see and read in the comments form at the bottom of the consultation webpage.

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# The Background and Project History

Manor Oak began working with the Buckingham Canal Society to develop a vision for Bourton Meadows in 2022. The Vision Document that we produced ([available here](#)) explained how the site could be used for a mix of residential development and a new visitor centre, based around five key themes:

- Enhancing tourism linked to the heritage of the canal;
- Improving accessibility to the canal and the countryside for residents;
- Enhancing the ecological value of the site and the canal side, furthering work already started by the Canal Society;
- Creating spaces for enhanced recreation and education;
- Providing quality new homes (including affordable housing) for local people.

In 2023 we undertook pre-planning application consultation with Buckingham Council and other parties, including the highway authority, to check that key aspects of our proposals (such as vehicular access, drainage, and other matters) would be likely to be acceptable at the time of a planning application.



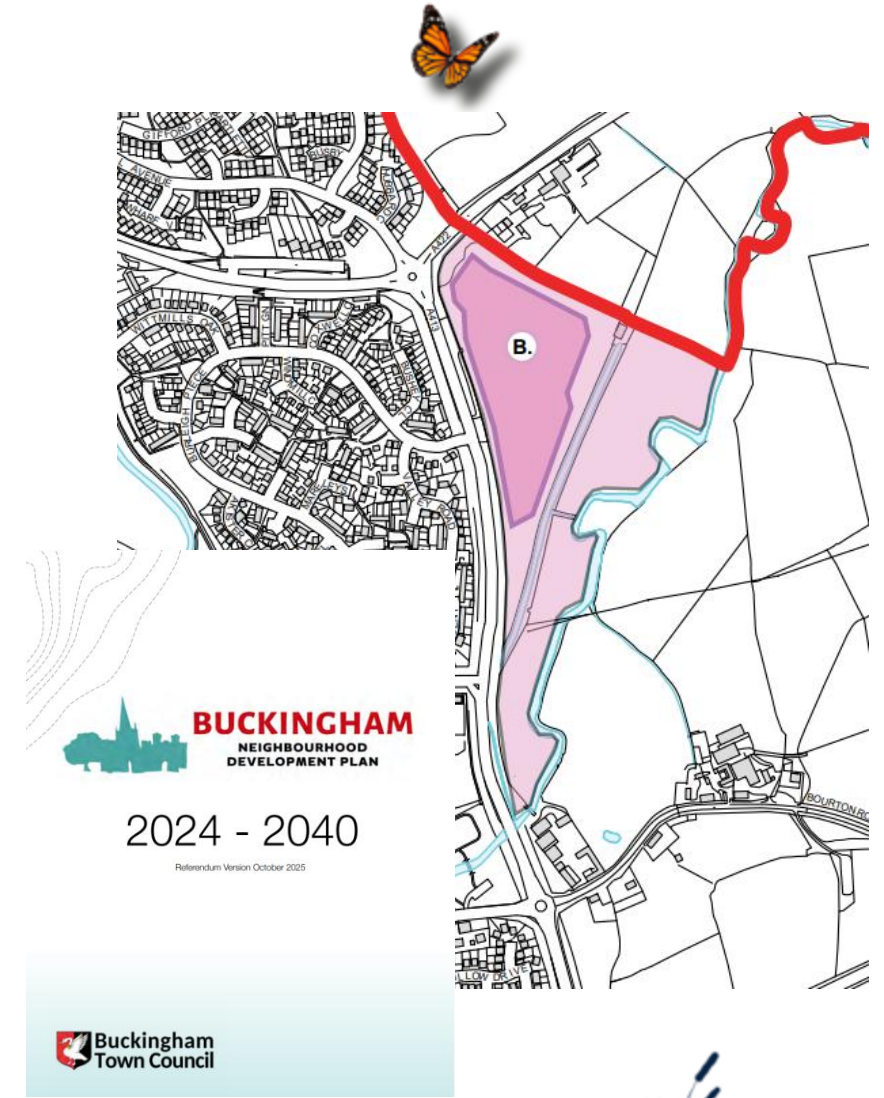
# The Neighbourhood Plan and its site-specific policy

The new Buckingham Neighbourhood Plan was produced by the Town Council, following various rounds of consultation, including the 2023 “Future Scenarios” consultation and the 2024 “Developers Roadshow”.

