



Buckingham Town Council

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Town Clerk: Claire Molyneux

FULL COUNCIL

Wednesday, 11 March 2026

Councillors,

You are summoned to a meeting of the Full Council of Buckingham Town Council to be held on Monday 16th March 2026 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>.

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Manor Oak Homes – Land to the East of Buckingham at Bourton Meadow

To receive a presentation from Manor Oak Homes.

4. Minutes

To agree as a correct record the minutes of the meeting of the Full Council meeting held on 15th December 2025. [Copy previously circulated](#)

5. Interim minutes

To agree as a correct record the minutes of the Interim Council meeting held on 23rd February 2026. [Copy previously circulated](#)



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



Valmadrera, Italy



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

6. Planning Committee

To receive the minutes of the Planning Committee meetings held on 1st December 2025, 15th December 2025 and 5th January 2026.

[Copy previously circulated](#)
[Copy previously circulated](#)
[Copy previously circulated](#)

7. Town Centre and Events Committee

To receive the minutes of the Town Centre and Events Committee meeting held on 17th November 2025.

[Copy previously circulated](#)

8. Environment Committee

To receive the minutes of the Environment Committee meeting held on 24th November 2025.

[Copy previously circulated](#)

9. Resources Committee

To receive the minutes of the Resources Committee meetings held on 8th December 2025 and 12th January 2026.

[Copy previously circulated](#)
[Copy previously circulated](#)

9.1 581/25 - It is recommended that Full Council accept Bidder A to provide a three-year contract for comprehensive insurance cover. [R/156/25](#)

9.2 It is recommended that:

Full Council agree the revised Investment Strategy Policy – minute 584/25. [R/160/25](#)

Full Council agree the Annual Investment Strategy for the financial year 2026-2027 – minute 584/25. [Appendix A](#)
[Appendix B](#)

10. Recommendation from Equality, Community Diversity and Inclusion Working Group

Members **AGREED** to recommend that Full Council consider inviting Lucy Hughes-Hallett, author of *The Scapegoat* (a biography of George Villiers, 1st Duke of Buckingham), to deliver a public talk as part of Buckingham Pride Week.

11. Recommendation from the Local Plan Response Working Group

To agree the local plan response prepared by the Working Group.

[BTC/163/25](#)

12. Recommendation from the Communications Strategy Sub Committee:

Members **AGREED** to put the following Motion to Full Council and that a decision is made as to how we might exit from X.

Motion – Cllr. Fran Davies

Due to the recent highlighting of X's deepfake AI chatbot, Grock's questionable practice, this Council resolves that we as a Town Council cease use of X, close our account and the use of any platforms associated with X (formerly Twitter).

13. Motion: Cllr. Stuchbury

Buckingham Town Council notes the emerging Buckinghamshire Local Plan and the likelihood of significant development taking place adjacent to, but outside, the current parish boundary of Buckingham and the area covered by the Buckingham Neighbourhood Plan.

This Council recognises that it is important to ensure that the interests and representation of Buckingham residents, the residents of any new developments, as well as those living in neighbouring parishes, are properly considered as part of any future governance arrangements. Council acknowledges that, without reviewing the current electoral and parish boundary arrangements, there could be long-term financial, social and economic implications for the Town Council and for the town's ability to deliver and maintain important services.

This Council therefore resolves to request that the Town Clerk bring a report to a future meeting of the Council outlining the potential implications, options and processes associated with seeking a review of the Buckingham parish boundary, including consideration of the interests of existing residents, future residents of new developments and neighbouring parishes, as well as any financial, governance, and strategic implications.

14. Motion: Cllr. Davies

This Council resolves to support 20mph default speed limits in all villages and residential areas, and in Buckingham Town and that we write to Buckinghamshire Council urging county-wide adoption, citing the evidence previously circulated by Whaddon Parish Council. We support their combined submission with other Town and Parish councils to this effect.

15. To receive and question reports from Buckinghamshire Council Councillors**16. Reports from representatives on outside bodies**

To note that no reports have been received

17. Action list

To review the action report.

[Appendix C](#)

18. Mayoral engagements

To receive a list of events attended by the Mayor and Deputy Mayor.

Functions the Mayor has attended:

23/01/26 Fix my street workshop
29/01/26 Opening of The Gallery Dental Studio
31/01/26 Brackley Road/ West St Residents Action Group meeting
13/02/26 Funeral of Mr Steven Haywood
19/02/26 Pancake Races
24/02/26 Installation of Dame Mary Archer as Chancellor of UOB
28/02/26 February Food Fair
02/03/26 STEM Outreach Launch Silverstone
03/03/26 Neighbourhood Plan reception
09/03/26 Commonwealth Flag Raising
11/03/26 RLS Discovery Centre 10th Anniversary
14/03/26 Buckingham Summer Club Celebration

19. Chair's announcements - for information only**20. Date of the next meetings:**

Interim Council:	Monday 20 th April 2026
Annual Statutory Meeting:	Monday 11 th May 2026
Full Council:	Monday 11 th May 2026

To:

All Councillors

Buckingham Town Council**Resources Committee****Monday 2nd March 2026**

Contact Officer: Compliance and Projects Manager/ Town Clerk

Insurance Tender – Recommendation of Preferred Insurer**1. Recommendations**

- 1.1. That Full Council is recommended to accept Bidder A to provide a three-year contract for comprehensive insurance cover.
- 1.2. That this committee decide if they wish to recommend an annual standalone policy for Terrorism Cover for 3 years to Full Council.

2. Background

- 2.1. This report provides the outcome of the tender process to provide a three-year comprehensive insurance contract.
- 2.2. The purpose of the report is to inform Members of the Resources Committee of the tender assessment results and to seek approval to recommend the highest-scoring tenderer to Full Council for final approval and authority to award the contract.
- 2.3. All tender submissions were evaluated in accordance with the published procurement methodology, and applied a weighted assessment based on:
 - Price 40%
 - Quality 60%
- 2.4. The procurement was launched on 9 January 2026 and closed on 13 February 2026, in accordance with the Council's procurement policy, which states: "Tender requirements will be specific to each project and published on the Government's Central Digital Platform (Find a Tender). Each tender will be assessed against the stated requirements on a subjective basis." A copy of the tender document published on the Government's Find a Tender portal is available here. [Comprehensive Town Council Insurance Policy - Find a Tender](#)

3. Tender Evaluation Process

- 3.1. The open tender was advertised on the government's Find a Tender portal and bids were received from **two companies**. To ensure impartiality and transparency, bidders are anonymised within this report.

3.2. The evaluation was undertaken by officers, with quality submissions subject to moderation. Final moderation and scoring were completed on 20 February.

4. Information / results

4.1. The tender evaluation identified Bidder A as achieving the highest overall score, reflecting a strong quality submission which matched the required proposals in full, combined with a competitive tender price. Based on the evaluation criteria published in the tender document and the results of the moderated scoring process, Bidder A represents the most advantageous tender.

4.2. Bidder B submitted a significantly higher tender price, and there were several instances where the proposals did not match the required specifications.

4.3. Bidder A's main policy covers people injured in a terrorism incident - for example at events. The separate terrorism cover only covers property damage and business interruption.

4.4. Summary of Tender Results (Anonymised)

Bidder	Tender Price (per annum, for 3 years*)	Final Score	Rank	Geographical proximity (for information only)
Bidder A	£21,142.52 with terrorism or £20,180.57 without	72.0	1	Not local
Bidder B	£26,092.17 terrorism not separate	54.6	2	Not local

*Some elements of the insurance are provided as annual standalone policies. Both bidders included Terrorism cover. Bidder A provided a fixed-price quote for 3 years, except for the Terrorism element of £961.95 which is for one year. Bidder B provided a fixed-price quote for 3 years, except for the Public Liability element of £803.00 and the Motor Fleet element of £2829.24 which are for one year. Fixed rates are subject to changes in cover requests and claims experience during the term of the contract.

