





BUCKINGHAMSHIRE EXPRESSWAY ACTION GROUP

No new Expressway - here, there, anywhere.

THE "RATIONALE"

CLIMATE MATTERS

IMPACTS ON WILDLIFE

DEMOCRATIC DEFICIT

WHAT YOU CAN DO

LATEST NEWS

ABOUT BEAG

MEN CHE III GO DUD

On 12 September 2018, the Government announced its preferred corridor for a new expressway between Oxford and Cambridge. Plans include the construction of one million new houses along its length.

PUT YOUR BEST FOOT FORWARD... LIKE THIS CONCERNED CITIZEN DID...

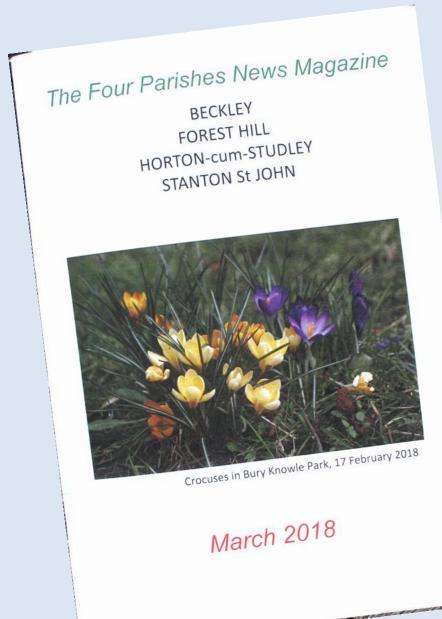


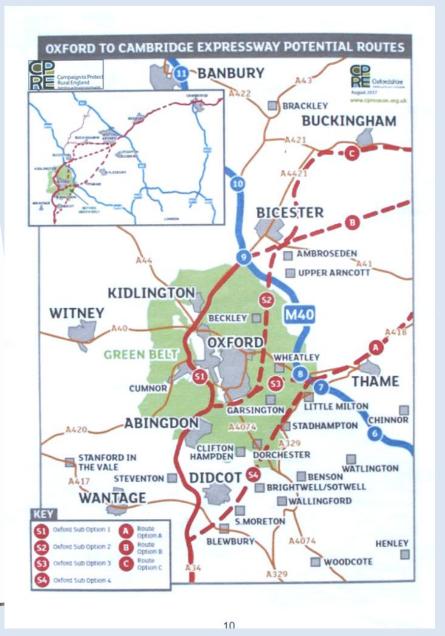
You're never too young (or too old) to add your voice to something that you know isn't right!

Join the debate and make a change.

(With thanks to Otto.)

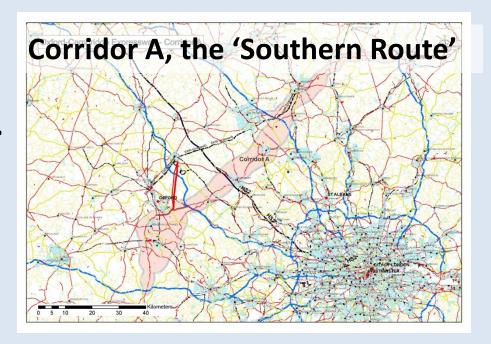
In the beginning....... Highways England talked about specific Expressway routes

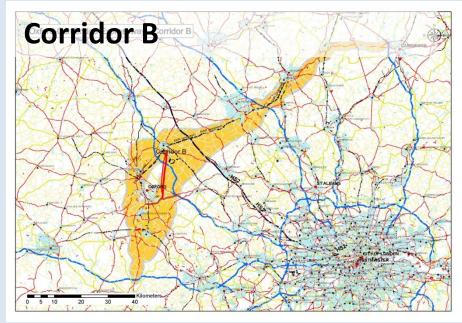


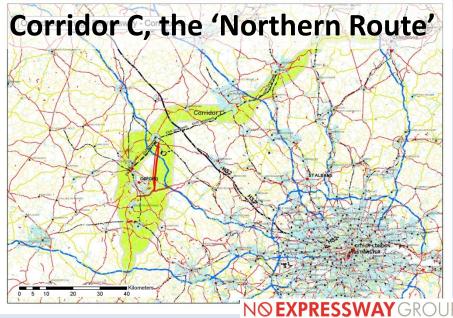


But from Spring of 2018
Highways England talked only of three broad corridors, A, B and C.

Stakeholders had very little influence on Corridor choice.

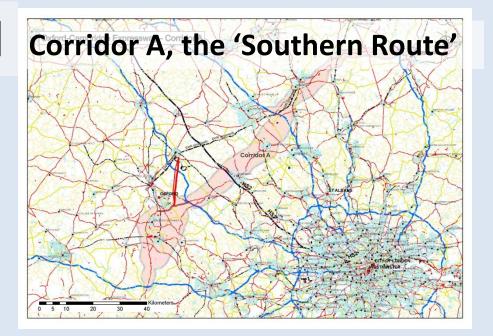


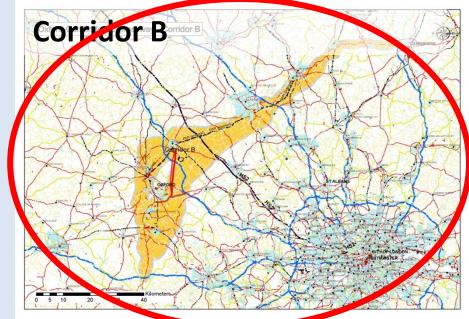


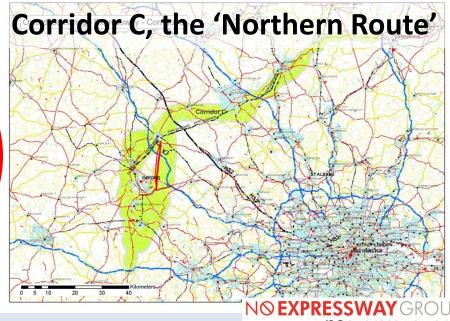


Corridor Announced

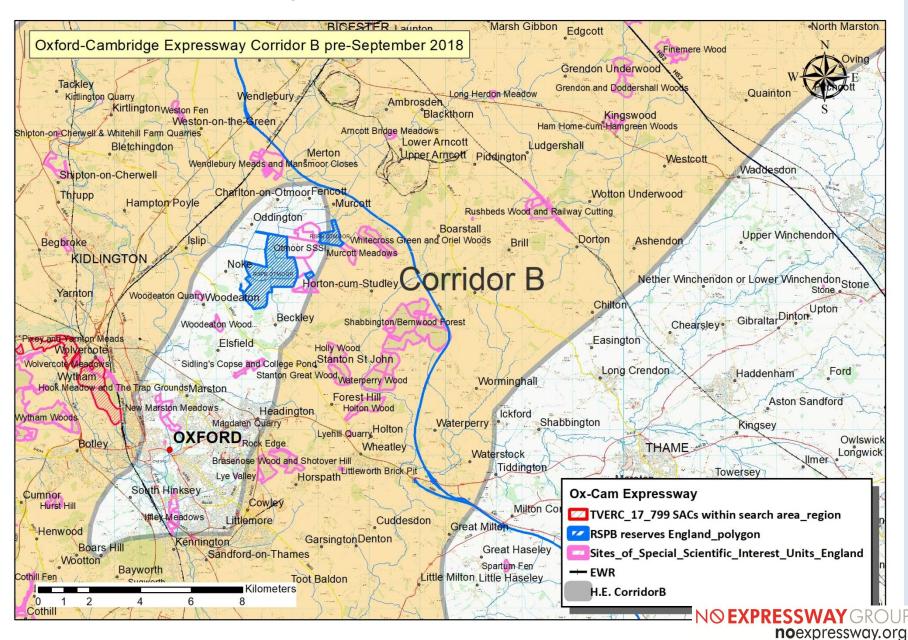
On September 12th last year Highways England announced a modified Corridor B for further study.