We originally presented our vision for Bourton Meadow to the town council in 2022, and we then participated in the consultation stages of the Neighbourhood Plan, including attending the Developers Roadshow to explain our proposals and answer questions from local residents.

The Neighbourhood Plan was the subject of a referendum in January 2026, with approximately 94% of voters supporting the plan, which has now formally become part of the adopted Development Plan for planning purposes.

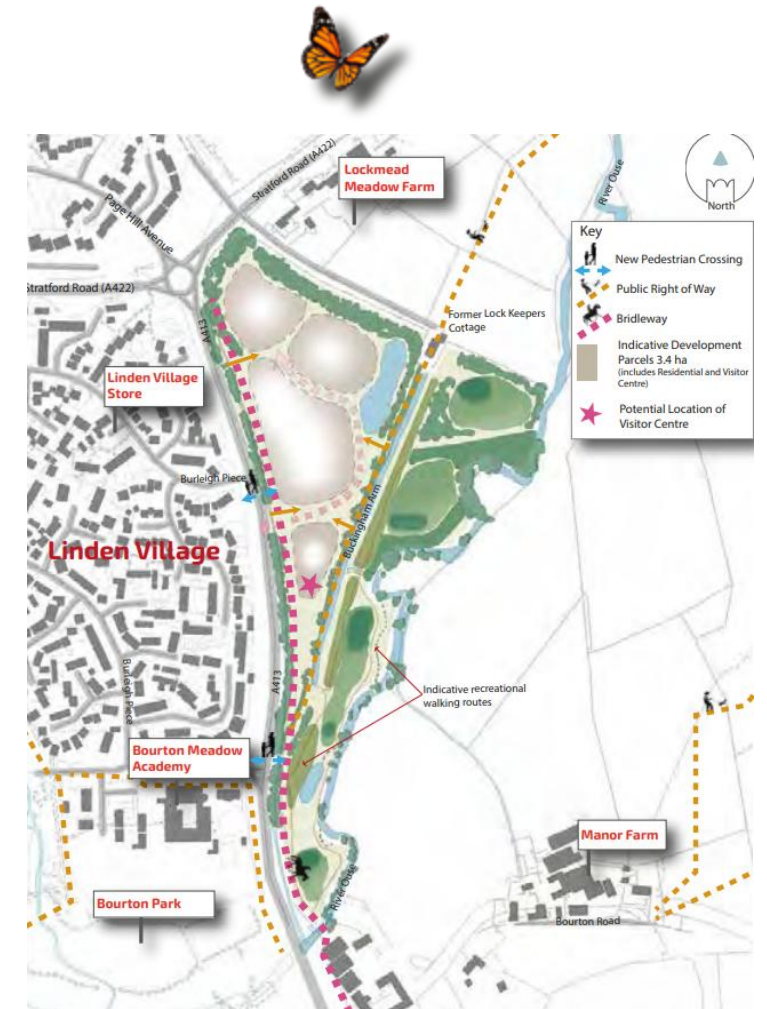
The Neighbourhood Plan sets out specific proposals for Bourton Meadow in policy CLH2, relating to the development of the canal area.



# The Neighbourhood Plan and its site-specific policy

Policy CLH2 sets out a range of detailed requirements for the future development of the site. Key points include:

- A development area of around 3.73 ha out of the overall 11.6 ha site;
- The provision of a small visitor centre;
- A residential scheme of approximately 90 homes;
- The need for a delivery plan for the visitor centre;
- The need to sustain and enhance the significance of the setting of the Buckingham Arm of the Grand Union Canal;
- A new single access point and a combined access/crossing onto the A413 at the northern junction of Burleigh Piece;
- Improved public access to Bourton Meadow/improved accessibility to the towpath;
- A minimum 10 metre buffer area along the River Great Ouse which should be designed to be kept free from human disturbance;
- Ecological enhancement and biodiversity net gains;
- The inclusion of a sustainable drainage strategy.



