

IM/04/25

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm on Monday 20th April 2026 in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. R. Ahmed	
Cllr. T. Allen	
Cllr. F. Davies	Town Mayor/Chair
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. H. Mordue	
Cllr. J. Mordue	
Cllr. R. Newell	
Cllr. L. O'Donoghue	
Cllr. R. Poppe	
Cllr. A. Schaefer	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Three presenters	David Lock Associates and Hallam Land

Absent:

Cllr. L. Draper
Cllr. A. Mahi
Cllr. S. Singh

No members of the public attended and so there was no public session.

Members held a minute's silence to honour Mr. Tony Checkley, Friend of Buckingham, who has sadly passed away.

661/25 Apologies for absence

Members received apologies from Cllr. Draper, Cllr. Mahi and Cllr. Singh.

662/25 Declarations of interest

Cllr. Stuchbury is the chair of the Buckingham and Gawcott Charitable Trust.

663/25 Land to the Southwest of Buckingham (BNDP Policy HP3)

Members received a presentation from David Lock Associates and Hallam Land. They offered information from the outline planning application:

- 800 dwellings, a local centre and a primary school.
- The public consultation in October 2025 noted concerns about access and the mitigation of flood risk.
- Active travel routes have been considered.
- The primary school will be centrally located.
- They have changed the location of the development centre which will now be cited next to the school.
- There is a possible commercial element located at the gateway of the development.

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

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- There are two points of access: one onto the existing Tingewick Road roundabout and the second will be directly off the Gawcott Road.
- Green links provide green space, giving opportunities for swales and surface drainage alongside a leisure network.
- The play area is adjacent to the primary school.
- As many of the hedgerow features as possible will be preserved, but the urban design officer has suggested that there may be some circumstances where it is appropriate to remove a section in order to open up an area for ease of movement.
- There will be a landscape edge at the lowest point of the site where surface water will naturally fall. The plan has been designed with surface water conveyance in mind.
- Just north of the roundabout is a second land parcel and this is where a second attenuation basin will help further store and control flows and manage surface water.
- There will be two signalised pedestrian crossings on the eastern and western edges of the site.
- There will be new cycle and footways.
- The Development Framework Plan secures all key parameters.
- The next step is to prepare the outline planning application later this spring. A formal consultation period will follow this and there will be ongoing engagement with the Town Council.

Councillors raised the following points:

- Type of crossings – this is a busy road.
- The siting of the commercial centre is important – it should be visible from the road and accessible from St. Rumbold's Fields.
- Consideration must be given to the wildlife when removing sections of the hedgerow
- Attenuation pond – the River Ouse cannot take additional water.
- Where can people meet up?
- Crossing locations, the lack of lighting and path on one side only on the Tingewick Road.
- Lack of infrastructure.
- Properly defined roads and signposts.
- Public footpath across the site – has a crossing been considered there?
- Dropped kerbs opposite each other for ease of movement for wheelchairs/ prams/ scooters.

The received response was that there will be two Toucan crossings – they have considered the public footpath, but it would affect traffic flow and has implications. The site should make the movement of water a little better and will not make it worse - the same amount of water will flow but it will move more slowly. The community focus will be the centre. They are keen to work closely with the Town Council and recognise the importance of this. Further feedback will be sent in response to the points raised by Councillors.

Cllr. H. Mordue left the meeting at 7:52pm.

The Chair thanked them for their presentation.

The Compliance and Projects Manager will circulate the slides to Members.

The presenters left the meeting at 7:56pm.

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664/25 Buckinghamshire Council Consultation on CIL Charging Schedule

Members received a report from the Town Plan Officer.

- 1.1 It is recommended Members note the consultation above and to resolve to agree a response at an Extraordinary meeting of the Full Council on Monday 27th April 2026, to allow adequate preparation by Councillors and Officers.

The Town Plan Officer explained that she will put into a report the discussion from the Working Group meeting - this will be on the Extraordinary Full Council agenda next week. Members can email the Town Plan Officer if they have any questions.

Cllr. Harvey Proposed, Cllr. Stuchbury Seconded and Members unanimously **AGREED** the recommendation.

Members thanked the Town Plan Officer for her work.

665/25 Chair's announcements - for information only

No announcements.

666/25 Date of next meetings:

Extraordinary Full Council:	Monday 27 th April 2026
Annual Statutory Meeting:	Monday 11 th May 2026
Full Council:	Monday 11 th May 2026
Interim Council:	Monday 15 th June 2026

The meeting closed at 8pm.

Signed Date