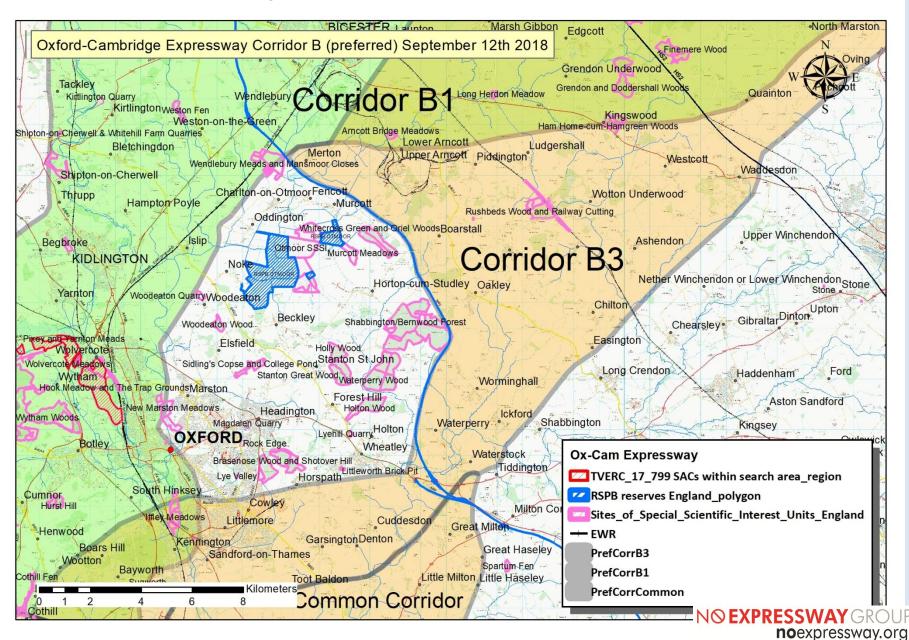




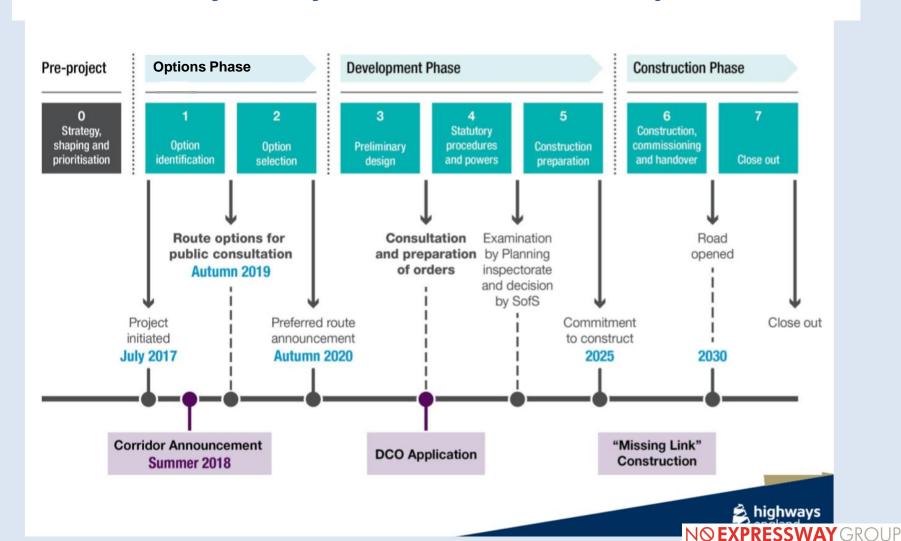
Corridor B before September 12th



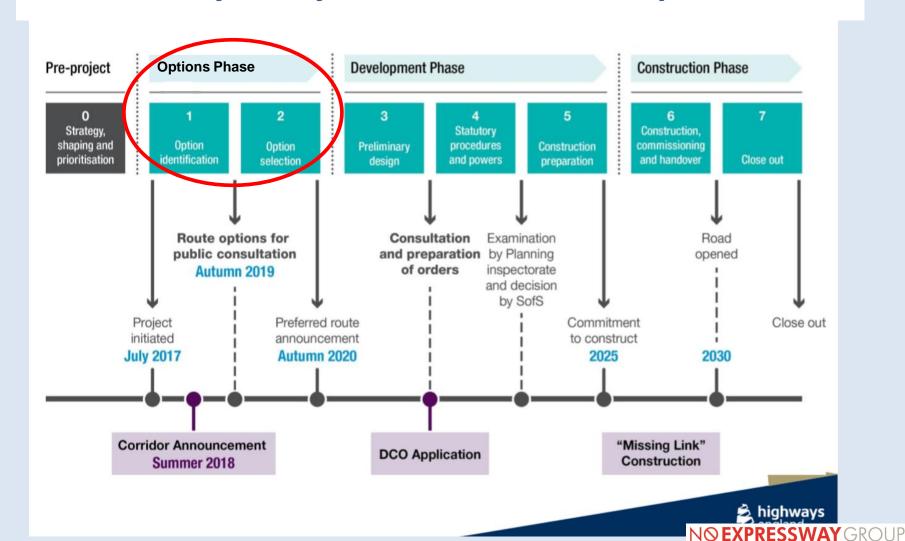
Corridor B after September 12th



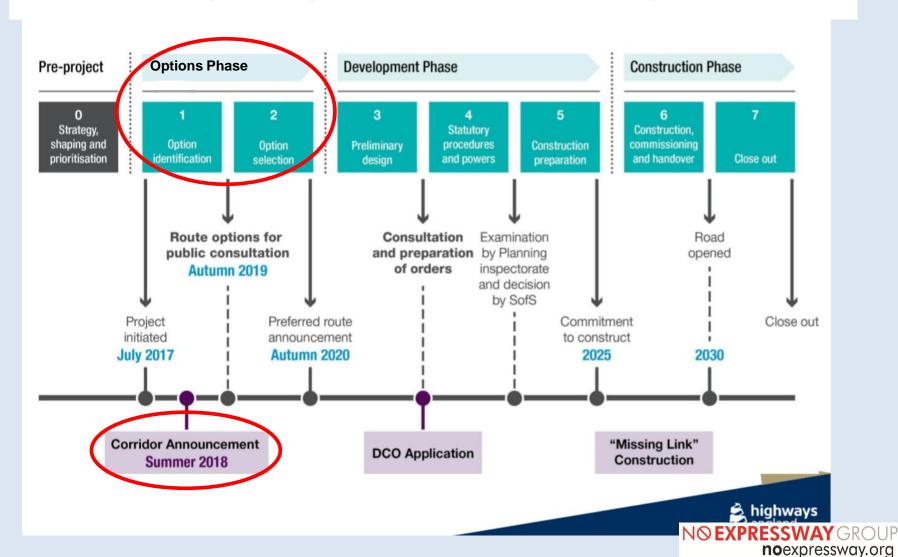
Major Project Milestones & Lifecycle



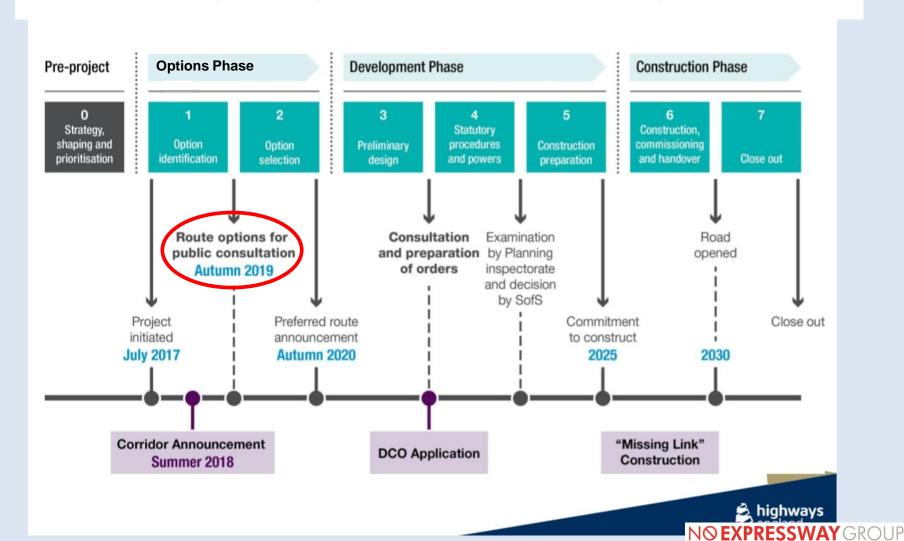
Major Project Milestones & Lifecycle



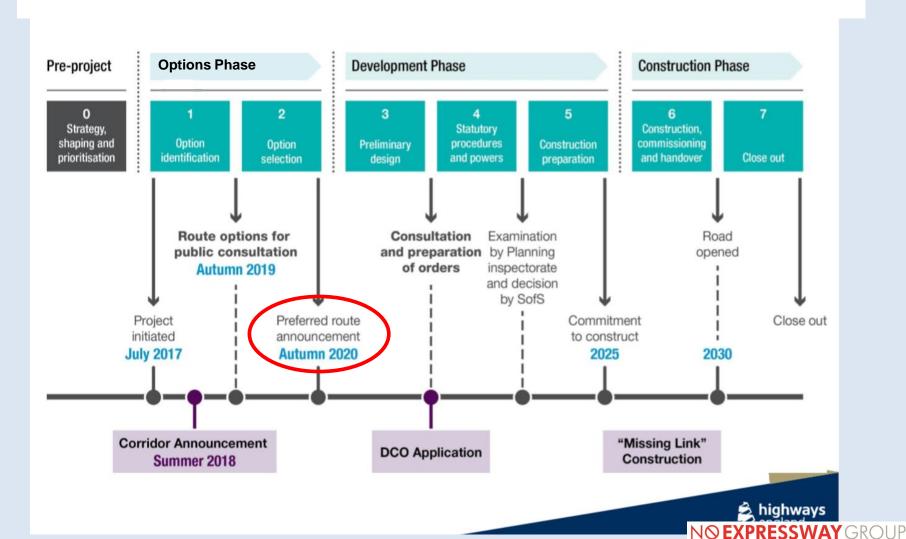
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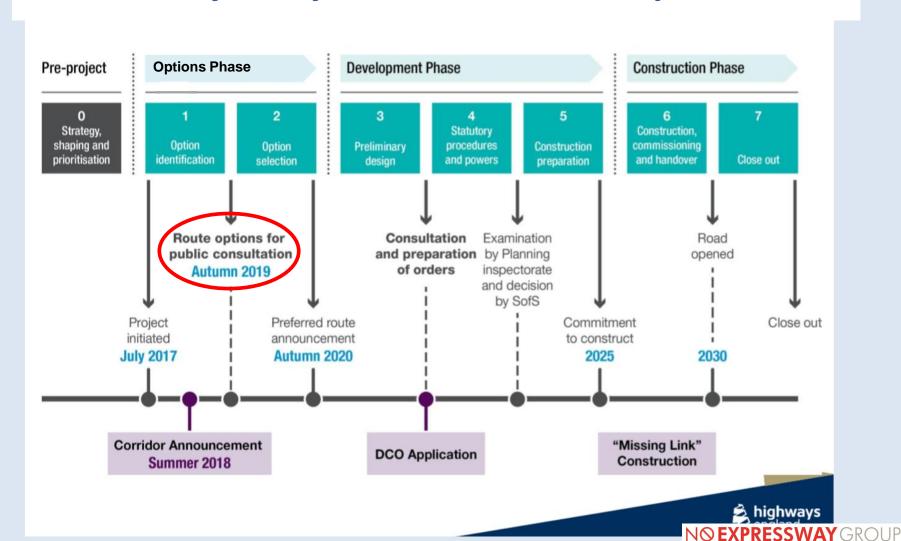
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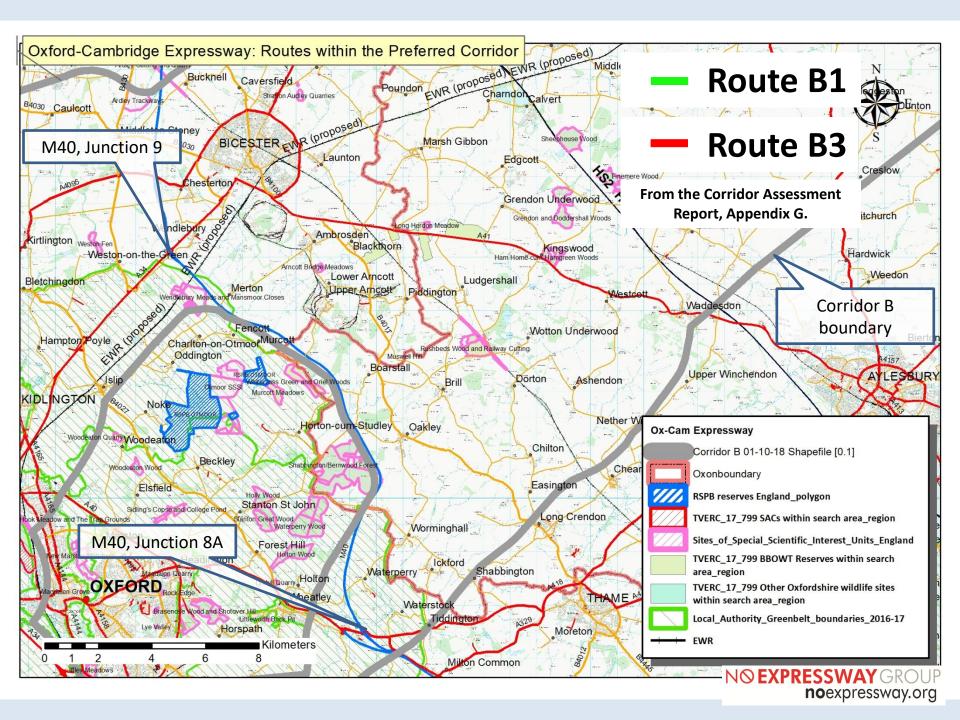


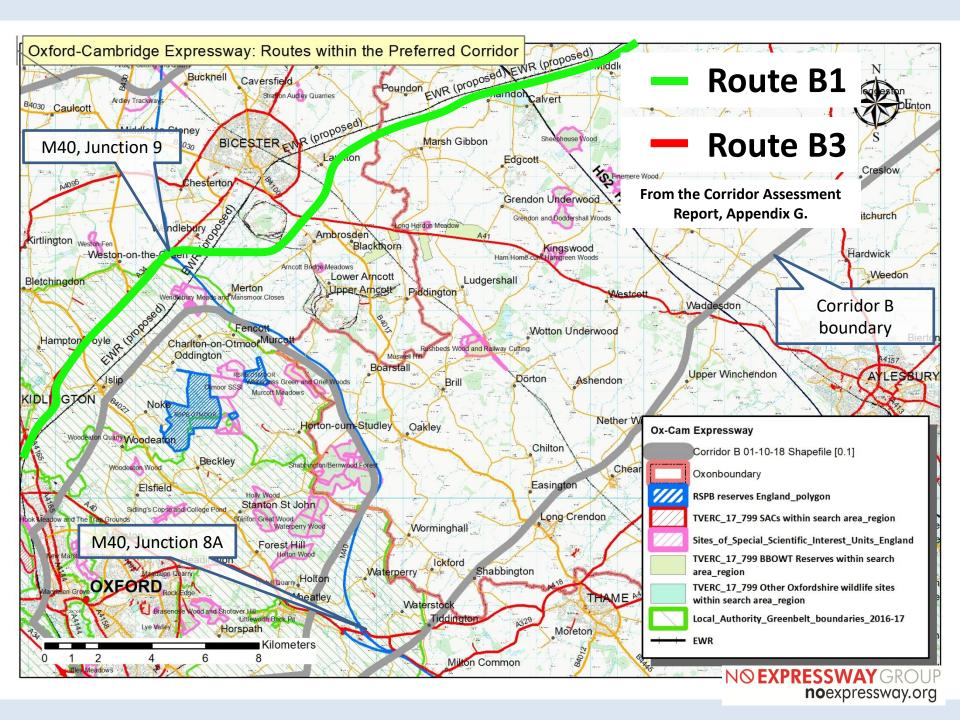
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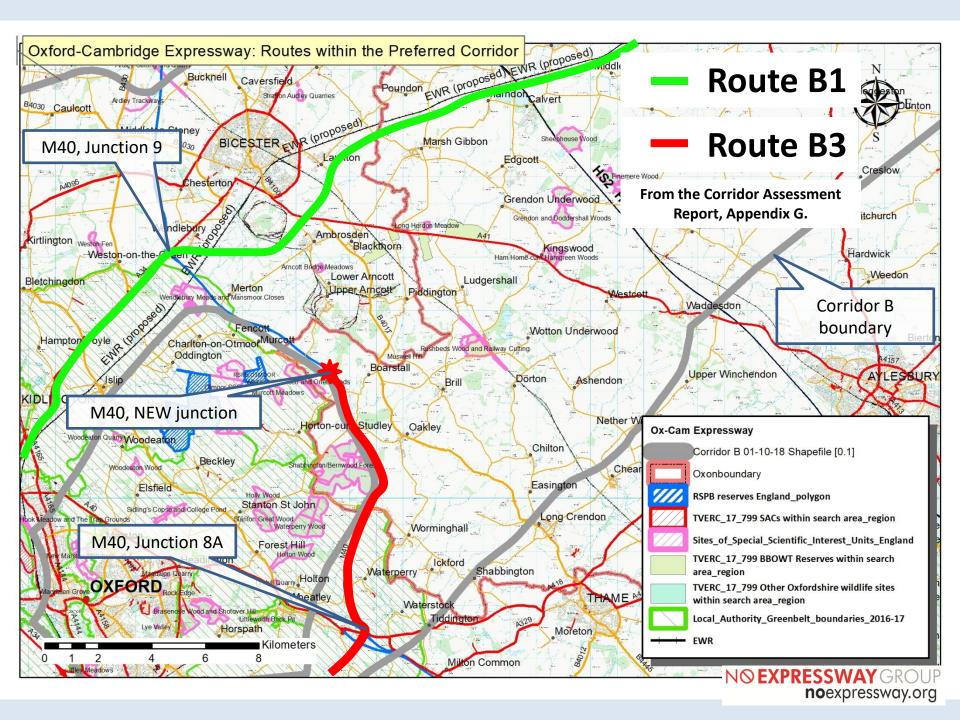


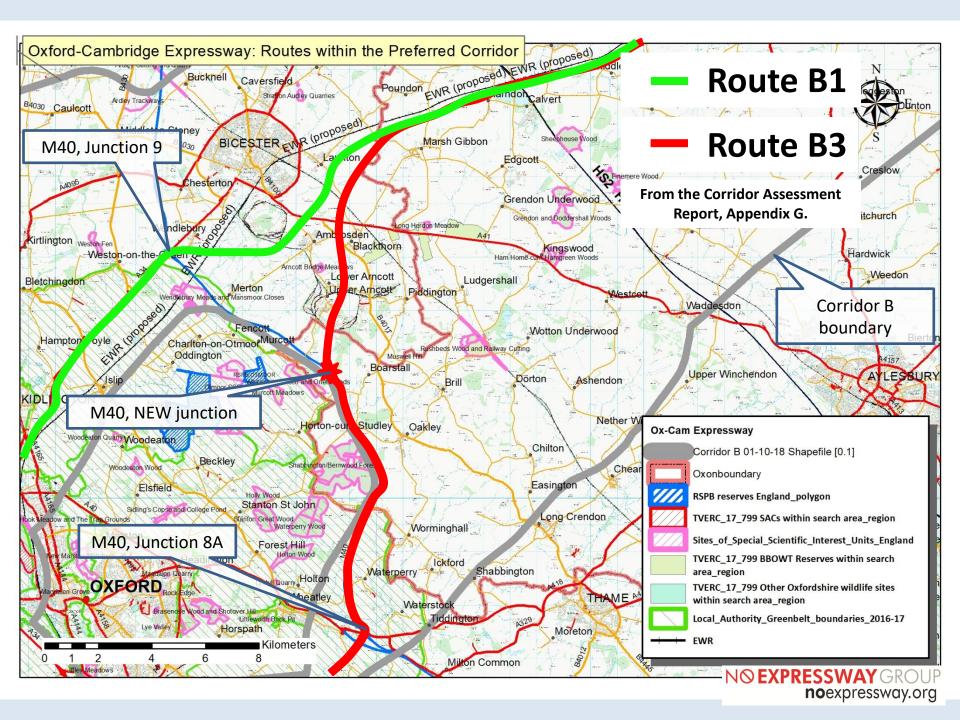
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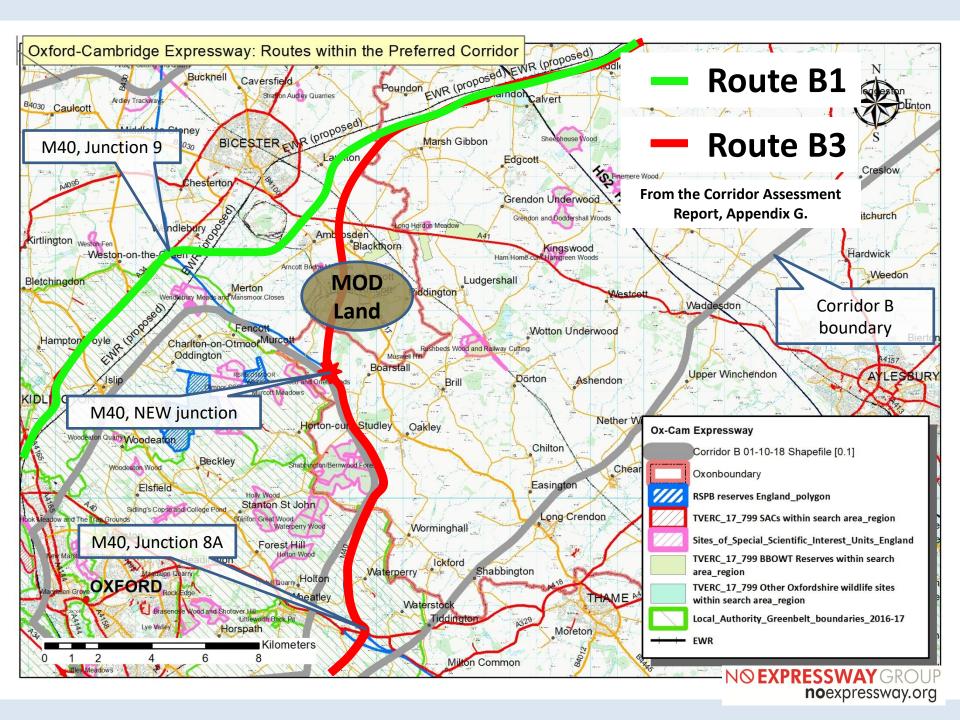