Outline site concept: Development of the Canal Area

# A Summary of the Proposals

We are proposing to submit an “Outline” planning application for up to 90 residential properties and a visitor centre of up to 225 square metres, along with all of the necessary servicing, landscaping and infrastructure.

An Outline application means that we are seeking to establish the principle of a development that accords with the Neighbourhood Plan, with all matters of detail (layout, appearance, design, landscaping etc) being reserved for future applications.

However, there are two aspects of the development where we intend to provide fuller details, which are:

- The means of vehicular access into the site – we recognise that how cars (and pedestrians/cyclists) enter and leave the site will be of particular interest, and therefore the design for the vehicular access and the proposed crossing of the A413 at this point are shown in a detailed design (that can be seen [here](#)). We will be seeking approval for the detail of this access.
- The Visitor Centre – to help people visualise what up to 225 sq m means in practice, we intend to submit the design that we have been working on with the Canal Society. [These plans](#) will still be illustrative, but will be a good indication of what the visitor centre will comprise.

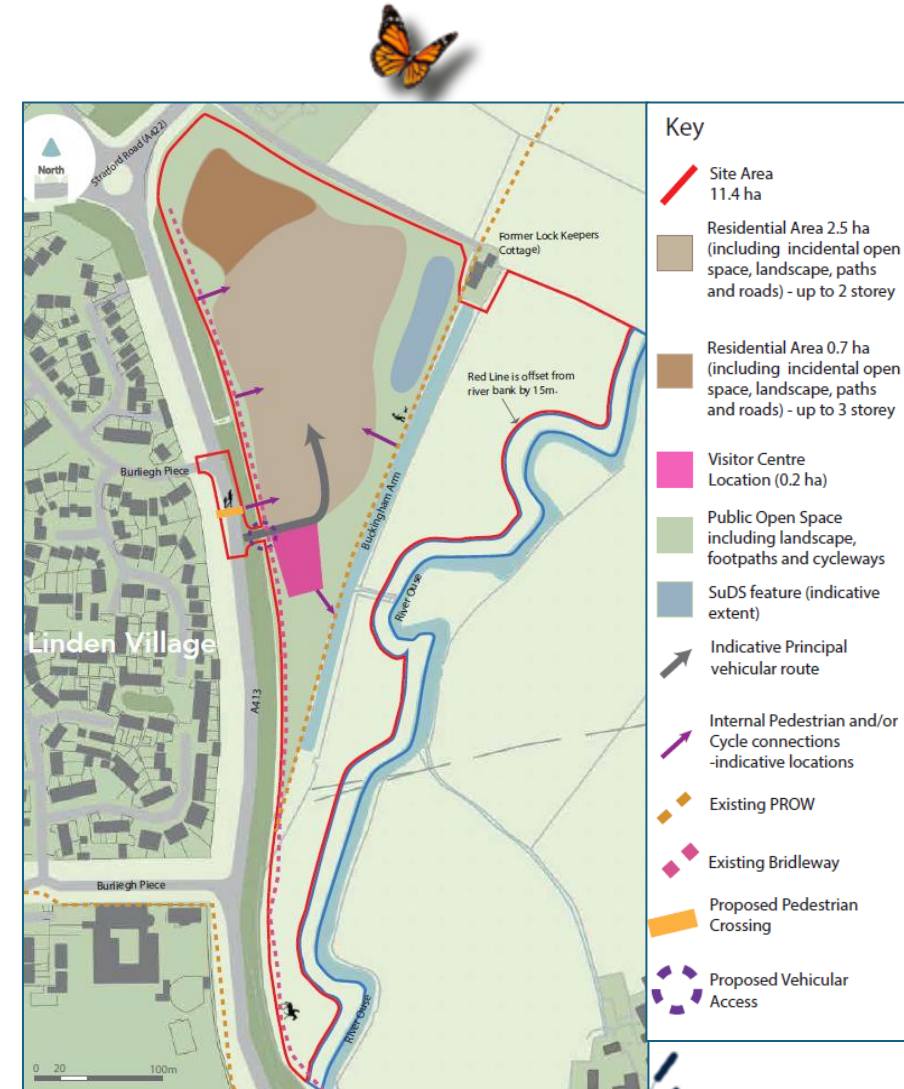


# The Planning Application in more detail

An Outline application does not contain details of buildings, roads, and other elements of the development, but it does still need to define the limits of what is being applied for. This is done partly through the description of the development (which in this case will limit the development to a maximum of 90 homes and a 225 sq m visitor centre), and it is partly done by the Parameters Plan.