5. Financial Implications

5.1. Total cost of bid A over 3 years, except as where indicated above, is £63,427.56 (£60,541.71 without terrorism cover). This is a saving of £14,848.95 (£17,734.80 without terrorism cover) compared to company B.

5.2. For comparison, a one-year quote from company A is £22,839.16, including the Terrorism cover, a saving of £1,696.64 in the first year.

BUCKINGHAM TOWN COUNCIL
RESOURCES COMMITTEE
MONDAY 2nd March 2026

Contact Officer: Policy review: Steve Beech, Compliance and Projects Manager
Annual Investment Strategy: Claire Molyneux, Town Clerk and RFO

REPORT: Investment Strategy Policy and Annual Investment Strategy

1. Recommendations

- 1.1. It is recommended that members review and agree the revised Investment Strategy Policy and recommend it to Full Council.
- 1.2. It is recommended that members agree the Annual Investment Strategy for the financial year 2026-27 and recommend it to Full Council.

2. Background

- 2.1. This is being discussed because the Investment Strategy Policy is due for annual review.
- 2.2. It is a requirement to produce an Annual Investment Strategy for each financial year.

3. Investment Strategy Policy

- 3.1. No amendments to the operation of the policy itself are being recommended.
- 3.2. The Responsible Financial Officer's (RFO) title has been corrected from Responsible Finance Officer and the responsible committee has been clarified in the heading.
- 3.3. Text highlighted in yellow has been added.
- 3.4. Text crossed through and highlighted in blue will be removed.

4. Annual Investment Strategy

- 4.1. The RFO is required to produce an Annual Investment Strategy for each financial year.
- 4.2. Currently, all funds are held in bank or deposit accounts. All are available with instant access.
- 4.3. As of the most recent statement the Council held £ £1,125,516.11 in its Public Sector Deposit Fund.
- 4.4. Members will be aware of the current financial climate and the need for prudent financial management, with secure but accessible funds.

4.5. Proposed strategy for the following financial year:

4.5.1. All funds will be kept in instant access accounts in accordance with the Investment Strategy Policy.

4.5.2. No other changes in investment or non-investment holdings are being considered.

4.5.3. The Council's Fidelity insurance cover is set at £2Million in line with a previous recommendation from the Internal Auditor.

Date agreed	Committee	Minute number	Renewal date
May 2025	Resources to Full Council	9/25.4	May 2026

**BUCKINGHAM TOWN COUNCIL
INVESTMENT STRATEGY POLICY**

1. INTRODUCTION

Buckingham Town Council acknowledges the importance of ethically and prudently investing the temporarily surplus funds held on behalf of the community.

This strategy complies with the revised requirements set out in Section 15(1)(a) of the Local Government Act 2003, the Guidance on Local Government Investments issued by the Department of Communities and Local Government in 2010 and Governance and Accountability for Smaller Authorities in England 2017. The Department of Communities and Local Government is now called the Ministry of Housing, Communities and Local Government.

2. INVESTMENT OBJECTIVES

In accordance with Section 15(1) of the 2003 Act, the Council will have regard (a) to such guidance as the Secretary of State may issue, and (b) to such other guidance as the Secretary of State may by regulations specify. Through this guidance issued in 2010 para 3.3 states that if a Parish Council invests more than £500,000 then the guidance applies in full. However, if the investment is between £10,000 and £500,000 “it should decide on the extent, if any, to which it would be reasonable to have regard to the guidance in relation to that year.”

The Council will comply with the guidance in full.

The Council’s investment priorities are the security of reserves and liquidity of its investments.

The Council will aim to achieve the optimum return on its investments commensurate with proper levels of security and liquidity.

All investments will be made in sterling.

The Ministry of Housing, Communities and Local Government maintains that borrowing of monies purely to invest or to lend and make a return, is unlawful and this Council will not engage in such activity.

3. SPECIFIED INVESTMENTS

Specified Investments are those offering high security and high liquidity, made in sterling, and maturing within a year. Such short-term investments made with the UK Government, or a local authority or town parish council will automatically be Specified Investments.

For the prudent management of its treasury balances, maintaining sufficient levels of security and liquidity, the Council will use:

Deposits with banks, building societies, funds specific for Town and Parish Councils, local authorities, or other public authorities, including the CCLA Public Sector Deposit Fund.

The Council's investments for the financial year will consist entirely of Specified Investments.

4. NON-SPECIFIED INVESTMENTS

These investments have greater potential risk – examples include investment in the money market, stocks, and shares.

Given the unpredictability and uncertainties surrounding such investments, the Council will not use this type of investment.

5. LIQUIDITY OF INVESTMENTS

The Responsible **Finance** **Financial** Officer in consultation with the Finance Officer will determine the maximum periods for which funds may prudently be committed so as not to compromise liquidity. However, this will not be any longer than 12 months.

Investments will be regarded as commencing on the date the commitment to invest is entered into, rather than the date on which the funds are paid over to the counterparty.

6. INVESTMENT RISK

The Council will only invest in Specified Investments i.e., deposits with banks, building societies, funds specific for Town and Parish Councils, local authorities, or other public authorities, including the CCLA Public Sector Deposit Fund. This will reduce the risk of loss. Credit rating will play a limited scope within the decision of who to invest with. The length of the investments will be limited but if there is a significant change in credit rating then action will be taken.

The Council will not use Treasury management advisors over the course of the financial year.

The Responsible **Finance Financial** Officer and the Finance Officer will attend any sector specific training which is relevant for Council investments.

7. REVIEW AND AMENDMENT OF REGULATIONS

The Investment Strategy Policy will be reviewed annually by the Resources Committee which will then make a recommendation to the Full Council. The Annual Investment Strategy for the coming financial year will be prepared by the Responsible **Finance Financial** Officer and presented for approval at a Resources Committee Meeting which will then make a recommendation to the Full Council.

The Council reserves the right to make variations to the Investment Strategy Policy and/or the Annual Investment Strategy at any time, subject to the approval of the Full Council.

Any variations will be made available to the public.

8. FREEDOM OF INFORMATION

In accordance with the Freedom of Information Act 2000, this Document will be posted on the Council's Website www.buckingham-tc.gov.uk

END



Date agreed	Committee	Minute number	Renewal date
May 2025	Full Council Resources to Full Council	9/25.4	May 2026

**BUCKINGHAM TOWN COUNCIL
ANNUAL INVESTMENT STRATEGY 2026-2027**

- 1.1 Currently, all funds are held in bank or deposit accounts. All are available with instant access.
- 1.2 As of the most recent statement the Council held £ £1,125,516.11 in its Public Sector Deposit Fund.
- 1.3 The Council's Fidelity insurance cover is set at £2Million in line with a previous recommendation from the Internal Auditor.
- 1.4 Members will be aware of the current financial climate and the need for prudent financial management, with secure but accessible funds.
- 1.5 Proposed strategy for the financial year 2026-27:
 - 1) All funds will be kept in instant access accounts in accordance with the Investment Strategy Policy.
 - 2) No other changes in investment or non-investment holdings are being considered.

Recommendation from the Working Group on Buckinghamshire Council Local Plan HELAA site map to Full Council

Officer: Town Plan Officer

Full Council 16th March 2026

Recommendation: The Town Council agree the comments in this document for submission to Buckinghamshire Council in response to the consultation on the Site Allocation for the Local Plan.

Comments on Relevant sites on Buckinghamshire Council HELAA map

(1) Unsuitable Sites

It is recommended that on unsuitable sites, if the Town Council is in agreement with the conclusion, it is stated that the Town Council support the conclusion [or simply do not comment]; as well as adding any additional information known that supports opposing it; and correct any mistakes. This will strengthen any objections to future speculative development applications.