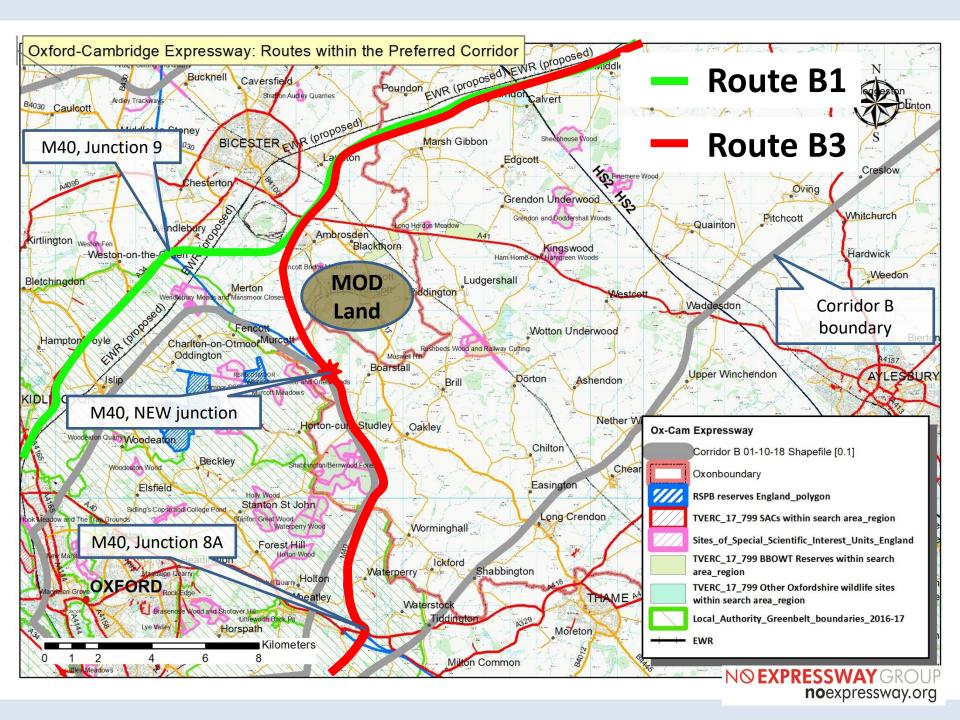


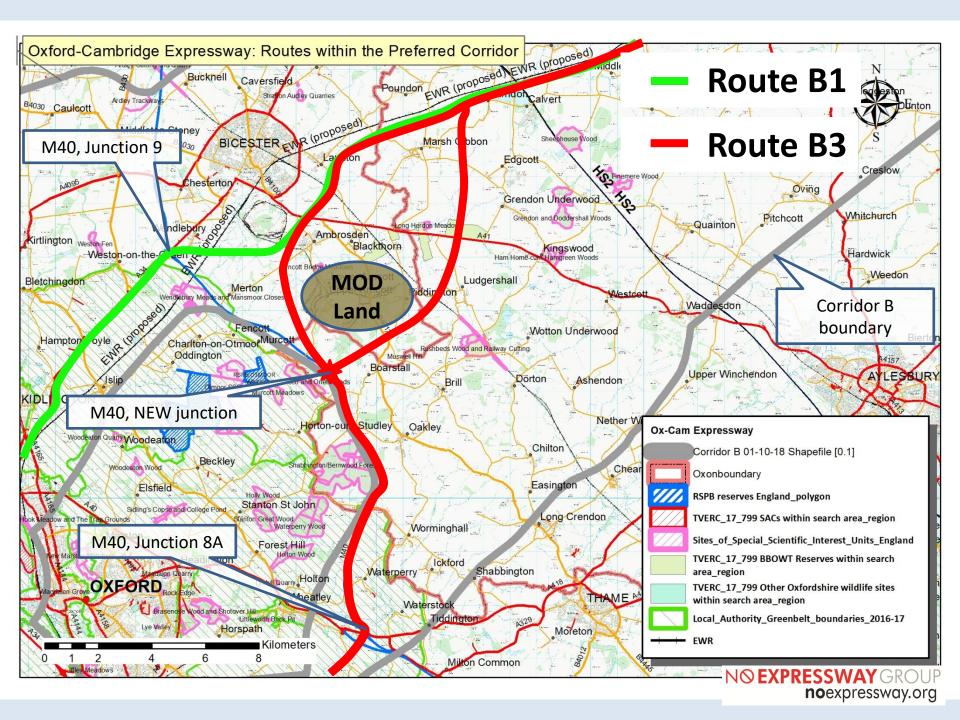


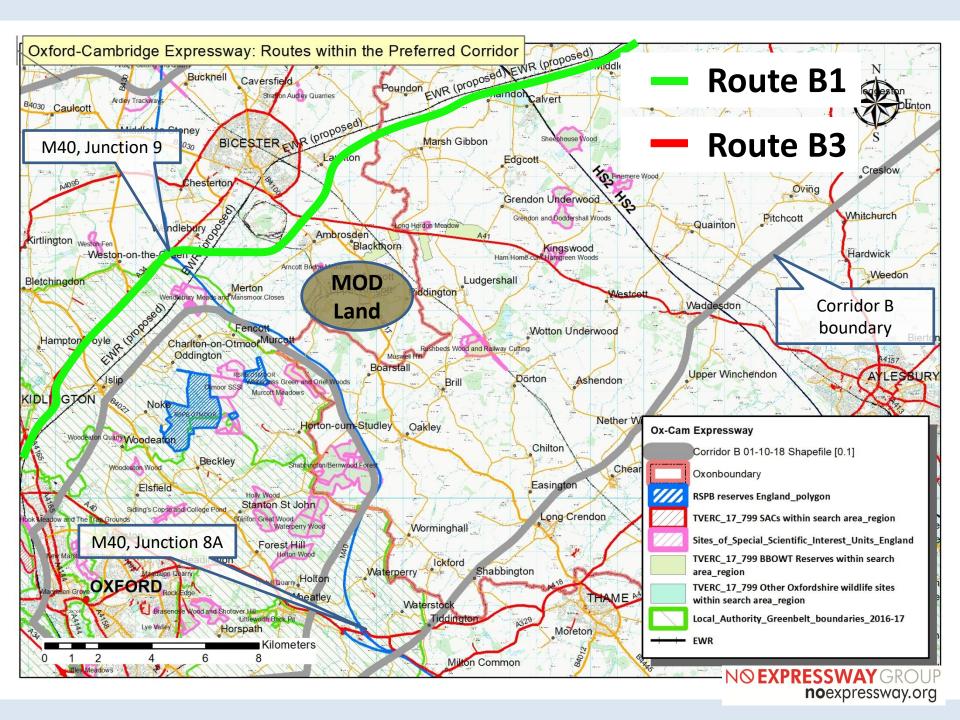


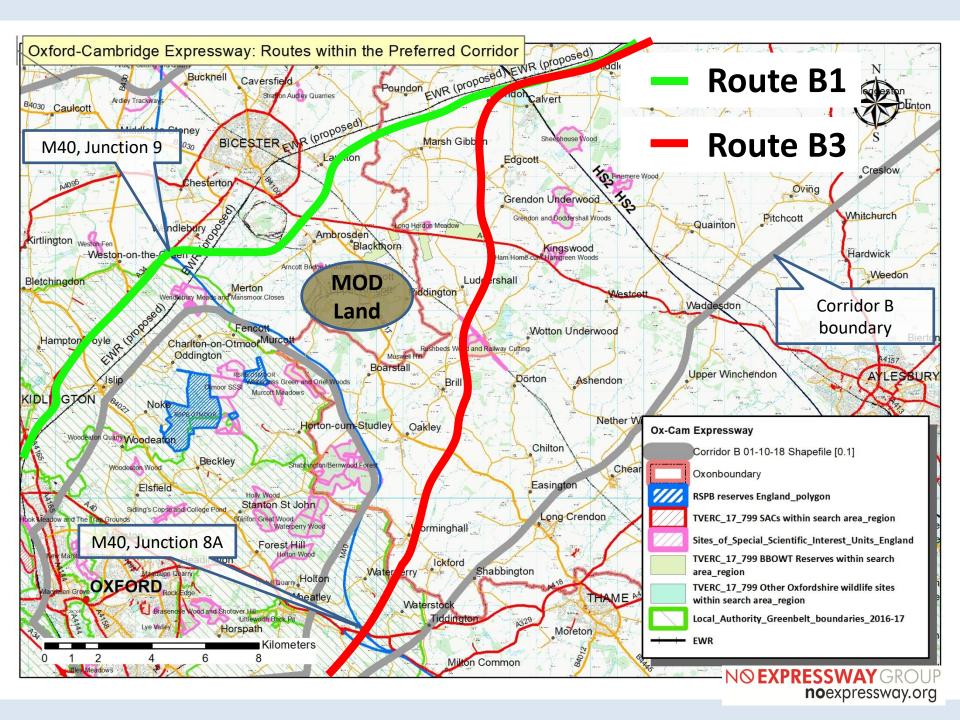


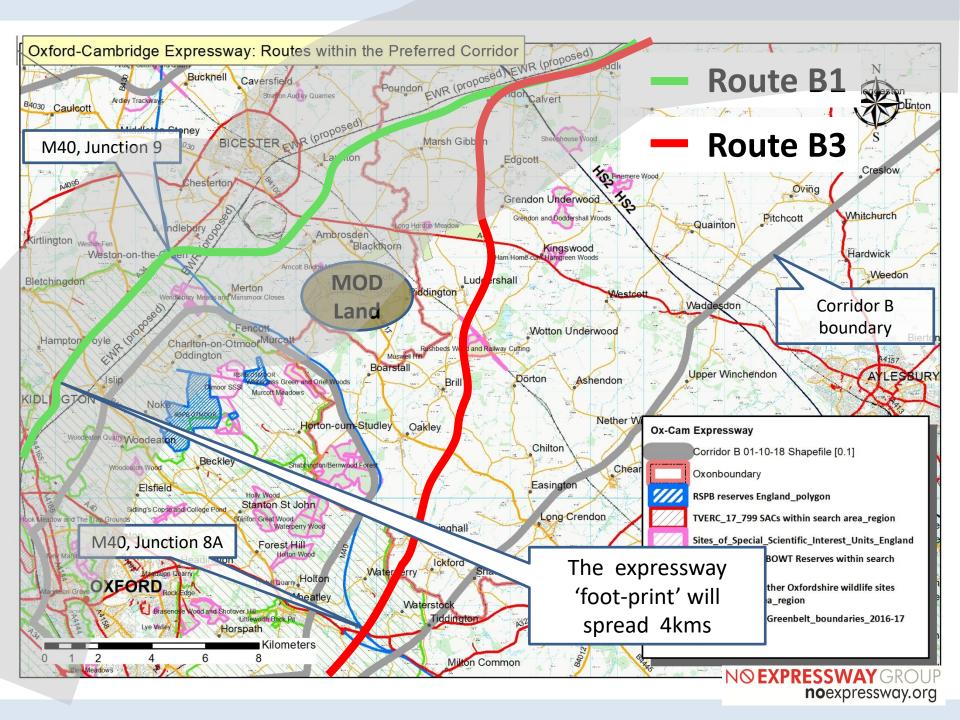


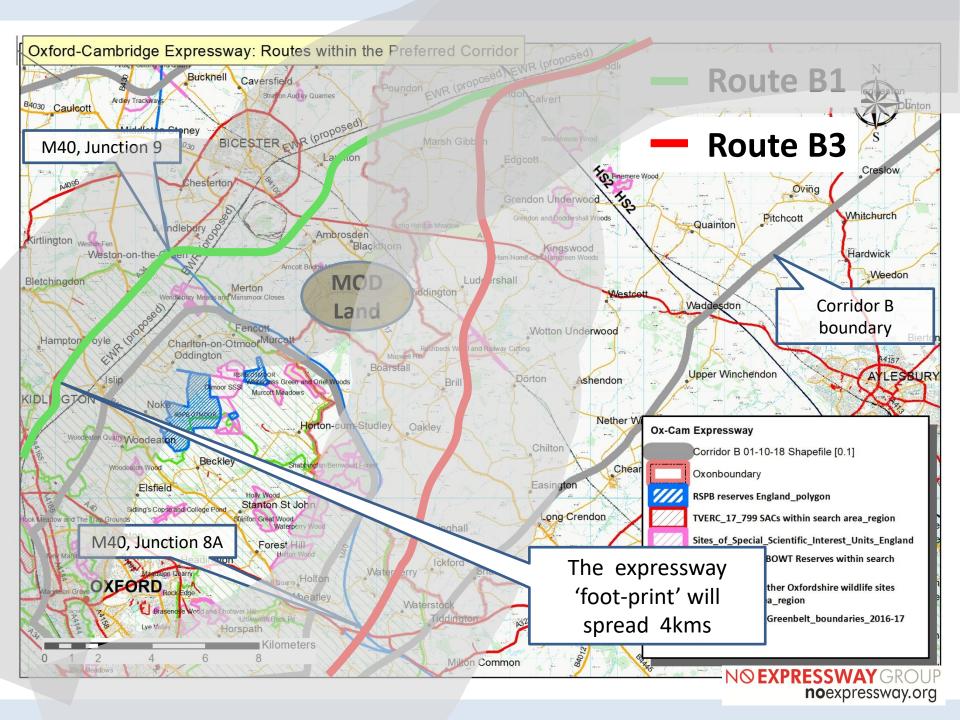












Expressway: alternative routes



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Land and New Homes

The Wilkinson Partnership has been involved in the sale of land for many years, and accordingly has an in-depth local knowledge of landowners in the local area. The Department is currently acting on many thousands of acres of potential development land across the region, in most local towns. The Partnership is actively involved in large, medium and small schemes, whether on brownfield sites where re-development opportunities exist, or on green-field sites, as sustainable urban extensions to existing communities.

We have access to a wide range of leading Architects. Chartered Town Planners, Legal and Financial experts. capable of pulling together difficult and complex land deals. We are just as happy dealing with small barn conversions, group schemes, individual building plots or sites from 1 to 5 dwellings in the local area, and at any one time have a well-established database of prospective purchasers for land-owning Clients.

We are also happy to undertake Comparable Pricing Reports and Market Analyses, to advise on appropriate £/sq. ft. or £/sq.m. basis as required. land@qualityhomes.co.uk







mds	Description	Number	(remail (r/2)	19ta (m2)	Interna T(ngft)	Total (rqft)	price Sq ft	salin:
4	One bed apartment	25	46	1150	495	12379	£222.05	212
1	One bed spartment	25	50	1250	539	13495	1222.96	212
2	Two bad spartment	40	50	2400	645	25834	1216.77	21.
2	Two bad apartment	30	88	1980	710	21313	£304.10	£t.
3	Throp bod temace	45	78	3510	840	37783	£196.62	8
9	Throp bod temace	45	83	3736	893	40206	8190.28	1
4	Fear bed tamaca	35	98	3080	947	33154	6211.14	420
4	Fear bed temace	35	100	3500	1075	37675	£195 0	
	Circl hortsware		644	A5181	111		THE R	

Contact Us



professionals who will help you to find your new home.

Mailing List



Register on our mailing list and we'll tell you when new houses for sale come on the market.

Thinking of Selling?

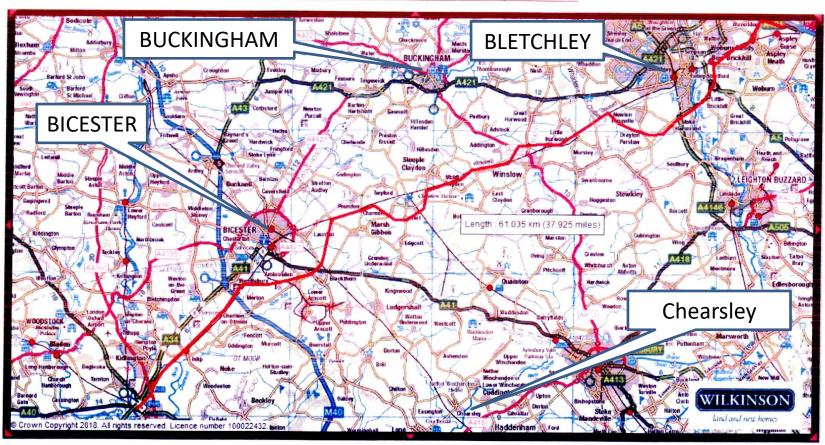


your home and benefit from c 10,000 web site visits each month

What it offers

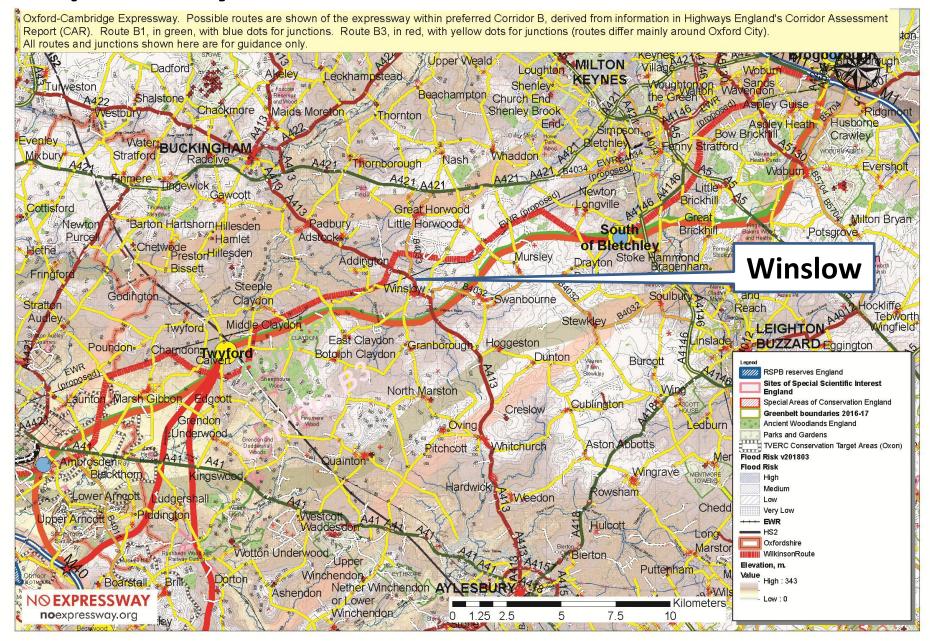
Expressway: alternative routes

Oxford to Cambridge Expressway idea - Is this a possible route?

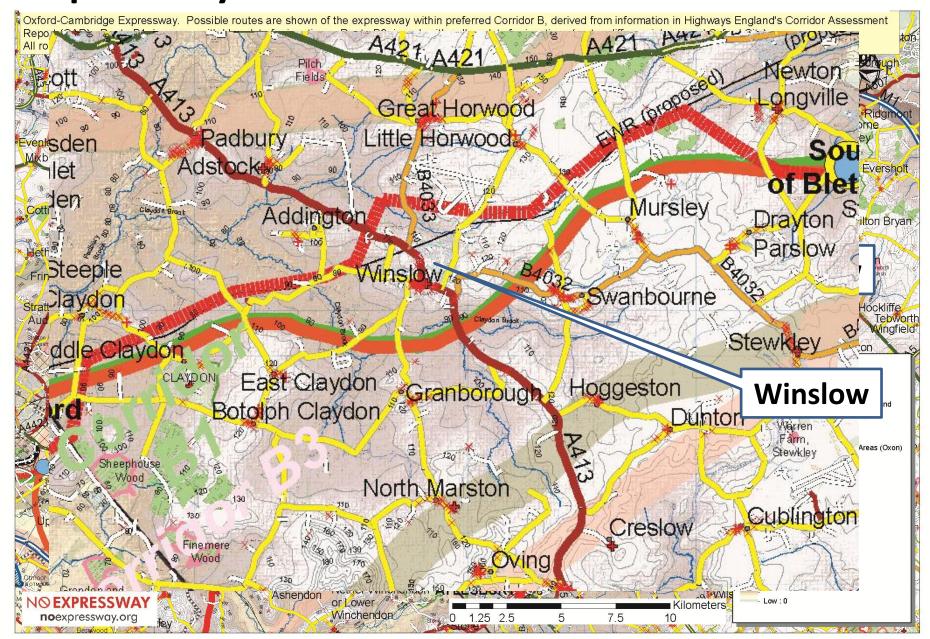


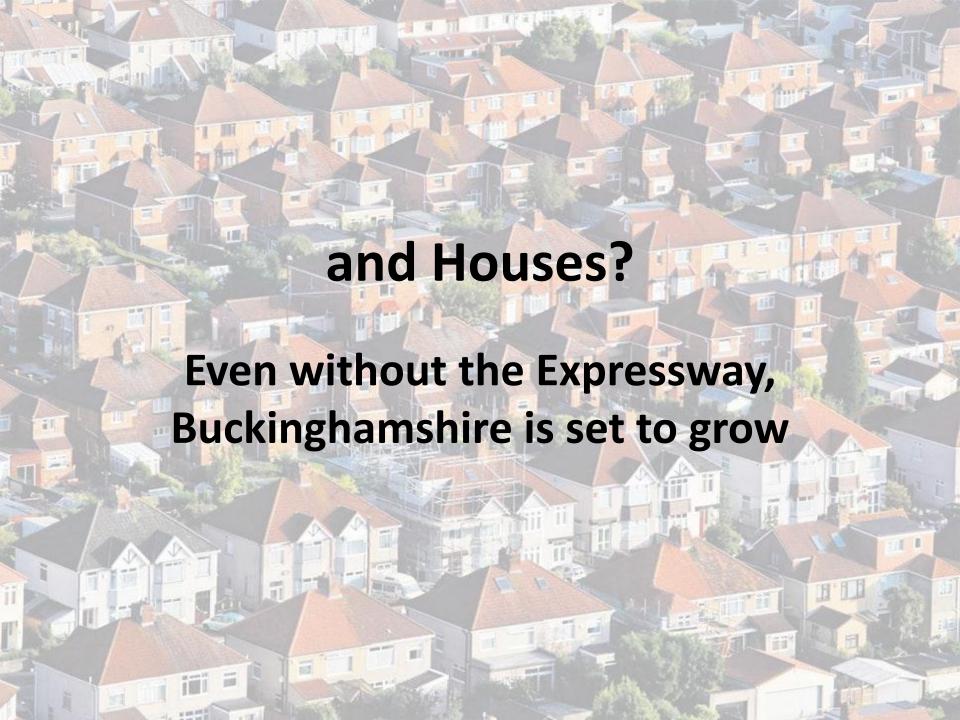
- 1. Facilitates further A420 westerly and A421 easterly travel
- 2. Tracks existing route of former 'Varsity line' now new East-West rail for the majority of the length
- 3. Huge cost savings in route development Noise attenuation, Landscaping impact, Bunding
- 4. Creates multi-model transport interchanges and so obvious Development Hubs for new settlements
- 5. Reduces pressure on local and village road 'rat runs'.