As the name suggests, the purpose of the Parameters Plan is to define the limits to which future applications for detail will need to comply. The proposed Parameters Plan is shown here. The key parameters that it fixes are:

- The physical limits within which buildings can occur
- The key areas for open space
- The point of vehicular access
- Key pedestrian and cycle linkages within the site
- The height of residential buildings
- The broad location for surface water attenuation
- A 15 metre offset to the river to avoid disturbance



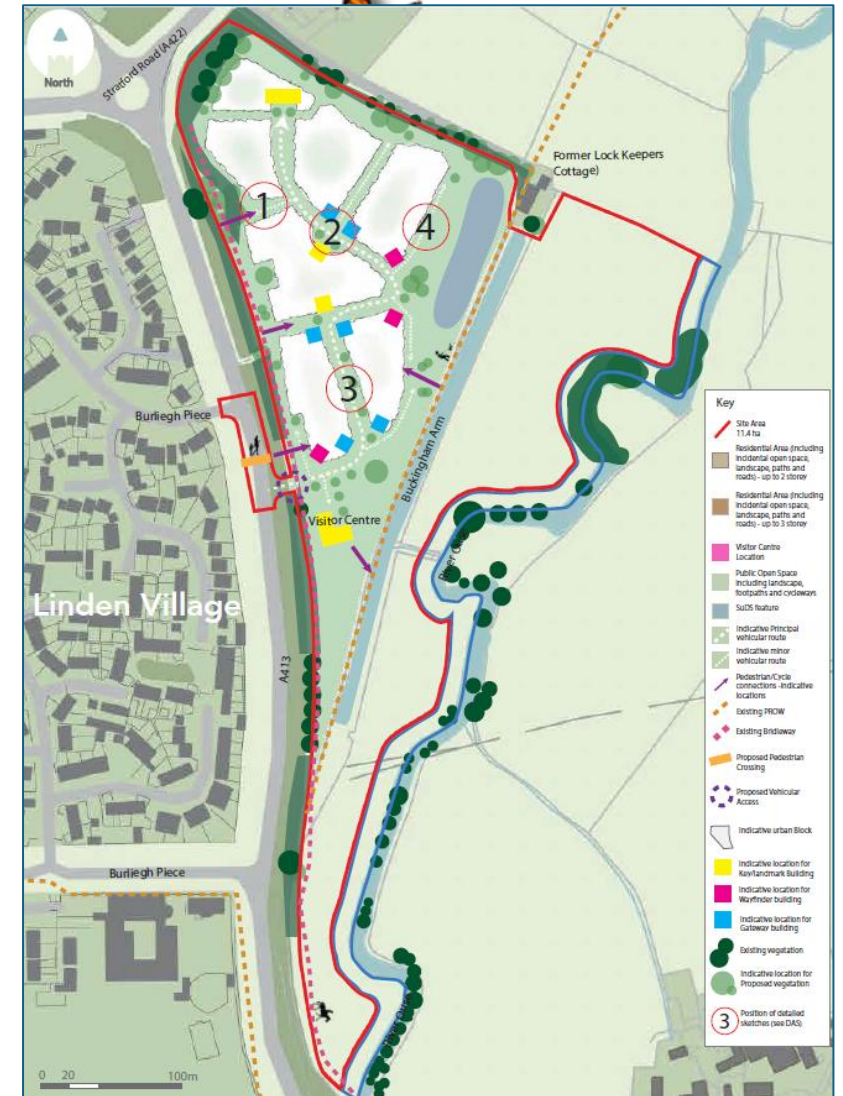
# The Planning Application in more detail

Although an Outline application does not contain details of buildings and layout, information is proposed to be provided within the application to show how the site could be designed when details do come forward.