Buckinghamshire Council's reasoning is to be found in italics in the square brackets. The sub-headings of each section follow the set questions in the response portal. The proposed responses are set out in bold.

1.1 Ford Meadow [OPUS 3181] – unsuitable [*Designated local green space and unacceptable loss of community facility*]

1.1.1 Please give the site reference number: **OPUS 3181**

1.1.2 Please give the site address (including postcode): **Ford Meadow Club House and car park, MK18 1AQ**

1.1.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.1.4 Is the site suitable in principle for the proposed use? **No. The site is unsuitable. In addition to the noted comment about unacceptable loss of community facility. It should be noted that the area floods on a regular basis and the access road, Ford Street, also floods preventing ingress and egress during high river levels. The Ford Street junction with Chandos Road and London Road is a difficult junction which in current form could not support additional traffic.**

1.1.5 What opportunities and advantages could development of the site bring?

None

1.1.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to add

1.1.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

As above: the area floods on a regular basis and the access road, Ford Street, also floods preventing ingress and egress during high river levels

1.1.8 Please provide details of any important environmental features on or near the site:

River Great Ouse

1.1.9 Are there any important community assets near the site? Yes/No/Reasons?

Chandos Park

- 1.1.10 Are you aware of any previous promotion of this site for development?

Yes/No/Reasons?

The Town Council received presentations on proposals for development of the land at meetings on 8th October, 2011 (proposal for 15 houses to the Planning Committee) and on 2nd July, 2012 (a revised scheme for 12 semi-detached houses). These proposals do not seem to have been taken any further. After the University of Buckingham acquired this land subsequent to the above proposals, there was a proposal, at one point, for an University sports centre.

- 1.1.11 Have any issues been raised by local residents or businesses in relation to development of the site?

Flooding

- 1.1.12 Please provide any further local information or context that you think is relevant to the development of this site:

This site was not designated as a Local Green Space in the made Buckingham Neighbourhood Development Plan in 2015. It was put forward but rejected by the Examiner after representations by the University of Buckingham as private owners.

- 1.2 **Manor Farm off Bourton Road [OPUS 748] – unsuitable [*Unacceptable intrusion into the open countryside, Unacceptable harm to Landscape and Settlement pattern*]**

- 1.2.1 Please give the site reference number: **OPUS 748**

- 1.2.2 Please give the site address (including postcode): **Manor Farm off Bourton Road MK18 7DS**

- 1.2.3 What is your connection with the site? (e.g. local resident, local councillor)
Town Council

- 1.2.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No. The Town Council agrees with the stated reasons and would add that it lies outside the settlement boundary (Policy HP1) in the new Buckingham Neighbourhood Development Plan which passed referendum on 22nd January, 2026 and is due to be “made” by 26th March. Any development would add to the traffic on the by-pass and would enter/exit in close proximity to the A421 roundabout which is under review in the A421 Review requiring further modelling work.

- 1.2.5 What opportunities and advantages could development of the site bring?
None

- 1.2.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, the improvement of the A413 by-pass and junction of A421. Access to the town centre or other local facilities from the development.

- 1.2.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

As before

- 1.2.8 Please provide details of any important environmental features on or near the site: **No comment to add**
- 1.2.9 Are there any important community assets near the site? Yes/No/Reasons
Bridleway
- 1.2.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons
Yes, current appeal to be heard on 5th March, 2026.
- 1.2.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons
Yes, concern about additional traffic on by-pass; intrusion into countryside; lack of connection to the town and facilities
- 1.2.12 Please provide any further local information or context that you think is relevant to the development of this site:
No comment other than above.

1.3 Land South and East of Lace Hill [OPUS 759] – unsuitable [*Unacceptable harm on Landscape, Unacceptable intrusion into the open countryside and Settlement pattern*]

1.3.1 Please give the site reference number: **OPUS 759**

1.3.2 Please give the site address (including postcode): **Land south and east of Lace Hill Buckingham, MK18 7RR**

1.3.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.3.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No – support the stated reasons at present time.

1.3.5 What opportunities and advantages could development of the site bring?

Significant infrastructure

1.3.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, traffic/roads. A link/relief road would need to be provided to connect with the by-pass to the west to avoid further congestion at the A413/bypass junction. This would need to be provided in conjunction with any development of the Buckingham South site. It may be appropriate to require each developer in the southern sweep to build part of this relief/link road.

1.3.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

Lies beyond the settlement boundary (Policy HP1) in the new Buckingham Neighbourhood Development Plan which passed referendum on 22nd January, 2026 and is due to be “made” by 26th March.

1.3.8 Please provide details of any important environmental features on or near the site:

No comment to add

1.3.9 Are there any important community assets near the site? Yes/No/Reasons

No comment to add

1.3.10 Are you aware of any previous promotion of this site for development?

Yes/No/Reasons

Yes. This site was brought forward during the Buckingham Neighbourhood Development Plan Scenario Consultation in 2023/24.

1.3.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

Yes. During the above mentioned Scenario Consultation, main concerns were additional traffic; pressure on schools and health services. There was also concern about further greenfield development.

1.3.12 Please provide any further local information or context that you think is relevant to the development of this site:

From the Scenario Consultation, it was evident that only significant provision of infrastructure would make this development acceptable. The main issue aside from schools and doctors, was a link/relief road running to the south. Tentative exploration of a conglomerate development with interested parties associated with the Buckingham South site to provide this infrastructure did not advance.

1.4 **Former Station Site off Station Road [OPUS 376] – unsuitable [*Trees and unacceptable harm on heritage assets*]**

1.4.1 Please give the site reference number: **OPUS 376**

1.4.2 Please give the site address (including postcode): **Former Railway Station Site, Station Road, Buckingham MK18 1AL**

1.4.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.4.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons
No, the Town Council would agree with the stated reasons, and would add that any loss of current parking facilities for the University of Buckingham Medical School site would cause significant traffic issues.

1.4.5 What opportunities and advantages could development of the site bring?

Additional residential facilities for the University

1.4.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons
Yes provision of alternative parking for the University of Buckingham Medical School and the residential accommodation. The Buckingham Design Code [Policy DH1 & M.3.i prohibits underground parking facilities due to flood risk] Recent developments in Tingewick Road have meant that traffic is using Hunter Street/Station Road/Chandos Road as an access to the secondary schools and to avoid the town centre. There is already significant road parking on the corner to narrow the road, and cause tailbacks at peak times.

- 1.4.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

- 1.4.8 Please provide details of any important environmental features on or near the site:

Local Green Space – Railway Walk and Scenic Walk, both provide significant wildlife sites as well as a green corridor connecting residential areas to the secondary schools and the facilities on the by-pass.

- 1.4.9 Are there any important community assets near the site? Yes/No/Reasons

Local Green Space – Railway Walk and Scenic Walk, both provide significant wildlife sites as well as a green corridor connecting residential areas to the secondary schools and the facilities on the by-pass

- 1.4.10 Are you aware of any previous promotion of this site for development?

Yes/No/Reasons

There was planning permission granted in 2019 which has now lapsed (17/00746/APP) There were 22 objections to that application.

- 1.4.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

22 objections were made to the application, 17/00746/APP

- 1.4.12 Please provide any further local information or context that you think is relevant to the development of this site:

The Town Council agrees with the stated reasons.

1.5 Station House [OPUS 3628] – unsuitable [*Unacceptable impact to woodland, Too small*]

- 1.5.1 Please give the site reference number: **OPUS 3628**

- 1.5.2 Please give the site address (including postcode): **Station House Buckingham MK18 1ST**

- 1.5.3 What is your connection with the site? (e.g. local resident, local councillor): **Town Council**

- 1.5.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No. The Town Council would support the stated reasons of unacceptable impact to woodland.