Expressway: alternative routes around Winslow



Expressway: alternative routes around Winslow





Buckinghamshire census 2011

Aylesbury Vale: 69,655 households (approx. houses) 174,137 people (2.5 pphh) (2011 ccensus)

Milton Keynes: 99,528 households (approx. houses) 248,821 people (2.5 pphh)

Buckinghamshire County Council

Plan-led Housing Growth (2013-33)

	Need (2013-33/36)	Unmet Need?	Plan level of housing?
Aylesbury Vale	19,300	n/a	26,800
Chiltern and South Bucks	14,700	5,800	7,600
Wycombe	12,900	1,700	11,200
Total	46,900*	7,500	45,600

 Plus 600 more homes, to be addressed following a calculating error – likely to be split 200 in each local plan area

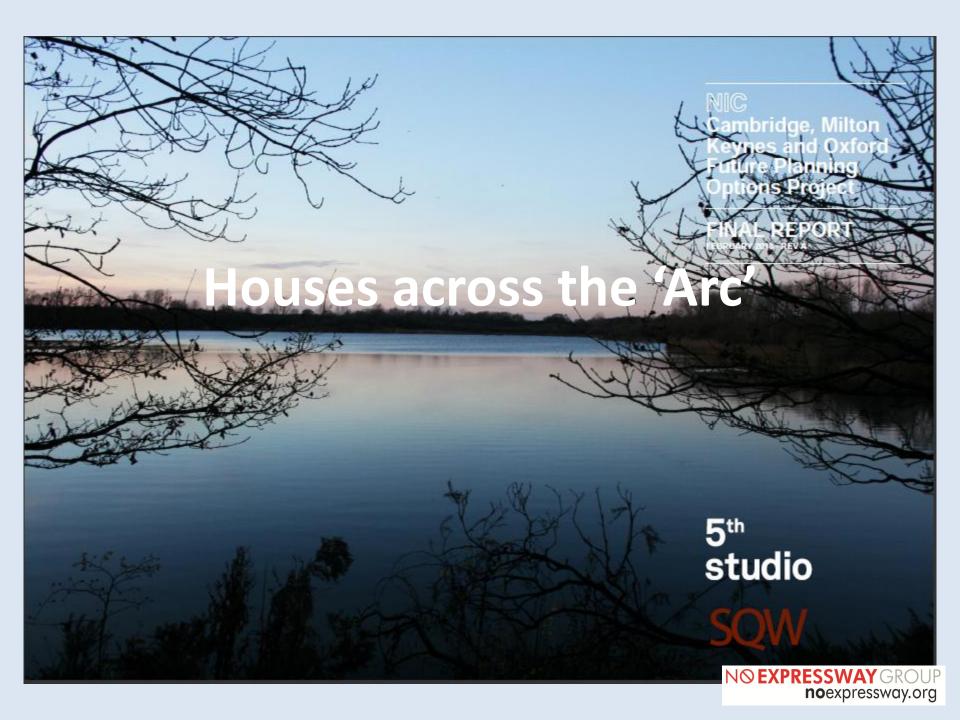
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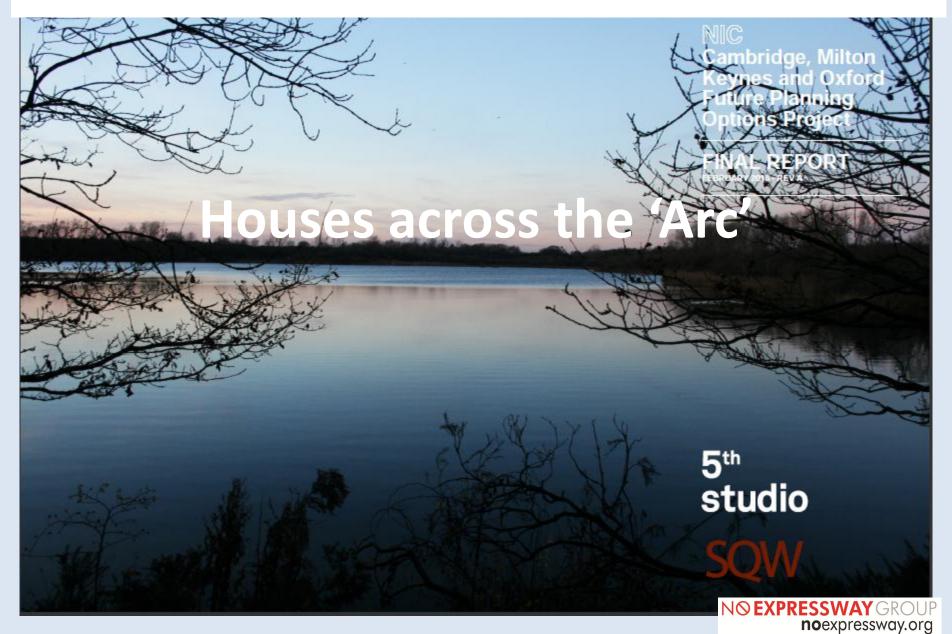
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i.e. approx 38% growth in Aylesbury Vale 2013 - 2033 (MK planned growth 27% 2011-2026) (ONS projected growth for England is 16% by 2050)

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The Ox-Cam Arc's 'Transformational Scenario'



The Ox-Cam Arc's 'Transformational Scenario'

based on the previous Savills/Arup/Econometrics analysis and their "Transformational Scenario", were agreed as follows:

TRANSFORMATIONAL + DEVELOPMENT ACCOMMODATED DUE TO PRESSURES FROM LAND CONSTRAINED MARKETS



782,000 to 1,020,000 additional homes 1,462,000 up to 1,900,000 additional people

The drawing alongside illustrates this quantum of development, broken down into each of the four sub-areas used within the previous reports.

The areas are shown scaled at an overall development density of 3,500 people/km², including development in the pipeline.

While such a rate of growth is not unusual in the context of the last 100 years, it is a significant challenge in absolute terms, not least given the scale of urbanisation that has already occurred in this region of the country.

Development at a density typical of much twentieth century growth (3,500 p/km² serves as a proxy for this), and as indicated by the scaled areas shown here, would mean a significant reduction in areas of open countryside.

More efficient use of land through increasing development above this relatively low level, and the careful and coordinated location of new development, are therefore key challenges if this scale of growth is to be acceptable, while preserving the overall character and quality of the area. SCENARIO TO 2050

New areas of settlement at a scale of 3,500 people / km² with approximate totals.

This drawing shows the additional urban area required for the transformational scenario at a settlement-wide density of 3,500 people/km², distributed according to Savills/Arup/Cambridge Econometrics analysis.

The density is typical of much twentieth century growth and was selected based on a rounded average of the built-up density found across the corridor.

Current known planned development *

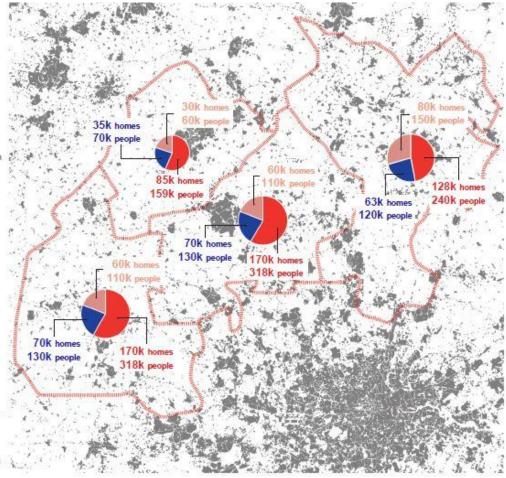
required to meet the Transformational Scenario's Housing and Population Targets by 2050

Additional development

Development accommodated due to pressures from land constrained markets**

* Under construction, approved, in for planning, or allocated.

"The distribution is indicative and follows a proportional trend according to the distribution of the "Additional development required to meet Transformational Scenario's Housing and Population Targets by 2050".



Final Report: Cambridge, Milton Keynes and Oxford Future Planning Options Project

Chapter 1: Introduction

Page 21 of 144

5th studio



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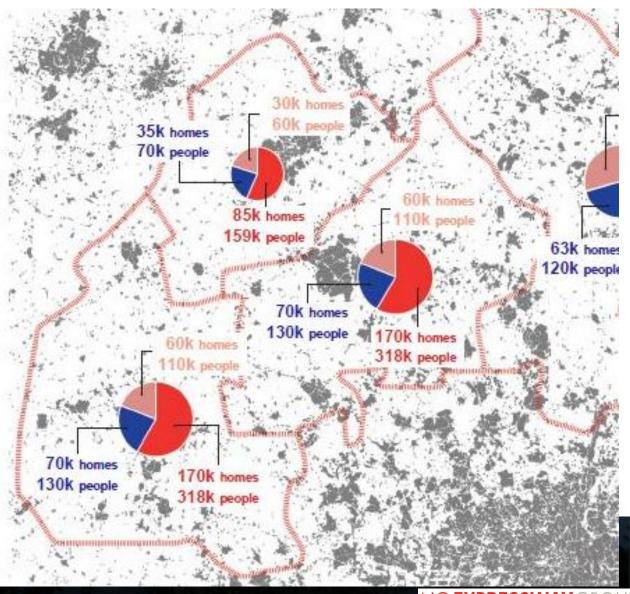
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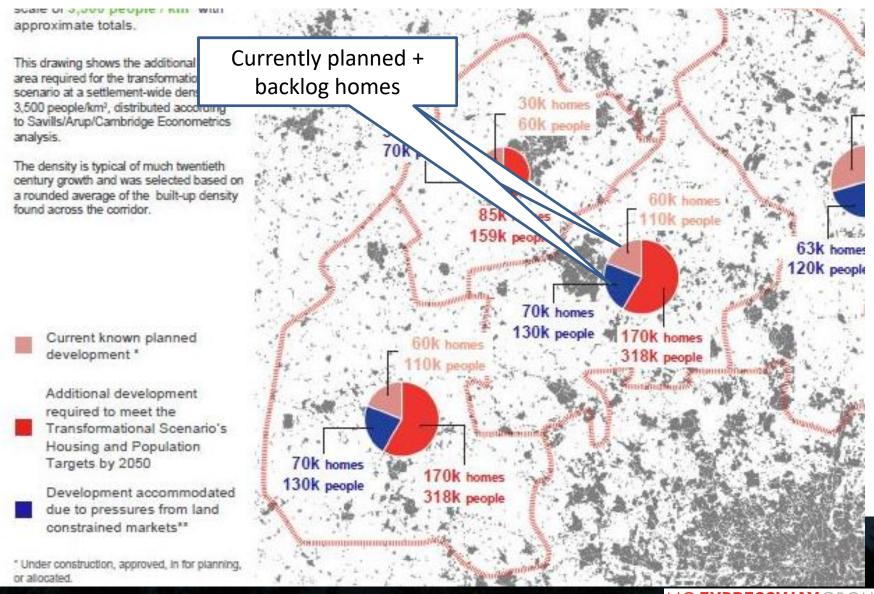
> Additional development required to meet the

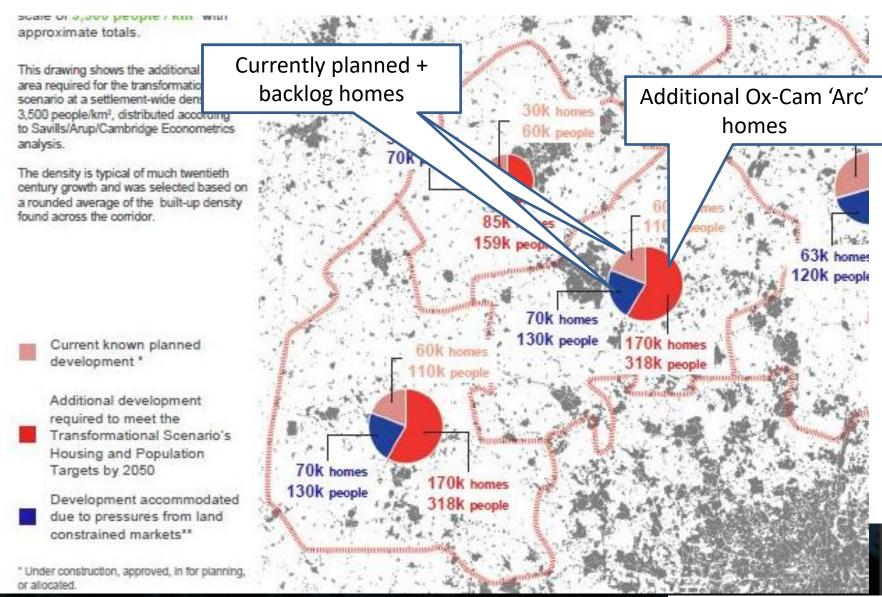
Transformational Scenario's
Housing and Population
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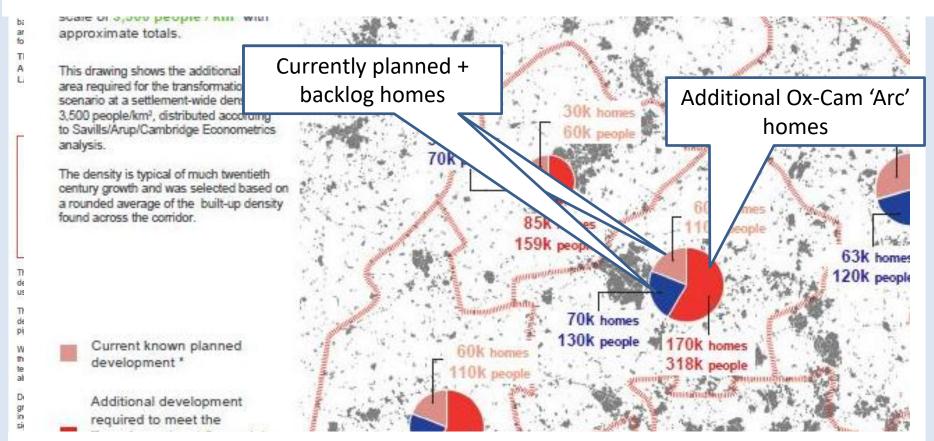
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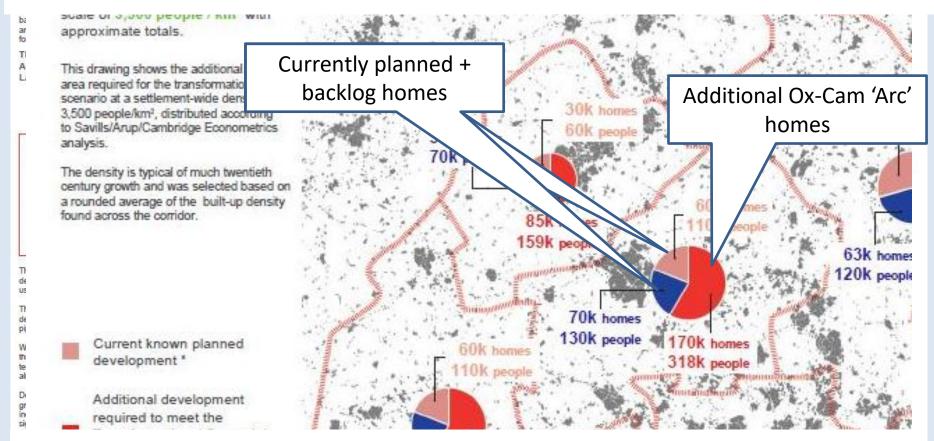
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Bucks' proportionate share of 170,000 expressway houses would be 82,000