The Design and Access Statement to be provided with the application will explain the key design objectives for the site. These are summarised on the illustrative Concept Plan, which can be seen here.

Some of the key design principles illustrated here are:

- The main access road winds through the development, with key buildings used as focal points;
- ‘Gateway’ buildings are used to mark the entrances to streets;
- Residential blocks face outwards to provide passive surveillance to adjoining open spaces;
- There are multiple linkages for pedestrians and cyclists to encourage non-car traffic and easy access for recreation
- The visitor centre is set within its own grounds and with access to the canal.



# The Planning Application in more detail

Other aspects of the development will be described within the supporting documentation in due course. This will include:

- Proposals for enhancement of the towpath for improved accessibility.
- An open space and landscape strategy to illustrate how the site can provide attractive spaces for residents and visitors to use.
- A comprehensive set of proposals for ecological enhancement.
- A comprehensive drainage strategy for the site.
- An illustration of the likely mix of house types and tenures.
- The details of the means of vehicular access can be found [here](#).
- The illustrative proposals for the Visitor Centre can be found [here](#).



# The Planning Application in more detail

## The Neighbourhood Plan Policy and Planning Proposals Compared:

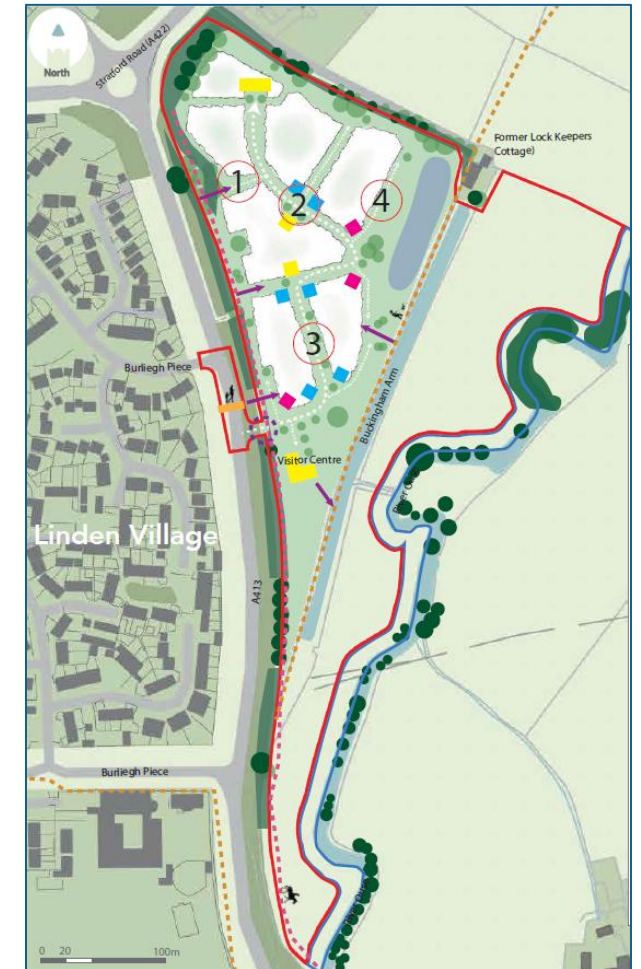
Neighbourhood Plan Developable Area: 3.73 ha  
Planning Application Developable Area: 3.4 ha

Neighbourhood Plan Off-set to river: 10m  
Planning Application Off-set to river: 15m

Neighbourhood Plan Housing Quantum: 90  
Planning Application Housing Quantum: 90