- 1.5.5 What opportunities and advantages could development of the site bring?

No comment to add

- 1.5.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to add

- 1.5.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

- 1.5.8 Please provide details of any important environmental features on or near the site:

Wooded area; Allotments

1.5.9 Are there any important community assets near the site? Yes/No/Reasons

Tingewick Road allotments; Station House is a non -designated historic asset; Bernwood Jubilee Way

1.5.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Yes -18/00216/APP Erection of 20 no. two bed flats Refused - 18/02733/APP Erection of 18 no. two bed flats Withdrawn - 19/01476/APP 20/00077/NON DET Erection of 9 dwellings and refurbishment of the existing property, Station House Appeal against non-determination Dismissed -22/02324/APP Erection of 8 new dwellings and the refurbishment of the existing Station House – refused.

1.5.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No comment to add

1.5.12 Please provide any further local information or context that you think is relevant to the development of this site:

There is a very narrow access road, and the site is small. It is difficult to accommodate appropriate access and parking of vehicles, as well as reasons stated above.

1.6 New College, Radclive [OPUS 1362] – unsuitable [*Coalescence between settlements and Settlement pattern*]

1.6.1 Please give the site reference number: **OPUS 1362**

1.6.2 Please give the site address (including postcode): **New College, Radclive, MK18 1ST**

1.6.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.6.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Potentially Yes but currently outside the settlement boundary in the new Buckingham Neighbourhood Development Plan.

1.6.5 What opportunities and advantages could development of the site bring?

Possible mixed use land to provide future employment land in addition to possible housing.

1.6.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, access to by-pass and adjustment to existing roundabout; relief road between A421 and A422 to avoid additional congestion to town centre. This is noted in the current Buckingham Transport Strategy.

1.6.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

1.6.8 Please provide details of any important environmental features on or near the site:

Bernwood Jubilee Way

1.6.9 Are there any important community assets near the site? Yes/No/Reasons

Allotments and new cemetery across A421

1.6.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

No

1.6.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No

1.6.12 Please provide any further local information or context that you think is relevant to the development of this site:

Land presents an opportunity for a western relief road between A421 and A422, the need for which was identified by the Buckingham Transport Strategy.

It is stated that “*Coalescence*” is a reason for deeming the site unsuitable. However, in terms of consistency the same argument is not made in relation to Site named *Buckingham South* in relation its southern border with Lenborough which is absolutely adjacent and not just proximate. Buckingham South site is also almost proximate to south and east with developed area of Gawcott.

1.7 Land south of Brackley Road (Buckingham Neighbourhood Plan Reserve Site M) [OPUS 503] – unsuitable [*Flood risk, unacceptable harm on landscape and unacceptable intrusion into the open countryside.*]

1.7.1 Please give the site reference number: **OPUS 503**

1.7.2 Please give the site address (including postcode): **Land south of Brackley Road (Buckingham Neighbourhood Plan Reserve Site M), MK18 1JD**

1.7.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.7.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Potentially yes. This was allocated as Reserve Site M in the 2015 Buckingham Neighbourhood Plan; was originally allocated in VALP but removed after comments by then Buckinghamshire County Highways Department due to potential additional congestion in town centre.

1.7.5 What opportunities and advantages could development of the site bring?

Additional housing and a western relief road between A421 and A422 in conjunction with OPUS 1362 [New College, Radclive]

1.7.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, there would need to be a relief road to avoid town centre congestion – Buckingham Transport Strategy

1.7.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

1.7.8 Please provide details of any important environmental features on or near the site:

No comment to add

1.7.9 Are there any important community assets near the site? Yes/No/Reasons

No comment to add

1.7.10 Are you aware of any previous promotion of this site for development?

Yes/No/Reasons

Yes, as noted this was allocated as Reserve Site M in the BNDP 2015, and initially in VALP 2021 before being withdrawn for reasons noted above.

1.7.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No comment to add

1.7.12 Please provide any further local information or context that you think is relevant to the development of this site:

Currently this does lie outside the settlement boundary (Policy HP1) in the new Buckingham Neighbourhood Development Plan. The Town Council supports this site in principle for future development if associated infrastructure of western relief road is part of the application. This may need to be considered along with OPUS 1362 [New College, Radclive]

1.8 West End Farm, Brackley Road, Buckingham – unsuitable [*Unacceptable harm on Landscape and Unacceptable harm on heritage assets and Settlement pattern*]

1.8.1 Please give the site reference number: **OPUS 736**

1.8.2 Please give the site address (including postcode): **West End Farm, Brackley Road, Buckingham MK18 1JA**

1.8.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.8.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No. The Town Council would support the reasons stated in HELAA

1.8.5 What opportunities and advantages could development of the site bring?

No comment to add.

1.8.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, access onto A422 – tight bend; across from employment land site entrance; pavement and street lighting would be required for safe pedestrian access

1.8.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

The Town Council would not wish to see development to the north of the A422 due to proximity to the Listed Stowe School building and the National Trust Landscaped Gardens, and any intrusion to the views from Stowe Avenue leading to these sites.

1.8.8 Please provide details of any important environmental features on or near the site:

Adjacent to Brackley Road cemetery; significant tree specimens and wildlife area.

1.8.9 Are there any important community assets near the site? Yes/No/Reasons

Victorian Villas on Brackley Road are non-designated historic assets from new Buckingham Neighbourhood Plan Policy DH2; Brackley Road cemetery is a peaceful tranquil area for residents.

1.8.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Yes. Demolition of existing buildings and erection of 75 extra care units, ancillary community facilities, including ancillary guest room, parking landscaping and associated work(16/00847/APP) refused; 16/A0847/DIS; 18/04290/APP

1.8.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

Application gave a report on feedback obtained by developer:

https://publicaccess.aylesburyvaledc.gov.uk/online-applications/files/8718335834F5A3C579719AA28D66DFEE/pdf/16_00847_APP-160303_BUCKINGHAM_SOCIAL_FINAL_VERSION.COMPRESSED-1514886.pdf

Note that there was a lot of concern re traffic.

1.8.12 Please provide any further local information or context that you think is relevant to the development of this site:

The Town Council has opposed several applications. The site may well have been an “execution cemetery” in medieval times as a result of evidence uncovered in a major excavation with results reported in December 2025.

1.9 Site north of A422 Brackley Road, Buckingham [OPUS 3354] – unsuitable [Unacceptable harm on landscape, Unacceptable intrusion into the open countryside and Settlement Pattern]

1.9.1 Please give the site reference number: **OPUS 3354**

1.9.2 Please give the site address (including postcode): **Site north of A422 Brackley Road, Buckingham MK18 1JA**

1.9.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.9.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No. The Town Council agrees with the stated reasons and would add that it lies outside the settlement boundary (Policy HP1) in the new Buckingham Neighbourhood Development Plan which passed referendum on 22nd January, 2026 and is due to be “made by 26th March.

1.9.5 What opportunities and advantages could development of the site bring?

None identified

1.9.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Safe access to A422. Extension of pavement and street lights to allow pedestrian access – leading to light pollution.

1.9.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

The Town Council would not wish to see development to the north of the A422 due to proximity to the Listed Stowe School building and the National Trust Landscaped Gardens, and any intrusion to the views from Stowe Avenue leading to these sites.

1.9.8 Please provide details of any important environmental features on or near the site:

No comment to add

1.9.9 Are there any important community assets near the site? Yes/No/Reasons

No comment to add

1.9.10 Are you aware of any previous promotion of this site for development?
Yes/No/Reasons

No comment to add

1.9.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No comment to add

1.9.12 Please provide any further local information or context that you think is relevant to the development of this site:

This land appears to have been at one point divided into smaller plots for sale. There are two plots currently being marketed for “woodland or agricultural” use, but in preparations for BNDP 2015 the Town Council was approached by individuals who had purchased plots believing them to be “self-build” plots.