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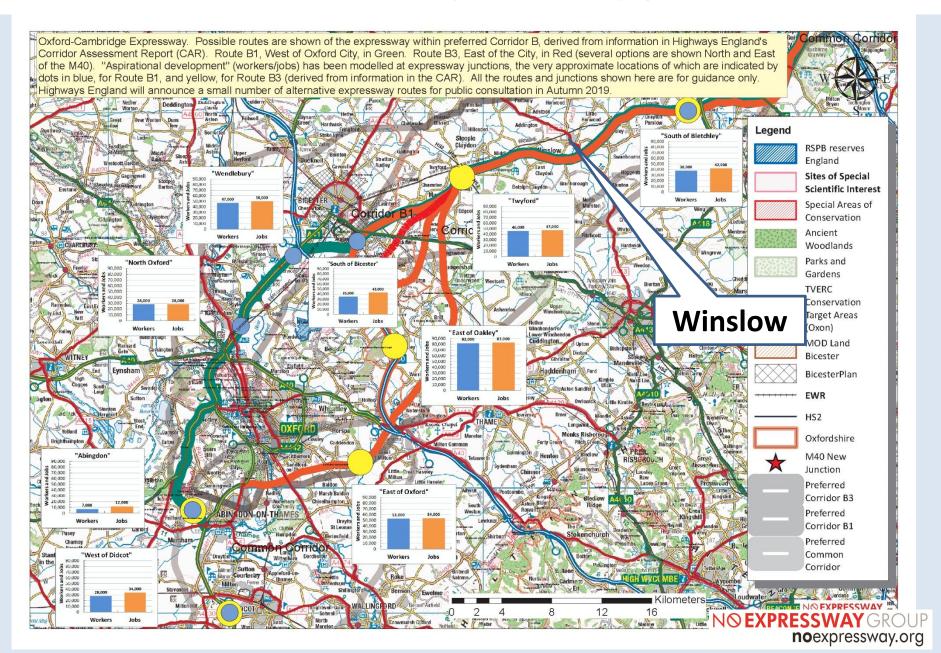


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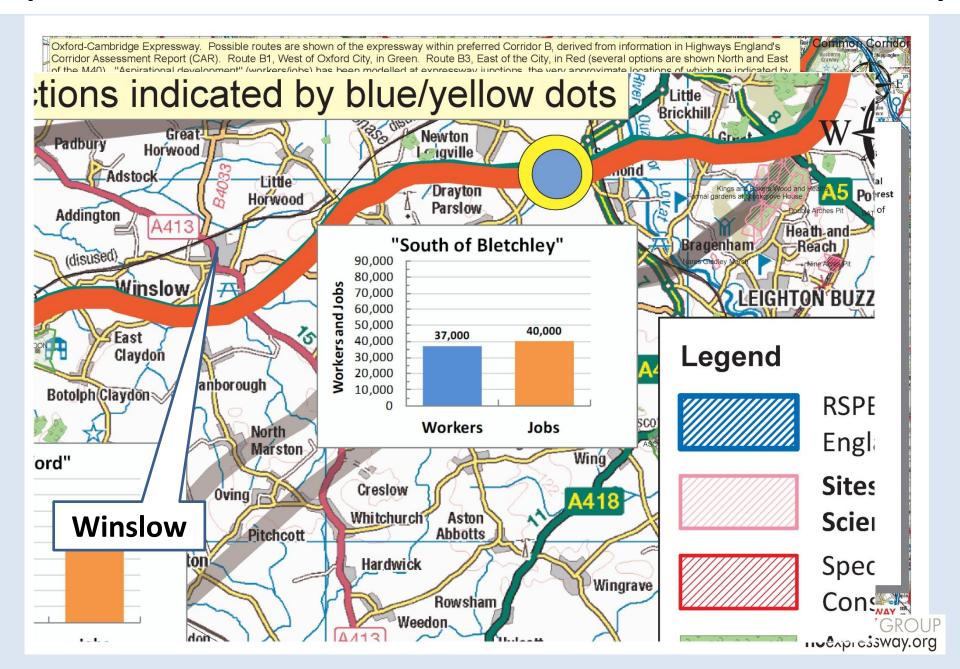
So, even with <u>no more</u> Local Plan growth, Aylesbury Vale will grow by 87% by 2050 (national average 16% by 2050)

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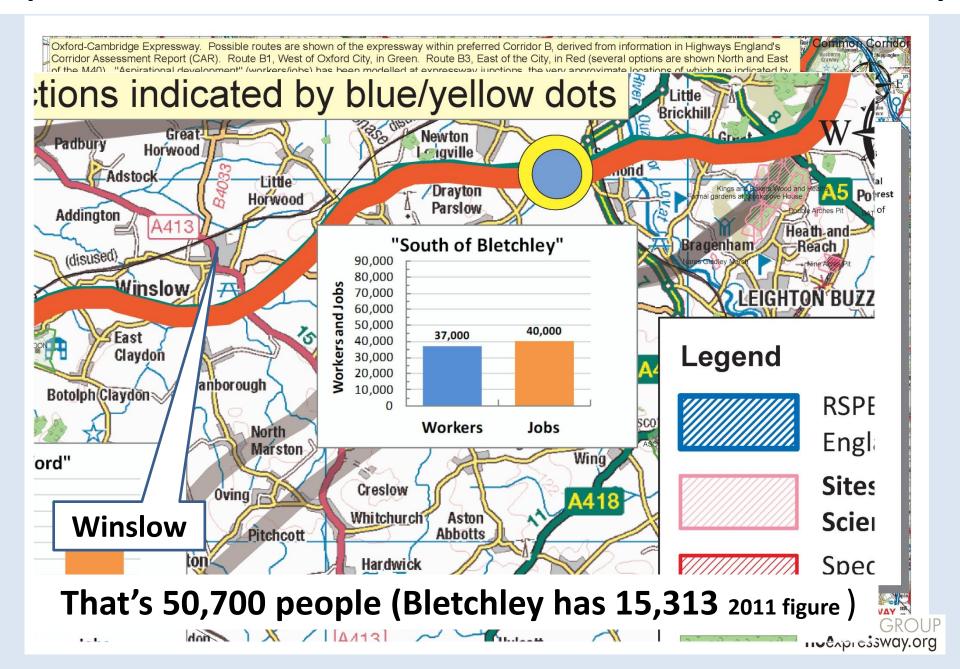
Houses around Expressway junctions



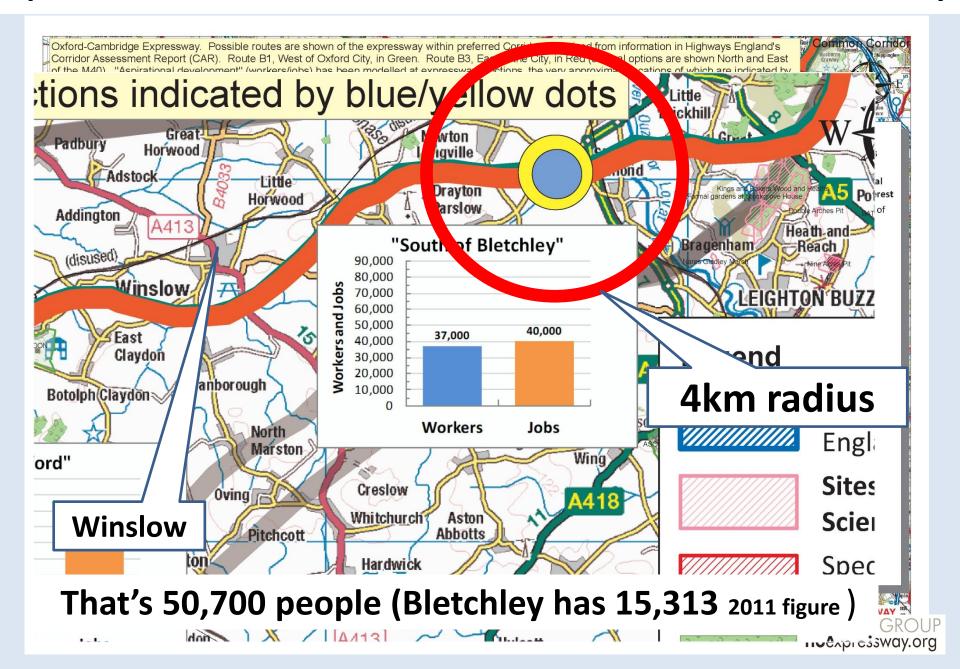
Options B1/B3, 37,000 workers/22,000 new houses S. of Bletchley

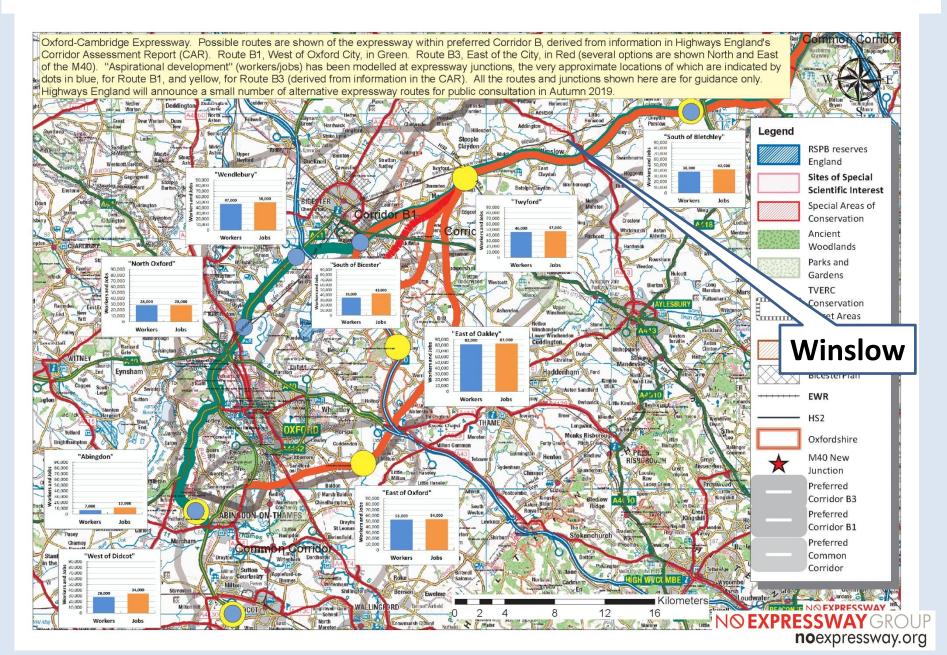


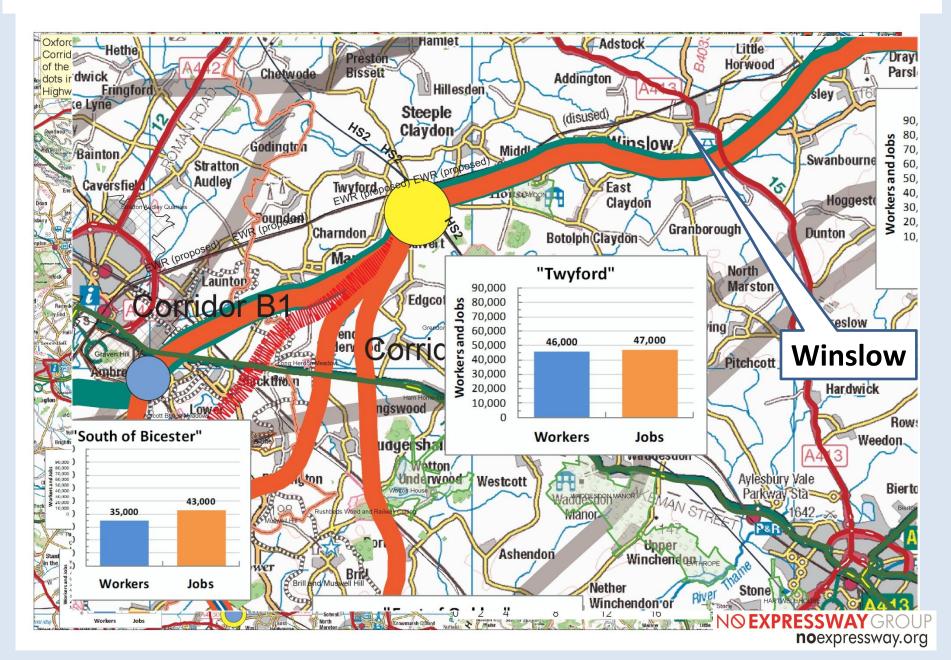
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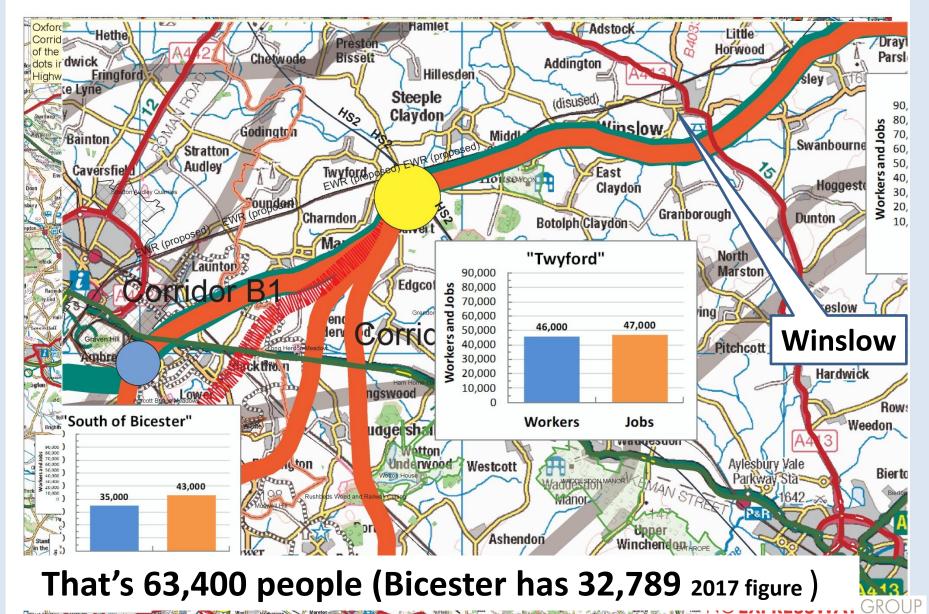


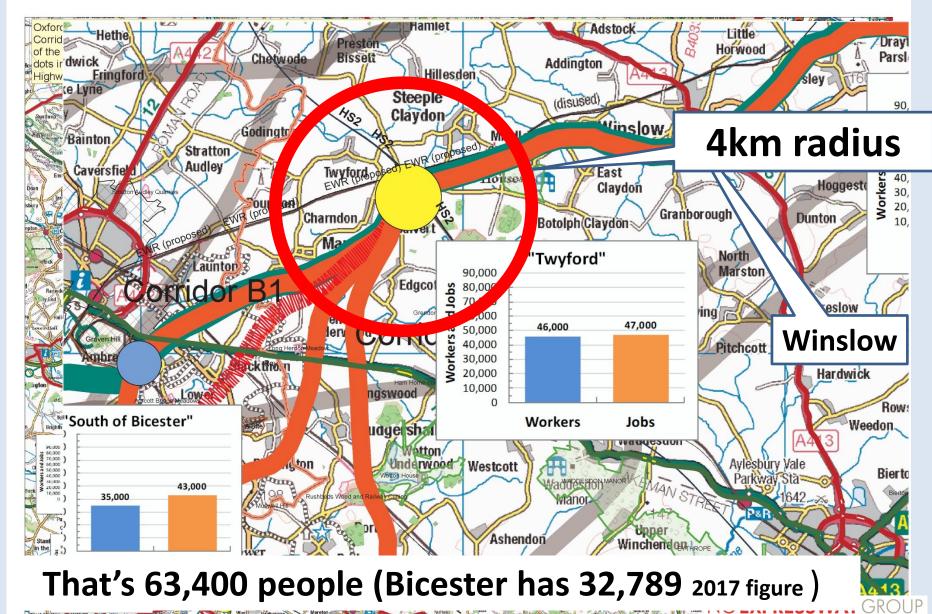
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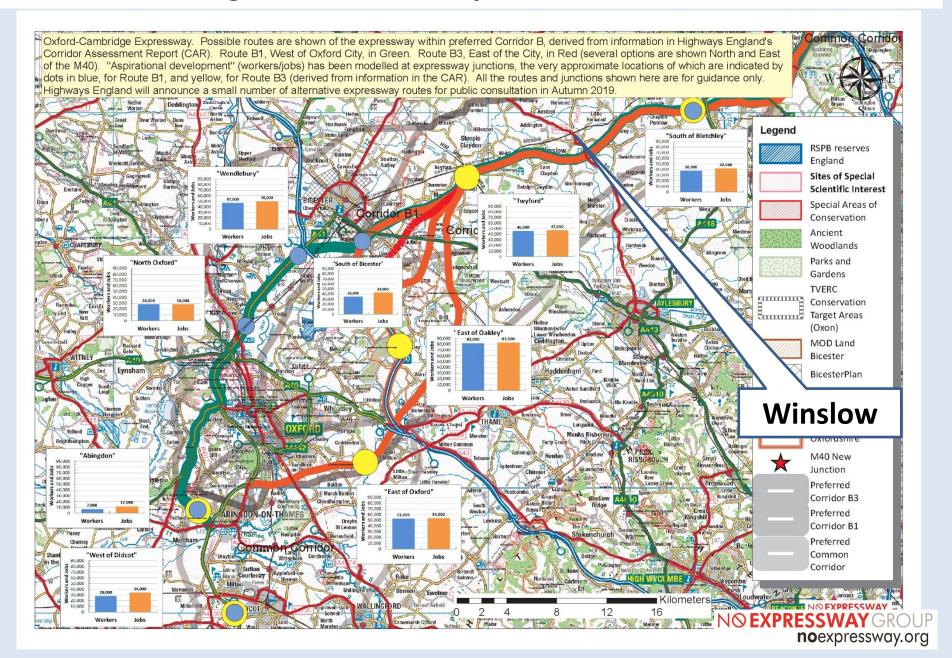