Neighbourhood Plan Concept Diagram



Planning Application Concept Diagram

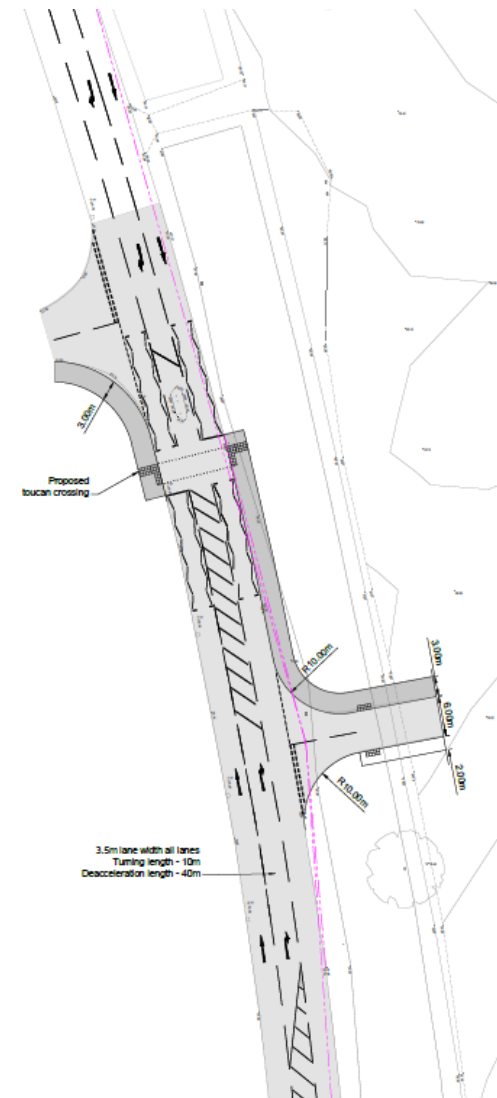


# Access

The proposed vehicular access into the site is located around 70m south of the entrance to Burleigh Piece.

A light controlled pedestrian crossing is proposed immediately south of Burleigh Piece, to provide a safe point of crossing for walkers and cyclists.

A 3m shared footway/cycleway connects the site to the crossing facility and onwards into Burleigh Piece.

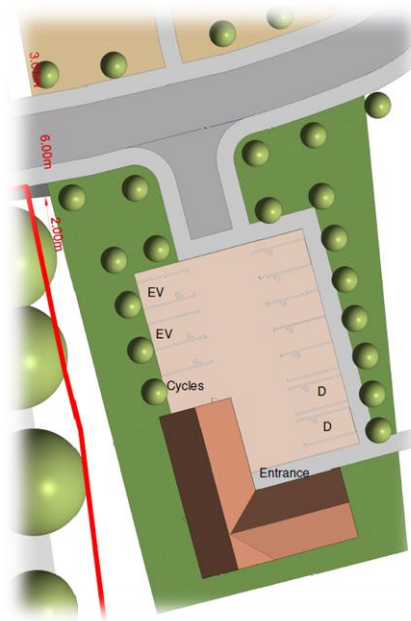


# The Visitor Centre

The visitor centre has been designed in discussion with the Buckingham Canal Society, who would operate the facility.

A small car park would serve staff and visitors, with space for cyclists, EV charging and disabled parking.

The centre is designed to support the role of the Society, celebrate the history of the canal, and provide space for educational activities and displays.



Visitor centre layout



Visitor centre floorplan



# The Visitor Centre



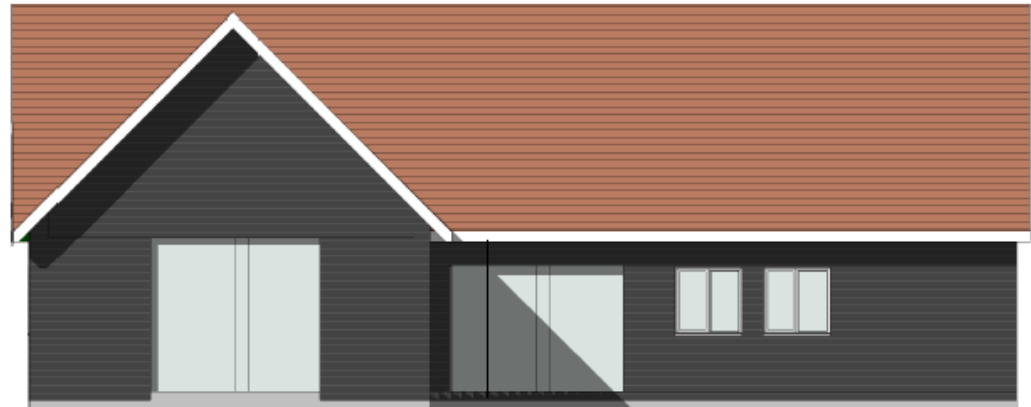
South Elevation  
1 : 100



West Elevation  
1 : 100



North Elevation  
1 : 100



East Elevation  
1 : 100



# The Residential Proposals

The Parameter Plan provides for 3.2 ha of land for residential development (less than one third of the overall site area).