Given the recent important archaeological finds in the adjacent OPUS 736 [West End Farm, Brackley Road Buckingham] it is highly likely that significant archaeological appraisal would be required.

1.10 Tingewick Road, Industrial Estate, Buckingham [OPUS 133] – unsuitable for residential– [*existing employment land*] – This is identified as Site D in Appendix A of the new BNDP as a brownfield residential site – this appears inconsistent.

1.10.1 Please give the site reference number: **OPUS 133**

1.10.2 Please give the site address (including postcode): **Tingewick Road, Industrial Estate, Buckingham, MK18 1FY**

1.10.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

1.10.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes. It is identified as Site D in Appendix A of the Buckingham Neighbourhood Development Plan which passed referendum on 22nd January, 2026 and will be made by 26th March. The Town Council believe that this site may be deliverable within the plan period.

1.10.5 What opportunities and advantages could development of the site bring?

Residential housing within existing built up area by use of brownfield site.

1.10.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to add

1.10.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

1.10.8 Please provide details of any important environmental features on or near the site:

River Great Ouse

1.10.9 Are there any important community assets near the site? Yes/No/Reasons

Yes – River Great Ouse – blue corridor

1.10.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Yes – Site D Appendix A pertaining to Policy of new Buckingham Neighbourhood Development Plan

1.10.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

This has been tested at two rounds of public consultation and has not drawn any adverse comments.

1.10.12 Please provide any further local information or context that you think is relevant to the development of this site:

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). 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.

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 warrant protection. Benefits from existing access from Tingewick Road and in close proximity to the town centre, bus routes, walking and wheeling connections.

Site area: 0.38 ha Site capacity: approx. 0.304ha Housing delivery maximum @ 30dph = 9 homes.

This may too small a site for HELAA but Town Council would seek recognition of its potential to deliver houses within the plan period.

2. Suitable Sites

2.1 Bourton Meadow [Canal Site BNDO CLH2] [OPUS 3263]

2.1.1 Please give the site reference number: **OPUS 3263**

2.1.2 Please give the site address (including postcode): **Bourton Meadow, Buckingham MK18 1YS**

2.1.3 What is your connection with the site? (e.g. local resident, local councillor): **Town Council**

2.1.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes this site is allocated in the new Buckingham Neighbourhood Development Plan (Policy CLH2).

2.1.5 What opportunities and advantages could development of the site bring?

Canal Heritage Interpretation centre/community facility potential for visitors to boost economy

Support for the canal area and its wildlife

2.1.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Access for both vehicle and pedestrian traffic to access by-pass and town centre.

2.1.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

2.1.8. Please provide details of any important environmental features on or near the site:

Grand Union Canal area and associated flora and fauna; Ouse Valley Way; Great Ouse River

2.1.9 Are there any important community assets near the site? Yes/No/Reasons

Ouse Valley Way and Grand Union Canal area

2.1.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Current promotion and site allocation through Policy CLH2 of the new Buckingham Neighbourhood Development Plan

2.1.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

Buckingham Neighbourhood Development Plan consultation – residents have been mainly supportive of this development

2.1.12 Please provide any further local information or context that you think is relevant to the development of this site:

The new Buckingham Neighbourhood Development Plan having passed referendum on 22nd January, 2026, and due to be “made” by 26th March allocates this site under Policy CLH2 for residential development. As noted, this was a well-supported policy during consultations.

2.2 Land East of Gawcott Road - formerly George Brown's [OPUS 3152] – suitable [30 homes]

2.2.1 Please give the site reference number: **OPUS 3152**

2.2.2 Please give the site address (including postcode): **Land East of Gawcott Road, Buckingham, MK18 1DR**

2.2.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

2.2.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes. The site is identified as Site F in Appendix A of the new Buckingham Neighbourhood Development Plan as a potential brownfield site. This pertains to Policy HP2 of the new BNDP.

2.2.5 What opportunities and advantages could development of the site bring?

New sustainable housing from a brownfield site located within the built up area of the town.

2.2.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to make

2.2.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

Loss of employment land; proximity to A421 in terms of noise.

2.2.8 Please provide details of any important environmental features on or near the site:

No, this is an active brownfield site.

2.2.9 Are there any important community assets near the site? Yes/No/Reasons

No

2.2.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Not for residential purposes.

2.2.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

A few concerns about loss of employment land

2.2.12 Please provide any further local information or context that you think is relevant to the development of this site:

The original business – George Brown’s has closed, but the site has found a tenant at the present time. The site was included in the new Buckingham Neighbourhood Development Plan in anticipation that it may well come forward within the lifetime of the plan. It is viewed as being adjacent to the existing Mount Pleasant estate, with local green space and Scout Hut, as well as providing walking access to the town and schools.

2.3 Former Inov8 site, Tingewick Road, Buckingham [OPUS 372] – suitable [213 student homes]

2.3.1 Please give the site reference number: **OPUS 372**

2.3.2 Please give the site address (including postcode): **Former Inov8 site, Tingewick Road, Buckingham MK18 1DY**

2.3.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

2.3.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes, the Town Council would welcome development of this site either as housing or as specific student accommodation. It is not clear however, if the intention is also to build University teaching buildings as well as student housing.

The site is included as Site E in Appendix A of the new Buckingham Neighbourhood Development Plan as a potential brownfield site. This pertains to Policy HP2 of the new Buckingham Neighbourhood Development Plan.

2.3.5 What opportunities and advantages could development of the site bring?

Opportunity to add to sustainable housing within the built-up area of the town; the transformation of an ugly derelict site; or provision of student accommodation to alleviate pressure on the town’s rental market, and concerns over use of HMOs.

2.3.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes, flood risk: “The eastern boundary of the site falls within flood zone 3 which should be 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 development the site is not sequentially preferable 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 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.” Appendix A to Buckingham Neighbourhood Development Plan.

2.3.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

Deliverability within the Plan period.

2.3.8 Please provide details of any important environmental features on or near the site:

Great River Ouse and any pedestrian crossings of that river

2.3.9 Are there any important community assets near the site? Yes/No/Reasons

There are a number of listed buildings adjacent to the site; Norton House; Prebend House on Hunter Street and non-designated local heritage asset, Salisbury Cottages in Bath Lane.

The site is also adjacent to the Conservation Area

2.3.10 Are you aware of any previous promotion of this site for development?
Yes/No/Reasons

Yes. 19/04177/ADP approved [presume now lapsed]; 13/03041/AOP

2.3.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

Yes, lack of development.

2.3.12 Please provide any further local information or context that you think is relevant to the development of this site:

As noted it is identified as Site E in Appendix A of the new Buckingham Neighbourhood Development Plan in relation to Policy HP2; it should be noted other policies within the new Buckingham Neighbourhood Development Plan 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.

2.4 Land off Tingewick Rd (formerly part of Tingewick Rd Industrial Est), Buckingham [OPUS 1209] [44 homes]

2.4.1. Please give the site reference number: **OPUS 1209**

2.4.2 Please give the site address (including postcode): **Land off Tingewick Rd (formerly part of Tingewick Rd Industrial Est), Buckingham MK18 1SU**

2.4.3 What is your connection with the site? (e.g. local resident, local councillor): **TOWN COUNCIL**

2.4.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes – but Town Council would strongly oppose a house density of 100 dph in principle

Alongside the recent residential development of Foundry Drive and on Tingewick Road, the area is developing as a residential suburban part of the town.