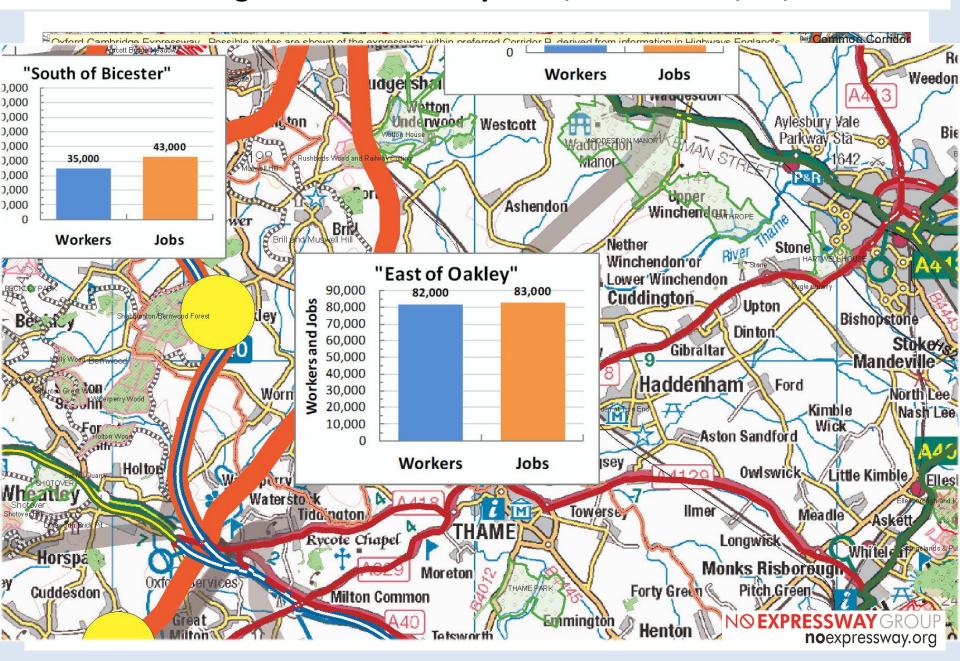


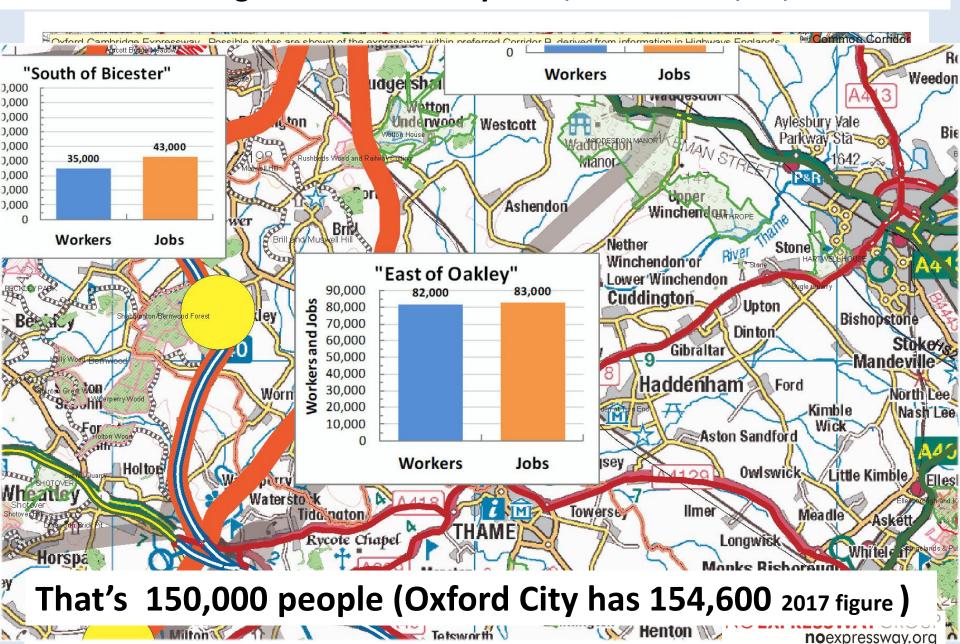


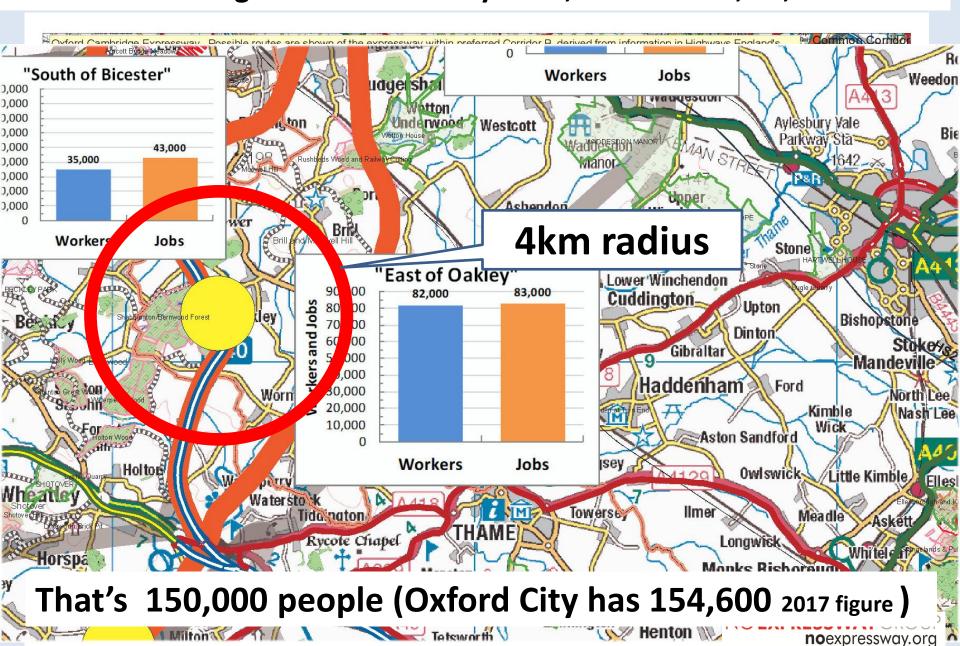












Along route B3 in Buckinghamshire, the Expressway will support up to 100,787 houses (235,000 people).

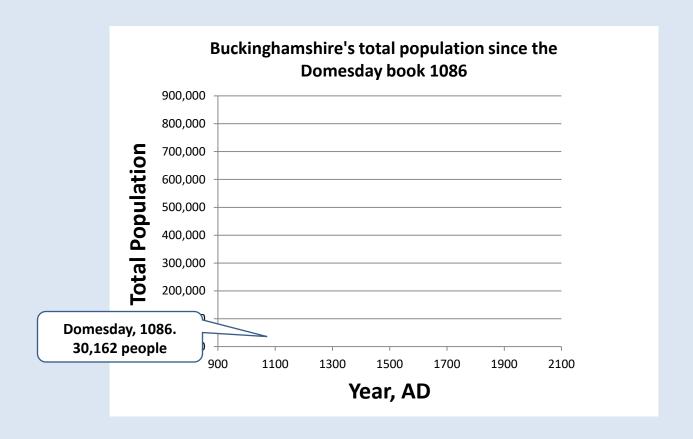
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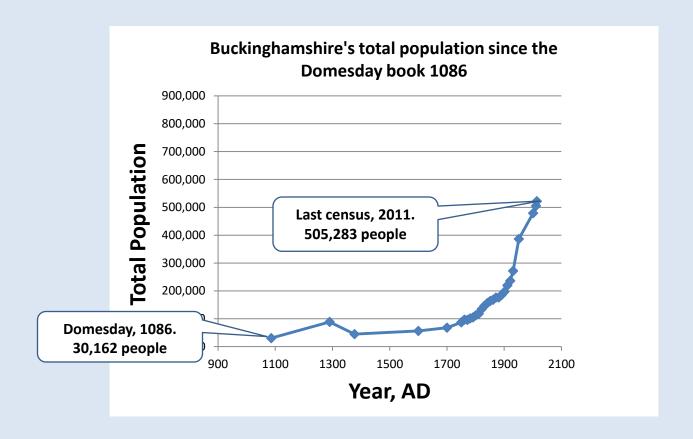
The NIC Report (5th Studio SQW) says there will be 82,000 new houses in Aylesbury Vale + MK (the 'transformational growth' figure).

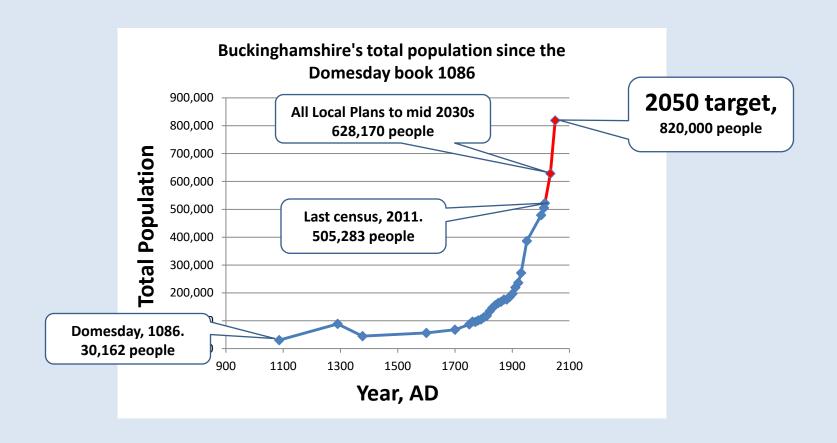
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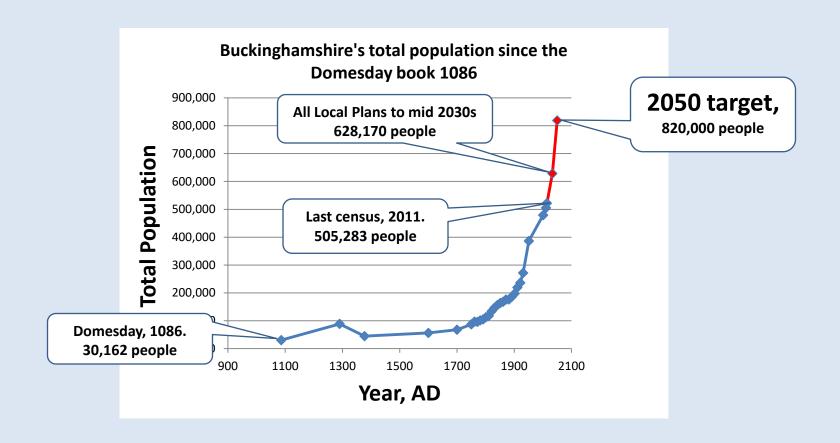
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Therefore all the aspirational growth associated with the expressway in AVDC and MK <u>could</u> be accommodated near expressway junctions.





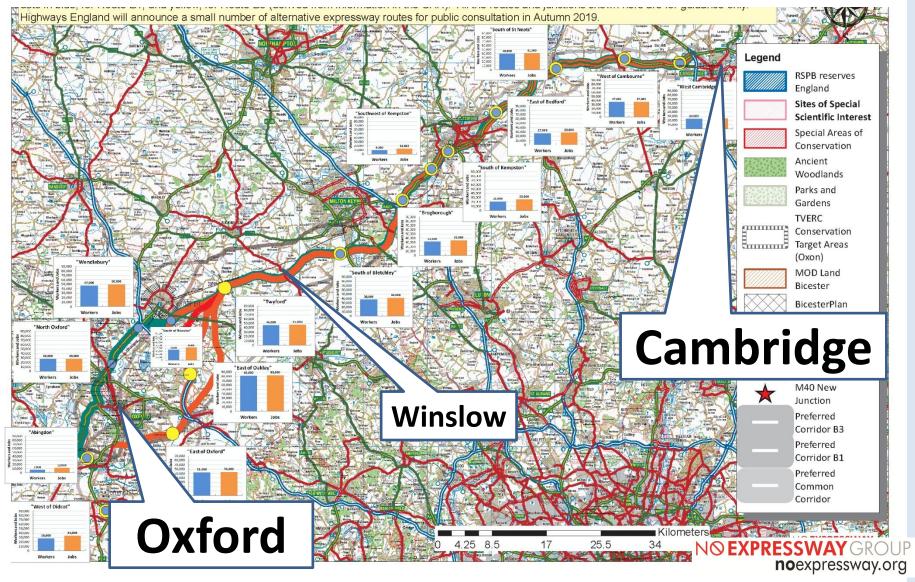




Are there really no limits to growth?

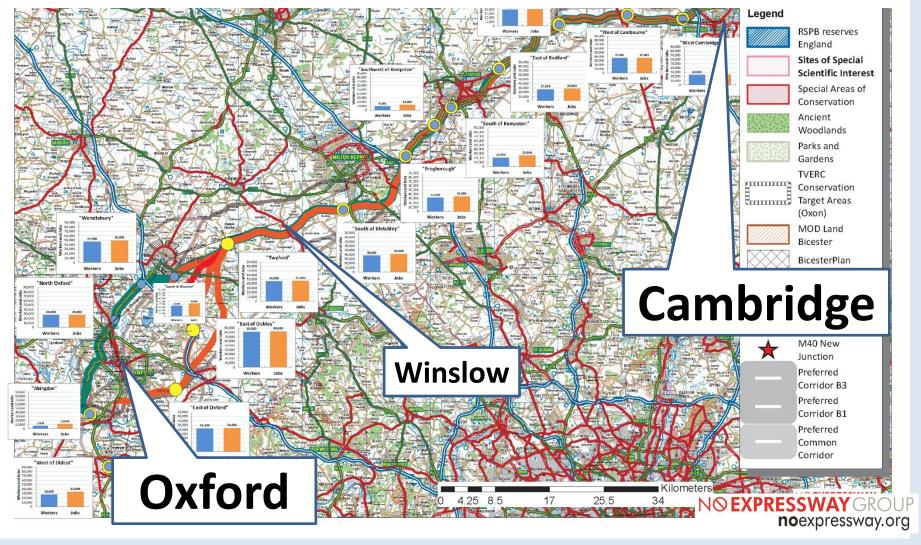
All along the 'Arc', the story is the same

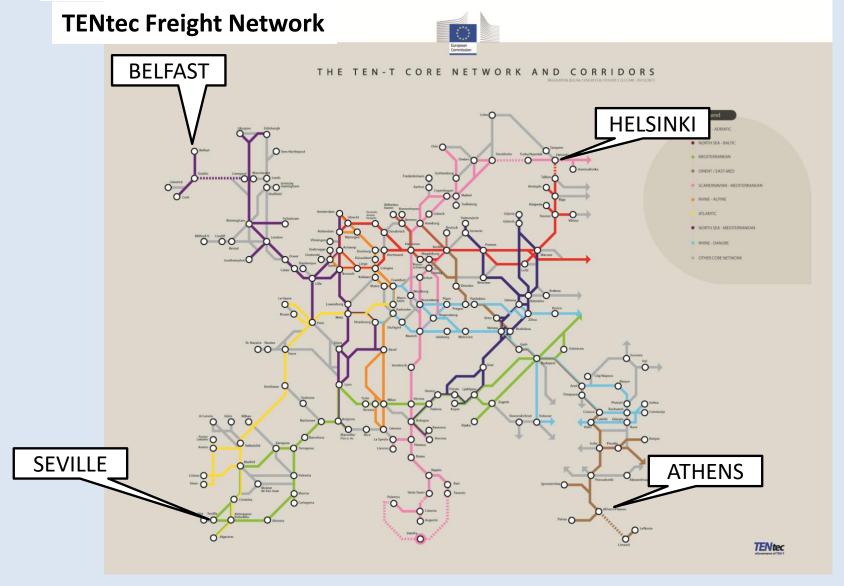
Highways England proposes 360,000 new houses along the Expressway