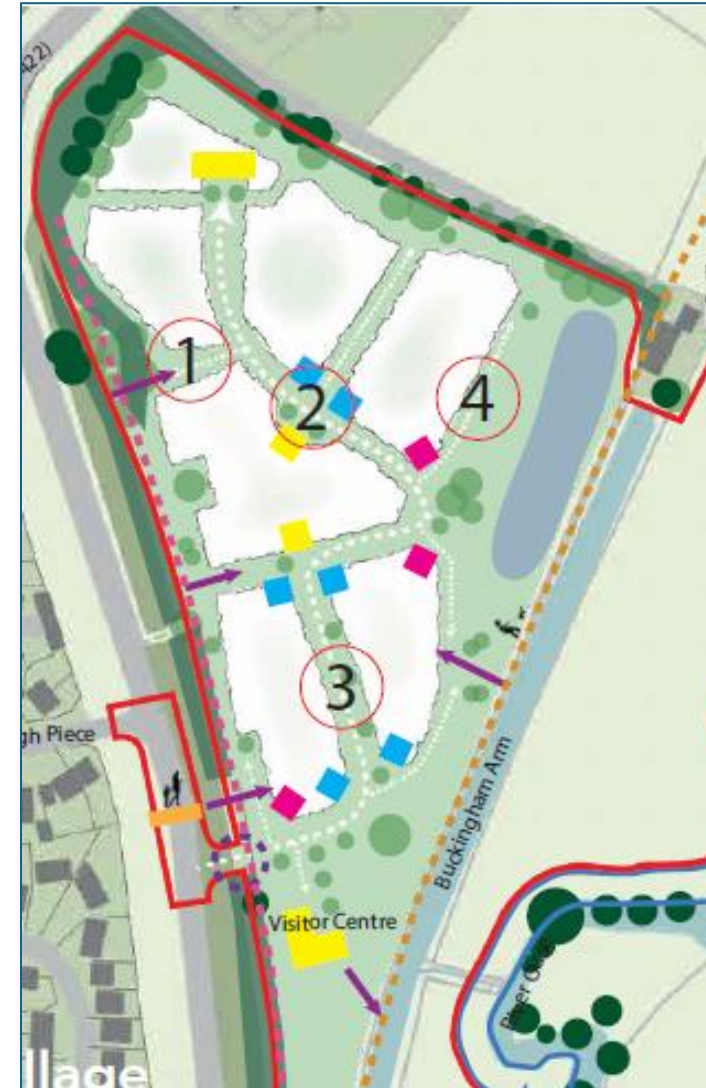
At around 30 homes per hectare (a typical sub-urban density based on mostly houses rather than apartments), the site would provide approximately 90 homes.

35% of the new homes would be affordable housing, with a mix of rented and shared ownership.

The scheme would provide a mix of house sizes, primarily 1, 2, 3 and 4 bedroom properties.

Most buildings will be two storey, with a limited number of 2½ or 3 storey properties.

All properties will have car parking and garden spaces.



# Work in Progress

The planning application will be supported by a variety of technical/environmental reports. Some of these are complete, others are being prepared. These documents would include:

- Agricultural Land Quality Report
- Design and Access Statement
- Ecological Assessment
- Biodiversity Net Gain Report
- Arboricultural Assessment
- Flood Risk/Sustainable Drainage Statement
- Energy/Sustainability Statement
- Noise Assessment
- Statement of Community Involvement
- Foul Drainage Report
- Heritage Statement
- Landscape and Visual Impact Assessment
- Minerals Assessment
- Planning Statement
- Transport Assessment
- Utilities Statement
- Archaeological Assessment





# FAQs