2.4.5 What opportunities and advantages could development of the site bring?

Benefits from existing access from Tingewick Road and in close proximity to the town centre, bus routes, walking and wheeling connections

2.4.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to add

2.4.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

2.4.8 Please provide details of any important environmental features on or near the site:

Reasonable proximity to River Great Ouse

2.4.9 Are there any important community assets near the site? Yes/No/Reasons

No comment to add

2.4.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

No comment to add

2.4.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No comment to add

2.4.12 Please provide any further local information or context that you think is relevant to the development of this site:

The Tingewick Road area has a number of recently developed residential sites as well a number of potential sites identified both in the HELAA and the new Buckingham Neighbourhood Development Plan. Such concentrated development makes the potential of offering additional services more viable.

2.5 Western Avenue Garages [OPUS 3540] -site identified has no record of garages. [17 homes]

2.5.1 Please give the site reference number: **OPUS 3540**

2.5.2 Please give the site address (including postcode): **Western Avenue Garages, Buckingham MK18 1LD**

2.5.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

2.5.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

No and most definitely not at 100dph

2.5.5 What opportunities and advantages could development of the site bring?

None

2.5.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to add

2.5.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

This is a local amenity area. Western Avenue already has a traffic issue when used as a rat run to avoid the town centre, so additional traffic and parking issues would only heighten this issue.

2.5.8 Please provide details of any important environmental features on or near the site:

Local green amenity area

2.5.9 Are there any important community assets near the site? Yes/No/Reasons

Yes, green space

2.5.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

AVDC applied for permission in 1978 for 6 houses on land adjacent to 62 Western Avenue and 72 Overn Avenue. (78/01836/AV – no map on file) although approved, no further action was taken.

2.5.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

As a general point, feedback during recent consultations was highly focussed on the value of green space both within and around developments.

2.5.12 Please provide any further local information or context that you think is relevant to the development of this site:

This would appear to be a loss of a valued green amenity area without much return, as the suggested density of 100dph is clearly unsuitable. As noted, there is an existing issue of Western Avenue as a rat run to avoid town centre congestion.

There is no known history of this site housing garages, so it should be classified as greenfield by default. The Town Council suggests that this may be the result of confusion with other nearby sites. The vacant garage court on Western Avenue (behind numbers 1-11 at the Moreton Road end, and behind The Pightle flats) have not been included in the HELAA. Both are ex-AVDC land. The eastern one has had no development proposed, and The Pightle had a proposal for 8 dwellings dismissed at appeal (20/02511).

Please also see ENV4 (and supporting text para. 4 for flats) in relation to the provision of private green space.

2.6 Verney Close [OPUS 3180] – [22 homes]

2.6.1 Please give the site reference number: **OPUS 3180**

2.6.2 Please give the site address (including postcode): **Verney Close Buckingham MK18 1JP**

2.6.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

2.6.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes, Part of site identified as such as Site C in Appendix A pertaining to Policy HP2 in the new Buckingham Neighbourhood Development Plan passed by referendum on 22nd January and to be made by 26th March 2026.

However, density of 100dph as indicated would be entirely inappropriate to this site in an historic market town. The Town Council would refer to the new Buckingham Neighbourhood Development Plan Appendix A for density -Housing delivery maximum @70m2 (three storey building) =10 flats

2.6.5 What opportunities and advantages could development of the site bring?

No comment to offer

2.6.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

No comment to offer

2.6.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to offer

2.6.8 Please provide details of any important environmental features on or near the site:

Local Green Space adjacent; River Great Ouse proximity.

2.6.9 Are there any important community assets near the site? Yes/No/Reasons

Yes, site is proximate to Local Green Space as designated in ENV5.A as site O, carried over from 2015 Buckingham Neighbourhood Development Plan original designation.

Site is within the Conservation Area

Christ's Hospital and The White House are the closest Listed Buildings at the entrance to Verney Close.

The Old Post Office is a non-designated local heritage asset.

The former Red Cross Centre is run by the parish church as a community hub.

The Buckingham Library & Adult Learning Centre are situated in Verney Close across from this site.

2.6.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

Planning application for 6 flats at Verney Close was dismissed at appeal (20/01333). The Town Council objection at that time was that the Lace Hill Medical Centre was underway to replace this health centre site.

2.6.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

During recent consultations on the new Buckingham Neighbourhood Development Plan, some residents expressed a view that they would like to see town centre medical facilities retained, but most were content if the Lace Hill Medical Centre progressed. This would also comply with Policy CLH3 of the new Buckingham Neighbourhood Development Plan.

2.6.12 Please provide any further local information or context that you think is relevant to the development of this site:

As the Lace Hill Medical Centre is well under construction, this site will be released under CLH3.C of the new Buckingham Neighbourhood Development Plan.

The site was originally the Nurses' Home for the Buckingham Hospital.

The other part of the site is currently a valued community asset run by Buckingham Parish Church. The Centre provides community support through drop-in sessions; a Repair Café and a site for the Buckingham Food Bank. The Town Council would wish to see alternative facilities provided before this part of the site was developed.

2.7 Buckingham South – see NESS. [3,000 homes] This includes the HP3 site from the BNDP.

2.7.1 Please give the site reference number: **No OPUS Number given**

2.7.2 Please give the site address (including postcode): **Buckingham South**

2.7.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

2.7.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Only partially Yes. Concern regarding coalescence with Lenborough and Gawcott at southern and eastern boundaries, especially when that is also used as a justification for deeming New College, Radclive OPUS 1362 as unsuitable for proximity to Radclive settlement.

Greater clarity is needed as to projected number of houses – there are varying figures from 4,925 homes in NESS based on a density of 50dph which the Town Council would consider inappropriate for an edge of settlement development of an historic market town into open countryside. HELAA notes as 3,000 and it is stated that 2650 homes within the plan period as a conclusion.

2.7.5 What opportunities and advantages could development of the site bring?

Employment land of 1.7ha – new opportunities for current or new businesses. Possible replacement for Tingewick Road site losses. Excellent opportunity to provide possibility of active transport to work, particularly for residents in outer estates and also Gawcott.

2.7.6 Are there infrastructure issues that would have to be addressed in the development of this site? Yes/No/Reasons

Yes

For such a large development greater clarity will be required as to phasing in relation to the current sewerage capacity issues and water supply from current Anglian Water. It is noted that the assumption in NESS is the Steeple Claydon Sewage Treatment Works would be used. Given that significant development is proposed around Steeple Claydon itself [Steeple Claydon New Town – 2 sites requiring further assessment]– there would need to be more evidence of capacity if this proposal was brought forward.

The Town Council consider this site, with potentially well over 4000 homes to be on a par with developments such as Berryfields, to the north of Aylesbury. It is noted that substantial infrastructure was provided at that development including a new secondary school, two primary schools, a link road, a local centre with shops, a health centre and a care home, and the Town Council and residents of Buckingham would expect comparable infrastructure to be delivered from this site. The local centre would be in addition to the one proposed in BNDP HP3 development, although forming part of this site and consideration would need to be given as to either extension of the proposed primary school under that development, or whether one or even two more, would be required.

The site of the new secondary school is a point of interest. The Town Council notes that Horizon Park OPUS 937 [Coopers Yard, Radclive Road, Gawcott MK18 4JB] was brought forward for “education” but is proposed as “employment”. Is this site being considered for a new secondary school for the Buckingham South and other adjacent developments within Tingewick, Maids Moreton, Gawcott with Lenborough, Thornborough, Padbury, Westbury as well as Buckingham?

2.7.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

The Town Council also note that the site stretches into 2 other parishes. Those developments lying within Buckingham would be subject to the policies within the Buckingham Neighbourhood Development Plan, in particular the Design Code as per Policy DH1 and Appendix C. It is unclear how development in the other two parishes would be affected. It would be necessary to have a Masterplan which incorporates the Buckingham Design Code into the whole site’s development for consistency. This Masterplan could also be used to deliver the link/relief road through the development.

2.7.8 Please provide details of any important environmental features on or near the site:

Hazel dormice are a priority protected species and the Town Council would want to see robust protection and buffers for their habitat within any development.