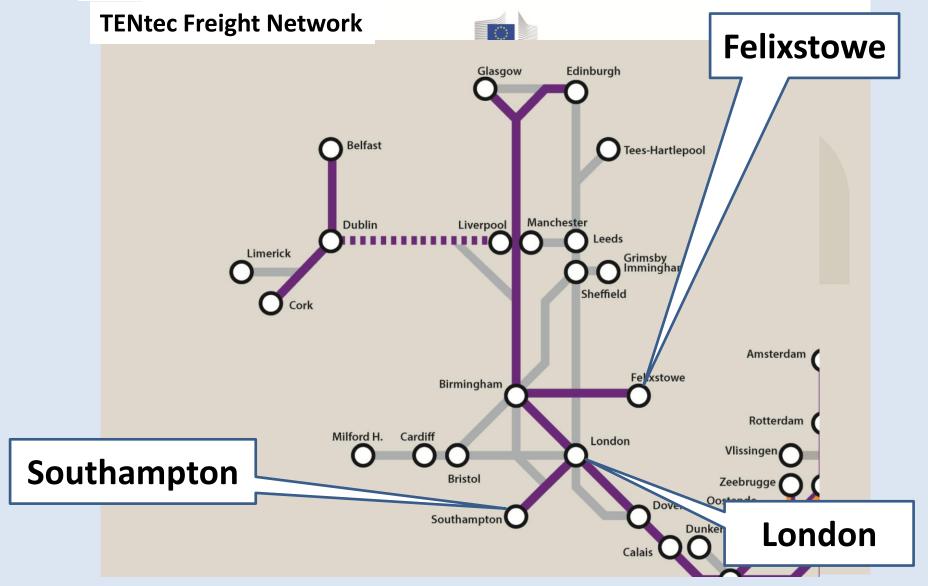


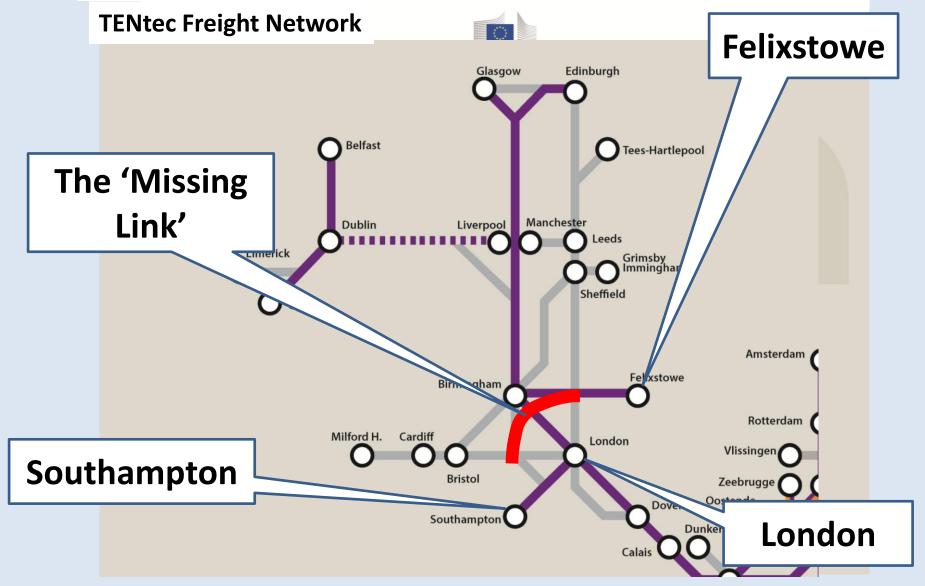
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Highways England proposes 360,000 new houses along the Expressway ... that still leaves 193,000 new Expressway-unlocked houses elsewhere.









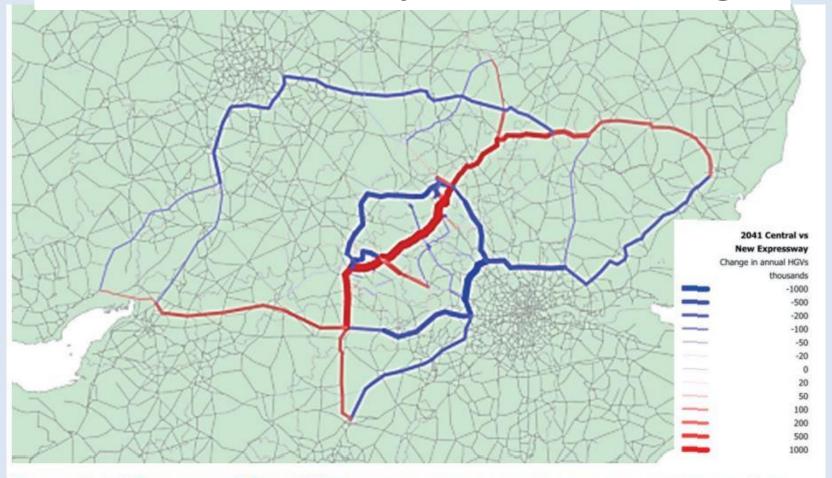


Figure 6-1: Change in 2041 HGV Movements due to Expressway Intervention

HGV movements will increase along the RED routes and decrease along the BLUE routes

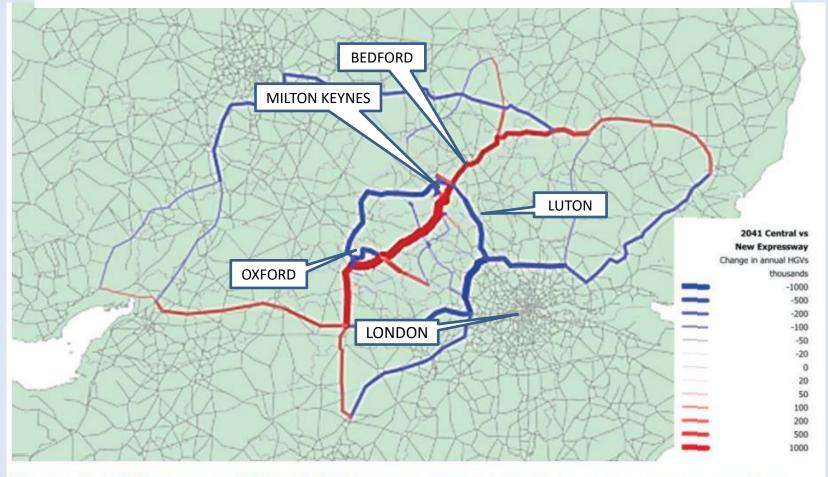


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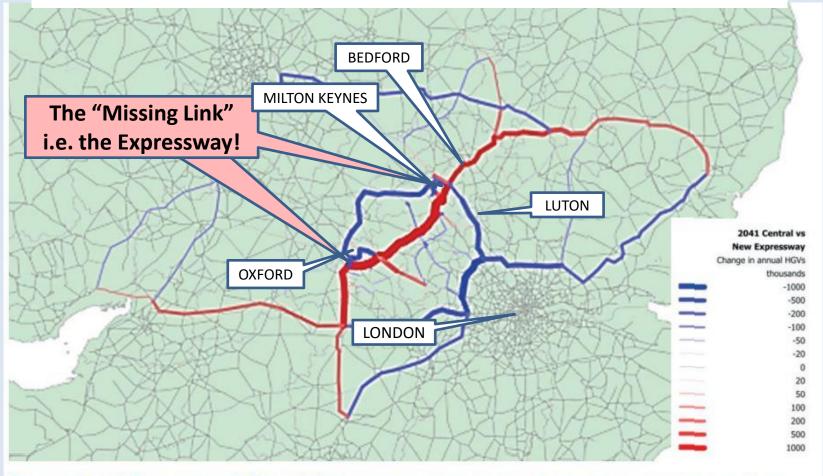
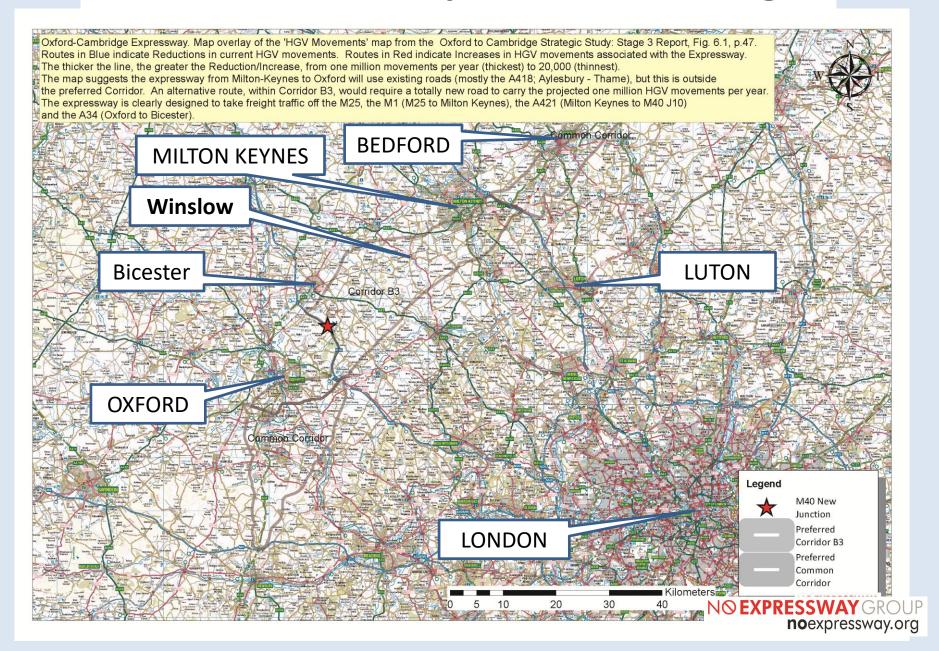
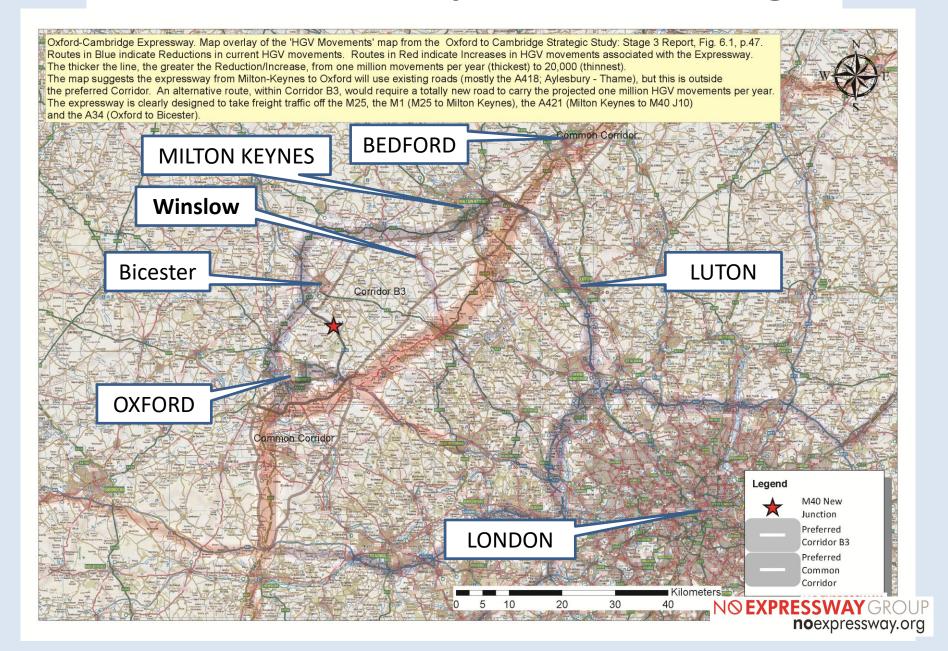
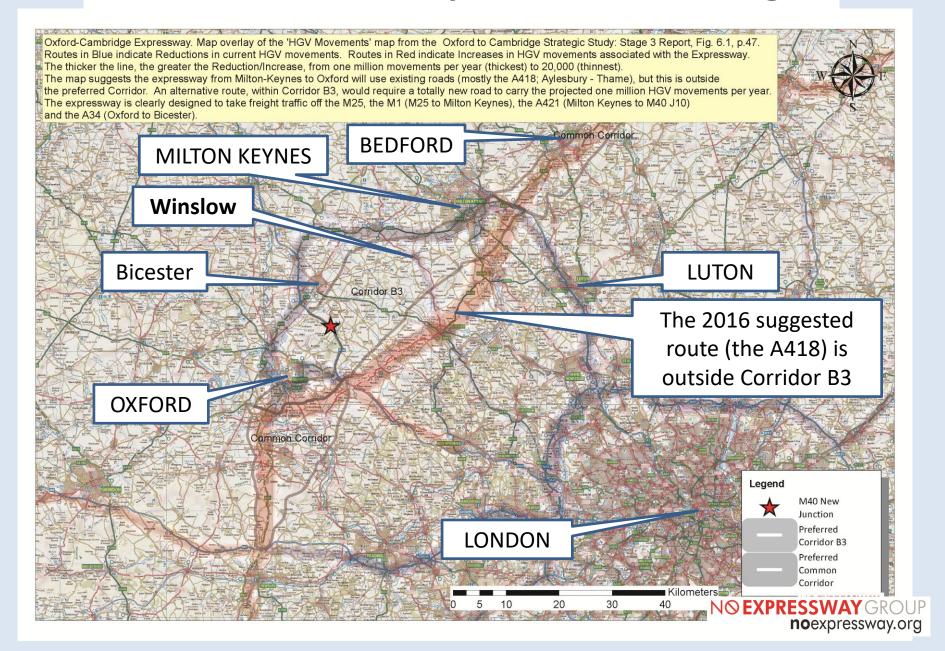


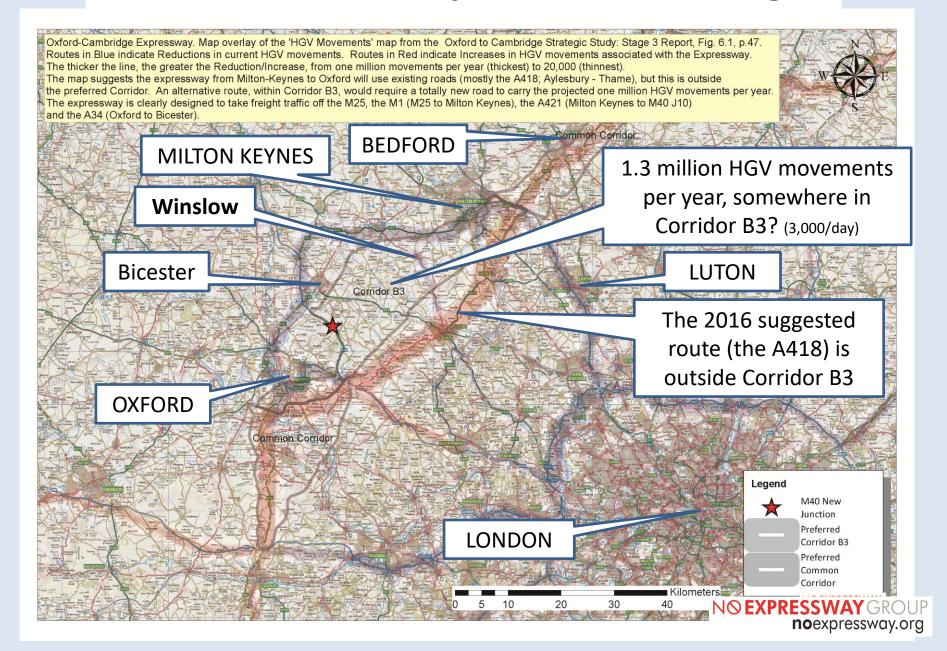
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So, will we be consulted by Highways England?

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"Engagement with members of the public on corridors is challenged by the scale of the Project area.

There are c.3.3 million people living in the arc. Consultation on corridors would require years of additional work at substantial cost to taxpayers. It would also leave a level of uncertainty across the region that was undesirable.

The Project Team are therefore engaging with Stakeholder Reference groups who themselves represent various public interests (environment, road users etc)."

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and the Stakeholders, representing the public, are....?

















































Berkshire Buckinghamshire Oxfordshire





TOBACCO























Berkshire Buckinghamshire Oxfordshire





TOBACCO

































These Councils (ALL stakeholders) are supposed to be representing ale OUR interests to Highways England.

They are supposed to be consulting with us, so that our views are passed back to Highways England.

Let's make sure that they do.





Common sense says.....

Common sense says.....

- 1) Public transport not private transport.
- 2) Social housing not commercial/'affordable' housing.
- 3) Jobs to the North of the country, not to the South.
- 4) Freight by rail, not by road.
- 5) Engage with the affected population.
- 6) If you double a population in 30 years.....

 It will be difficult to create a 'sense of place' for the newcomers... and....
 - ...it will destroy the sense of place of those already living there.

- 1) Public transport not private transport.
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- 3) Jobs to the North of the country, not to the South.
- 4) Freight by rail, not by road.
- 5) Engage with the affected population.
- 6) If you double a population in 30 years.....

 It will be difficult to create a 'sense of place' for the newcomers... and....
 - ...it will destroy the sense of place of those already living there.

1) Public transport not private transport.

X

2) Social housing not commercial/'affordable' housing.



3) Jobs to the North of the country, not to the South.



4) Freight by rail, not by road.



5) Engage with the affected population.