2.7.9 Are there any important community assets near the site? Yes/No/Reasons

No comment to add

2.7.10 Are you aware of any previous promotion of this site for development?
Yes/No/Reasons

As noted part of the site is allocated in the Buckingham Neighbourhood Development Plan as Policy HP3. Please note that the boundary of this site with the Town Council's cemetery and allotments is incorrectly shown on the HELAA interactive map.

Another part of the site was granted planning permission for up to 300 residential homes and retaining 1.7ha of employment land. This was the former Site Q in the 2015 Buckingham Neighbourhood Development Plan and the employment land is allocated under Policy EE2 of the new Buckingham Neighbourhood Development Plan passed by referendum on 22nd January, 2026 and to be made by 26th March 2026. The Town Council would wish to see this more clearly denoted on the interactive map and more clearly described in the NESS rather than one line.

2.7.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

Yes. Early discussions in the Buckingham Strategic Consultations ahead of the new BNDP suggested that developers would need to see more supporting evidence of need for link road to gain support of local residents for such major development.

2.7.12 Please provide any further local information or context that you think is relevant to the development of this site:

Please note that the boundary map on HELAA interactive site map is incorrect in relation to the northwest boundary with the Town Council's land for cemetery and allotments. Further details are set out in a separate e-mail sent to planningpolicyteam.bc@buckinghamshire.gov.uk on 5th March, 2026.

The Town Council would offer the following additional information/corrections to the relevant parts of NESS:

Highways Network Implications & Mitigations: **A421 Review published as part of the evidence in support of Local Plan leans towards roundabout improvements. Early discussions in the Buckingham Strategic Consultations suggested that developers would need to see more supporting evidence of need for link road. In addition there would need to be more up-to-date work to show the impact of both St Rumbolds and the new Osier Way development on the Tingewick Road roundabout as to whether this would not just cause more congestion. Assuming the roundabout meant is the one off to Tingewick just at the dualling – this would potentially cross Radclive Road and Gawcott Road – how would this be achieved?**

Public Transport: **There is a bus stop at Tesco's on the London Road which serves a number of services including X5 Oxford/Bicester/Bedford/Milton Keynes and X6 Aylesbury/Milton Keynes as well as more local services. This would potentially serve at least the eastern part of the development. It is not necessary to go into the town centre to access these services.**

Public Transport Implications and Mitigations: **The X5 does make a couple of stops in Bicester [as it also does in Buckingham at present] but it is largely a longer distance service and adding delay by further stops might well jeopardise the existing service. This needs to be considered in the round with the other developments that are suggesting bus stops on the A413.**

In relation to running buses through estates – there is the question of design and size of roads [easier if there is a relief/link road] as well as the history of non-delivery –

Lace Hill, and the more frequent service to Maids Moreton to serve the Moreton Road development to the north of the town.

It is understood that bus companies seek significant sums in subsidy as well as initial contributions from development contributions in order to provide/maintain routes. The Town Council queries whether this lends itself to medium/long term viability.

Active Transport Implications & Mitigations: There is a cycleway on A413 – partly into town – this would assist to the east. You can walk into town on A413 if pavements are extended, unless the distance is considered too great.

National Cycle Route 50 on Gawcott Road to the west of the development passes through Buckingham.

The Railway walk goes to the western side at the University grounds, and may serve the Royal Latin School entrance in Chandos Road – but it less likely to serve the Buckingham School which has its entrance on London Road [A413]. It is not proximate to main shops and services and would be a long way to carry shopping back, especially to the more southern areas of the site.

Again some holistic consideration should be given to the number of crossings planned for the by-pass – there will be a new one for CLH2 allocation [Bourton Meadow OPUS 3262]; if Manor Farm site wins upcoming appeal, another crossing point is advocated; it is very clear that significant congestion is caused at the Tesco roundabout by the pelican crossing at the Tesco bus stop with traffic frequently backing up on the roundabout, especially at peak times. There is also a Pegasus crossing – less frequently used, but there is to be an enhanced crossing for the new development behind Wipac [already part of this allocation] to connect to community facilities in Lace Hill, so a similar effect may be generated with cumulative effect on traffic.

The Town Council consider that this is an opportunity to provide a relief /link road to the south by requiring developers of this site to build sections of this road. This would alleviate some of the issues of crossings on the by-pass and associated traffic congestion.

“Small-scale” would that be the Buckingham Industrial Estate and the Swan Retail Park, the former is considered a key employment site in terms of employment in the draft Local Plan. It would also be appropriate to mention the 1.7ha which is part of this site.

Economy: Faccenda does not operate any direct employment premises in Buckingham. It may own property in Gawcott but there are no obvious direct employment opportunities. More specific reference might be made to the motor trade/motor sport businesses to be found in Buckingham such as Wipac.

It should be noted that the Silverstone Enterprise Zone cannot be accessed by public transport; the proposed cycleway is some way off being delivered; and the Dadford Road is not a great road which means that traffic uses the by-pass or A422 to connect with A43.

The Town Council would wish to see more prominence and definition given to the 1.7ha employment land site [Policy EE2 of the new BNDP]. The Town Council would suggest a marketing strategy for this land in conjunction with Buckinghamshire

Council Economic Development and other interested parties to identify relevant industry sectors and to produce a prospectus for this employment land opportunity.

3.Potentially suitable sites but too small for HELAA

3.1 London Road [Site K Riverside Print works in BNDP] [OPUS 3179] -

3.1.1 Please give the site reference number: **OPUS 3179**

3.1.2 Please give the site address (including postcode): **London Road, MK18 1AF**

3.1.3 What is your connection with the site? (e.g. local resident, local councillor) **Town Council**

3.1.4 Is the site suitable in principle for the proposed use? Yes/No/Reasons

Yes – suitable – identified as Site as Made NP Site K in Appendix A pertaining to Policy HP2 in the new Buckingham Neighbourhood Development Plan passed by referendum on 22nd January, and to be made by 26th March 2026 Site may be suitable for inclusion in HELAA if flatted development is considered. Housing delivery maximum @ 30dph = 5 homes OR Housing delivery maximum @ 70m2 (3 storey building) = 36 flats

3.1.5 What opportunities and advantages could development of the site bring

Opportunity to deliver new homes in a sustainable location within the built-up area of the town.

3.1.6 Are there infrastructure issues that would have to be addressed in the development of this site?Yes/No/Reasons

No comment to add

3.1.7 Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site:

No comment to add

3.1.8 Please provide details of any important environmental features on or near the site:

River Great Ouse

3.1.9 Are there any important community assets near the site? Yes/No/Reasons

Listed Building – Nos 62 & 65 Well Street

Non-designated local heritage assets – Nos 63 & 64 Well Street and the Well Street Centre.

Within Conservation Area

3.1.10 Are you aware of any previous promotion of this site for development? Yes/No/Reasons

No comment to add.

3.1.11 Have any issues been raised by local residents or businesses in relation to development of the site? Yes/No/Reasons

No comment to be add.

3.1.12 Please provide any further local information or context that you think is relevant to the development of this site:

In a prominent location within the Buckingham Conservation Area forming part of the key 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 of 2015. Mineral Safeguarding Area but meets development exempt from Waste Plan Policy 1 (urban area site less than 0.5 ha). 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, the significance and setting of nearby listed buildings, and to discover archaeological information.

Allocated in the previous Buckingham Neighbourhood Development Plan for residential development. Bordered to the north and east 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.

3.2 Bath Lane [OPUS 2] – no comment to offer.

4.Sites deemed unsuitable considered as employment land.

4.1 Home Farm Yard & Paddock [OPUS 163] – Existing employment site - support

4.2 Tingewick Road Industrial Site [OPUS 133] Existing employment site - see entry above as 1.10.

5. Sites deemed suitable for employment land

5.1 Scrap Yard [OPUS 3181] [employment 0.11ha] – support as employment land. There are known flooding issues which would make it unsuitable for change of use to residential.

5.2 Land between Osier Way and Natco spice factory, Buckingham [OPUS 2856] 0.98ha – [employment] support but note that this lies in Gawcott and not Buckingham as per HELAA map interactive map notes

5.3 Wharf Yard [OPUS 2855] –[0.6ha employment] – support but possible mixed use with additional possibility of leisure.

6.Further adjacent sites which may use shops and services within Buckingham

Gawcott with Lenborough (248 new homes)

6.1 Land east of Hillesden Road and north of Lenborough Road, Gawcott OPUS 5072 – 98 homes

6.2 Land off Hillesden Road, Gawcott OPUS 5068 part suitable – 125 homes

6.3 Land south of The Rise, Gawcott OPUS 3682 suitable 25 homes

Maids Moreton (17 new homes in addition to recent allocations)

6.4 Land off Towcester Road, Maids Moreton OPUS 3085 17 homes

Tingewick (207 new Homes)

6.5 part of Rookery Farm, Tingewick OPUS 161 part suitable -32 homes

6.6 Land at Parsonage Farm, Barton Road OPUS 551- 75 homes

6.7 Wood Lane, Tingewick OPUS 1400 - 100 homes

Thornborough (16 new homes)

6.8 Land south of Nash Road Thornborough OPUS 561 -16 homes

488 new homes that will look to Buckingham for shops and services.

Padbury [possibly shared services with Winslow] (235 new homes)

6.9 Land south west of Buckingham Road, Padbury OPUS 1044- 209 homes Padbury

6.10 Land off 7 Bennetts Close, Padbury OPUS 3352- 26 homes Padbury

Westbury [possibly some services in Brackley but health & schools in Buckingham] (65 new homes)

6.11 Land south of Brackley Road, Westbury OPUS 713 -65 homes

It is recommended that the following comment is made in relation to the sites listed in 6.1-6.11 under the question “*Please provide any further local information or context that you think is relevant to the development of this site*”:

Secondary school, health and other services and facilities will need to be provided by Buckingham as adjacent Tier 2 settlement. What provision is made for early extension of health and educational facilities in Buckingham to avoid delay in accommodating this expansion of nearly 500 new homes reliant on Buckingham for almost all services, in addition to the new allocations in Buckingham?

It will be essential to ensure that all proposed sites are included in the further modelling suggested in the A421 Review to ensure that the A421 can cope with all the increased traffic. The residents will need to access shops, services, health care, leisure and sports facilities and educational sites. It should be ensured that developer contributions to this, and any improvements are earmarked.

Possible Impact

6.12 Turweston Aerodrome 3000 in plan period – 3840 overall – may use Brackley for services but Schools & Health

6.13 Steeple Claydon New Town – 2 sites Schools & Health

6.14 Beachampton - Schools

It is recommended that the following comment is made in relation to the sites listed in 6.12-6.14 under the question *“Please provide any further local information or context that you think is relevant to the development of this site”*:

Turweston and Beachampton cannot rely on extension of such facilities as health and schools to new developments on the Buckinghamshire side of the boundary. This has already been demonstrated in the Shenley End site in VALP. In both cases, the nearest Tier 2 settlement within Buckinghamshire is Buckingham. It is not clear as to how the services and infrastructure will be apportioned and whether, Beachampton in particular will be self-sufficient given projected size of 10,000 + homes. There will still be the possibility that 30% of the secondary school age children will be eligible for the Royal Latin School in Buckingham (as would Turweston residents at 3,000+ and Steeple Claydon 4000+).

All sites would place additional pressure on the A421. The A421 Review states that further modelling is required as to junction amendment – it is assumed that these proposed developments will be fed into that modelling alongside the proposed developments at Buckingham South.

Although there is potential for extension at the new Lace Hill medical facility in Buckingham, it should be ascertained whether this is sufficient for Turweston & Steeple Claydon. Steeple Claydon currently has a satellite surgery from the Swan Practice. It is noted that NESS suggests that healthcare would also be self-sufficient here. The size of Beachampton should provide a new medical facility.

There would appear to be a potential impact on the Royal Latin School, the Buckingham School and Furze Down Sixth Centre located in Buckingham.

It is submitted that these implications be assessed when allocations are being made and the cumulative effect of both Buckingham’s own allocations as well these additional large allocations proximate to Buckingham.

Minute No.	Action	Action Required	Update	Deadline
632/21	Two-part approach and arts and cultural centre funding	<p>1.1 It is recommended that from now onwards the Council takes a two-part approach to all large new developments, of providing a response to the planning applications, but also providing a S106 request in detail at the earliest possible stage, making it clear that this in no way detracts from any overall opposition to a development.</p> <p>1.2 The Council requests that the Sport and Leisure contributions for both Osier Way and Moreton Road requests are allocated towards the cost of providing an arts and cultural venue in Buckingham. Members agreed unanimously</p>	Dates set for WG	Ongoing
395	Consultation on future development Motion by Cllr. Stuchbury.	That Buckingham Town Council seeks an early meeting with the appropriate Buckinghamshire Council officers to obtain the maximum amount of information relating to future development plans for Buckingham. Key areas include, but are not limited to, housing numbers, highways development infrastructure and education provision as they relate to the revised Buckingham Neighbourhood Plan. Any such plan needs to be drafted in a robust and legal manner, thus recognising and being capable of informing future decisions by Buckingham Town Council.	Response to BC Local Plan on agenda	On agenda
454/22	St. Rumbold's Field green spaces	<p>It is recommended that members agree that the adoption is dependent on:</p> <p>a) The completion of all required elements to a sufficient standard, including footpaths, street furniture, planting as per the agreed plans (to be confirmed by BTC officers following legal advice).</p> <p>b) The public right of way crossing St. Rumbold's Park is completed and open to the public and access to Gawcott Road is resolved.</p> <p>c) Means of vehicular access to St. Rumbold's Park is provided from either Penda Road or Oswald Way.</p> <p>It is recommended that Members agree to take specialist legal advice with the costs to come from the commuted sum. It is recommended that Members agree to allow the Town Clerk to negotiate on the Town Council's behalf but not to accept a commuted sum. AGREED unanimously.</p>	Waiting on the adoption of drainage and final snagging. Has been chased	Ongoing
379/23	Cemetery consultation and resolution	Cllr. Stuchbury Proposed that we ask Officers to write a summary of the main hurdles in reaching this conclusion. Seconded by Cllr. Willett. Members unanimously AGREED	In progress	
246/25 15/9/25	Motion: Cllr. Harvey	"This Town Council stands in support of the campaign to make play, parks, open spaces and playgrounds to be more designed for girls and young women, not just boys and young men, (see the make space for girls website), and we will make sure we consider and engage with young women and girls when developing and planning play activities and spaces (as well as others of course!) To this end, we agree to ask the Town Clerk to produce a report to assemble existing measures (including those detailed in the draft Neighbourhood Plan) and propose what more the Town Council might do in support of this campaign."	Under discussion with the green spaces working group - to identify practical applications.	Ongoing

Minute No.	Action	Action Required	Update	Deadline
357/25 3/11/25	S106 wish list working group	Members AGREED the recommendation to establish a working group to review the current s106 wish list and identify potential future projects.	Dates set	Ongoing
451/25 15/12/25	Motion: Cllr. Haydock	Motion AGREED : A comprehensive 2026 review of the Climate Emergency Action Plan by a Working Group.	Preliminary work underway	
562/25 23/02/26	Buckinghamshire Council Local Plan	Recommendation AGREED to raise a Local Plan Working Group to draft TC's response to BC's 'Targeted engagement with town and parish councils and landowners'.	On agenda	On agenda