6) If you double a population in 30 years......
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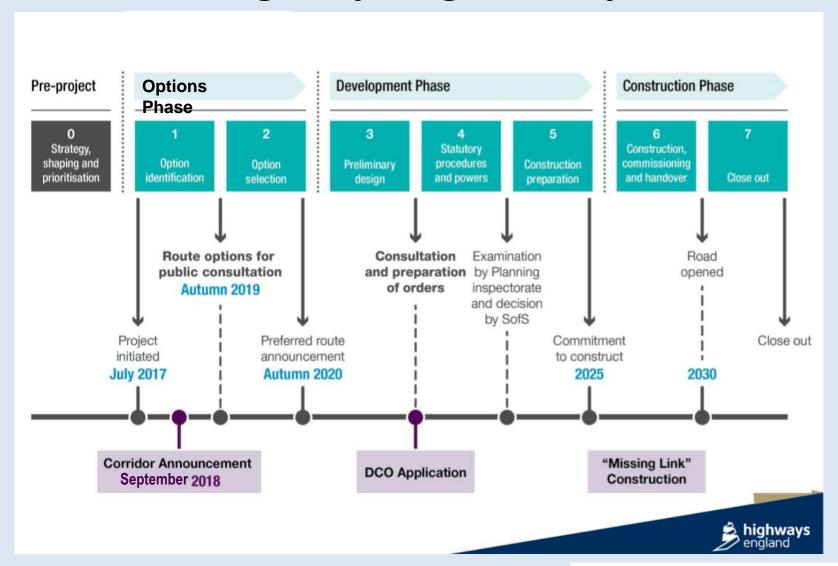


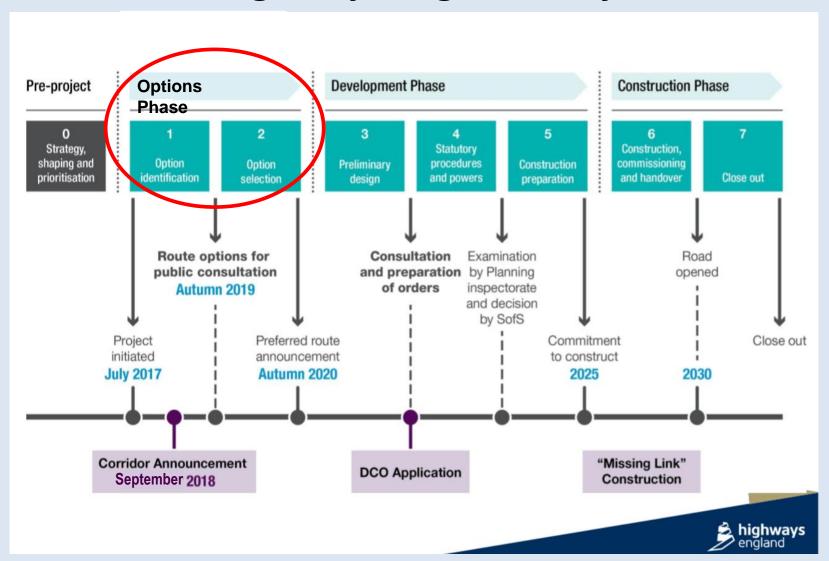
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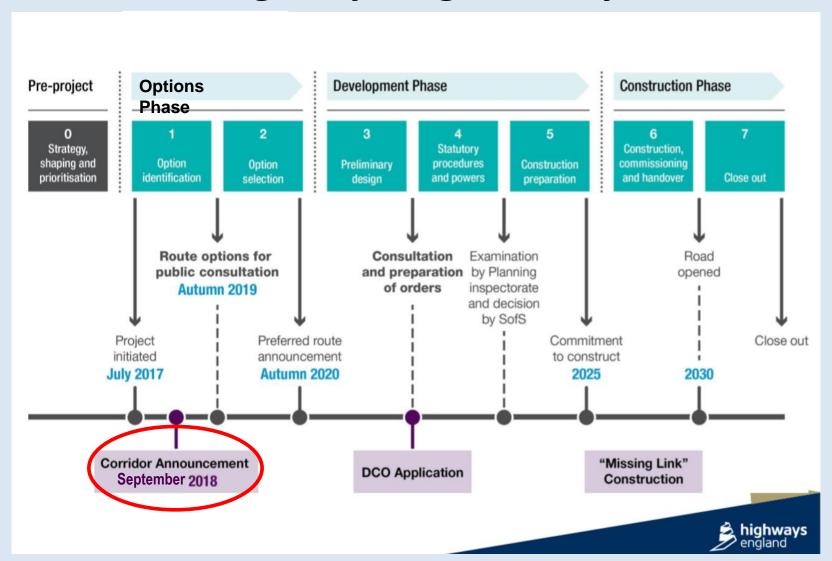
The No Expressway Group Campaign

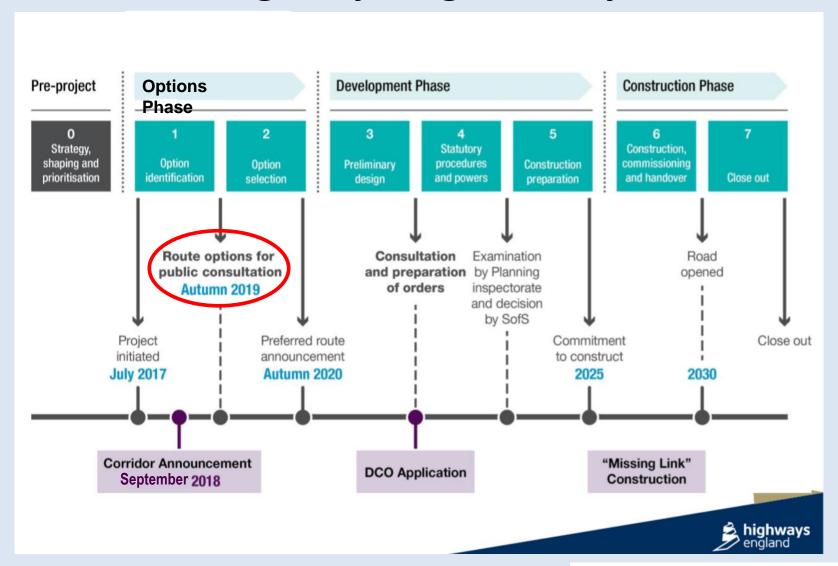


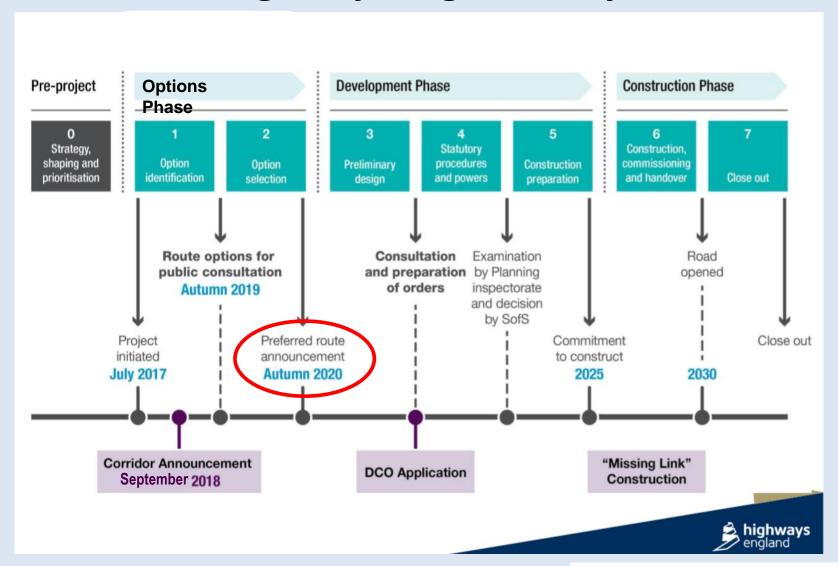


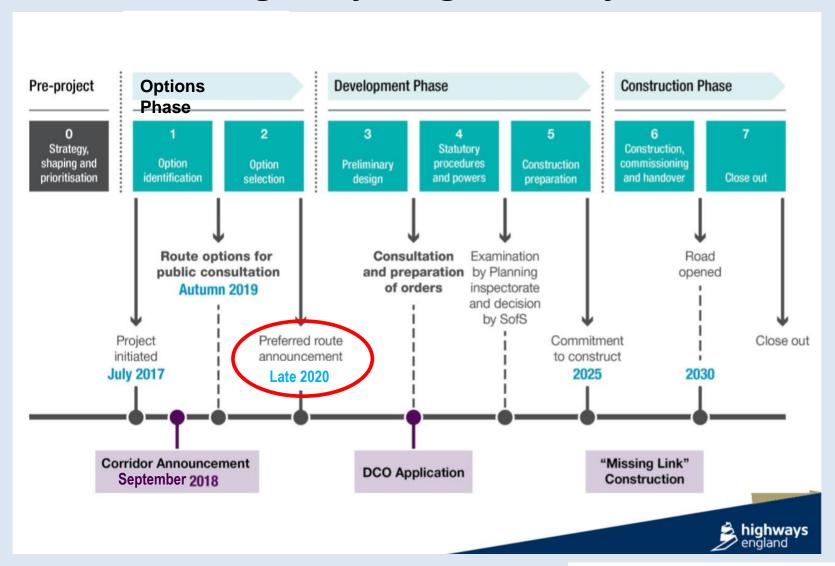


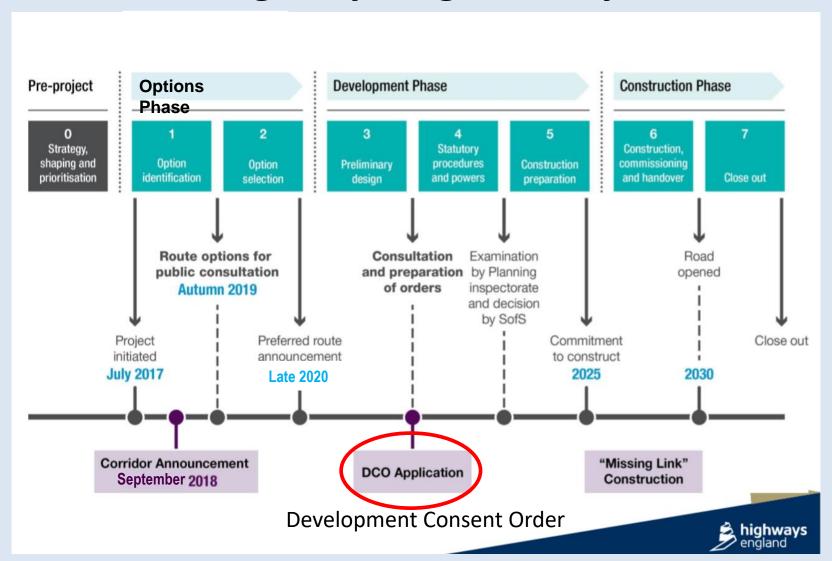


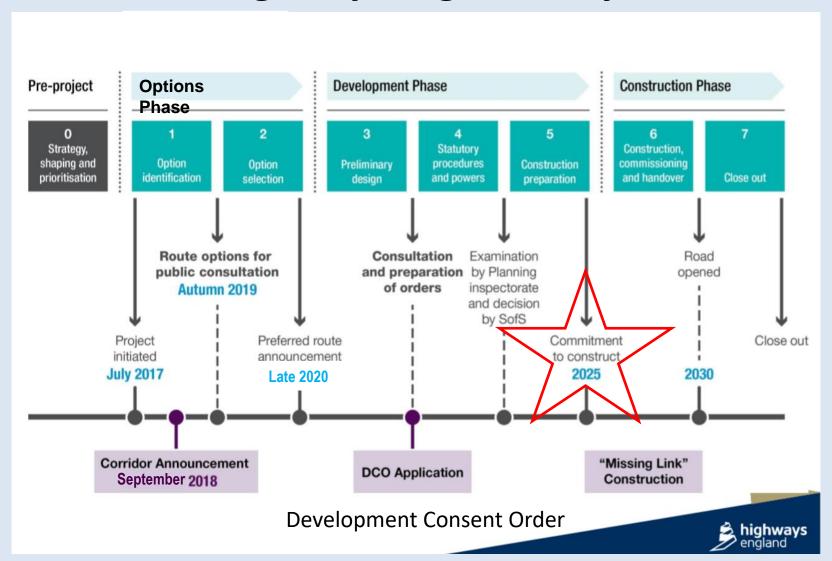


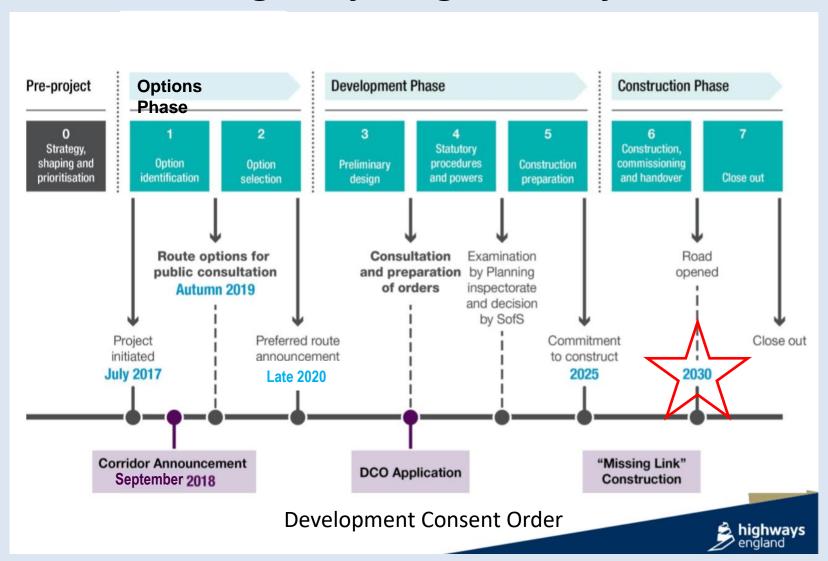












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- 5. Interested Parties can challenge the process, but not the outcome (i.e. you will get an expressway somewhere).

The Nationally Significant Infrastructure Project planning process

Large road projects are now examined directly by the Planning Inspectorate (PINS) in a simpler - and usually quicker - process than a full public inquiry



~14 months is now the longest period from application to decision for large infrastructure projects



Preapplication This is the key stage for consultation and can go on for years, with promoters consulting first on the general idea of a road, then on different routes and finally on the proposed scheme in detail.

What they often forget is to consider and consult on other less damaging options!

At the end of the examination, the Planning Inspectorate must send a recommendation to the Secretary of State within 3 months. The Secretary of State then has a further 3 months to publish a decision.

Acceptance

When the application is submitted, the Planning Inspectorate has 28 days to decide whether to accept it. This is a good time to complain about a faulty consultation.

Preexamination

Once accepted, objectors only have 28 days to register as 'interested parties' in order to take part in the examination.

Soon after, a Preliminary Meeting will be held to set the topics and timetable for the examination stage. The day after this meeting is the official start date of the examination.

Examination

The examination must be completed within 6 months and there is a breakneck series of 21-day deadlines for everyone to stick to.

The examiner will issue questions to the promoters and objectors and will hold expert hearings on specific issues, as well as 'open floor' hearings for the local community.

Decision

Postdecision

The decision can be legally challenged, but the time limit for this has now been shortened to just 6 weeks.

Find out more and keep updated on every NSIP via the Planning Inspectorate website: infrastructure.planningportal.gov.uk

Currently we are in the Pre Application Stage

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Announcement,
Autumn 2020

Preferred Route

SS

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Interested Parties can submit written evidence, attend the Public Hearing, and may be invited to speak.

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- 2. Oxford Cambridge Arc Leaders Group
 - Focused on business and housing development and driving benefits of the "Arc"

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NO EXPRESSWAY GROUP no expressway.org



- Have our say!
 - Put up a sign
 - Hold Councillors and MPs to account
 - Consultations

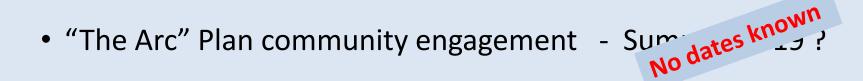


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• "The Arc" Plan community engagement - Summer 2019?



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- Autumn 2019

Register as a stakeholder (group or individual)



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The Challenge



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HE Preferred route consultation

- Late 2020

The Challenge



- Have our say!
 - Put up a sign
 - Hold Councillors and MPs to account
 - Consultations
 - HE Route options consultation
 - Information about route options
 - Can you say "NO"?
 - How HE process the feedback
 - More info will follow noexpressway.org



- Autumn 2019

- Have our say!
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Have our say!

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2. Spread the word

- Share news and updates online, follow us @no_expressway, sign-up on noexpressway.org
- Urge people to involve Parish, Local and District Councillors in Expressway plans
- Work to cancel the Expressway before it is too late



- Have our say!
 - Put up a sign
 - Hold Councillors and MPs to account
 - Consultations
- 2. Spread the word





3. Submit Environment, Heritage, Wildlife info to HE



- Have our say!
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- 3. Submit Environment, Heritage, Wildlife info to HE
- 4. Work together to make this "scary" elections



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- 5. Prepare for HE's next steps



- Have our say!
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 - Consultations
- 2. Spread the word





The Challenge

- 3. Submit Environment, Heritage, Wildlife info to HE
- 4. Work together to make this "scary" elections
- 5. Prepare for HE's next steps
 - Recruit experts to help with the NSIPs process
 Examine NIC, HE, EEH and other relevant documents
 - Are the facts correct? Do the 'models' make sense?



1. Register to be a Highways England Stakeholder

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6. Set up a local group? (liaise with BEAG / NEG)

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- Twitter @no_expressway
- 6. Set up a local group? (liaise with BEAG / NEG)
- 7. Get your friends involved!



NO EXPRESSWAY GROUP

THE CAMPAIGN

ABOUT US

HOW YOU CAN HELP

NEWS & UPDATES

EVENTS

CONTACT US

We are still under threat from the Oxford/Cambridge Expressway

MAKE YOUR VOICE HEARD

Read the latest No Expressway Group news & updates