



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

FULL COUNCIL

Wednesday, 01 July 2026

Councillors,

You are summoned to a meeting of the Full Council of Buckingham Town Council to be held on Monday 6th July 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/UC89BUTwVpjAOEIdSlfcZC9Q/>.

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to approve or not approve 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. Bloor Homes

To receive a presentation from Bloor Homes regarding - Bourton Road, Bloor Homes: Reserved Matters (24/03426/AOP). [Appendix A](#)

4. Croudace Homes

To receive a presentation from Croudace Homes regarding - Land South East of Buckingham. [Appendix B](#)

5. Minutes

To agree as a correct record the minutes of the meeting of the Full Council meeting held on 11th May 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 23rd March 2026, 20th April 2026 and 18th May 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 30th March 2026.

[Copy previously circulated](#)

8. Environment Committee

To receive the minutes of the Environment Committee meeting held on 13th April 2026.

[Copy previously circulated](#)

9. Resources Committee

To receive the minutes of the Resources Committee meeting held on 27th April 2026.

[Copy previously circulated](#)

10. Recommendation from Resources Committee (minute 105/26)

It is recommended that the unchanged Freedom of Information Act, Publication Scheme, and Data Protection Act 2018 combined Policy document be agreed.

[Appendix C](#)

11. Recommendation from ECDI Working Group

It is recommended that up to £100 from the ECDI budget be approved by Full Council towards the costs of Black History Month displays in the Library and Council Chamber and refreshments.

12. PL/26/04516/OA Land North and South of the A421, Tingewick Road

[BTC/21/26](#)

13. PL/26/03245/FA Land at Foundry Drive, Tingewick Road

[BTC/22/26](#)

14. PL/26/04558/DE Land West of London Road ("Site Q").

[BTC/23/26](#)

15. To receive and question reports from Buckinghamshire Council Councillors**16. Make space for girls**

To receive a report from the Senior Administrator.

[BTC/24/26](#)

17. Change of signatories to Lloyds and CCLA

To receive a report from the Compliance and Projects Manager.

[BTC/25/26](#)

18. Internal Audit update

To note the updated annotations from the RFO to the Year End Internal Audit Observations to evidence that the recommendations have been, or are in the process of being, addressed.

[Appendix D](#)

19. Cemetery report

To receive a report from the Town Plan Officer.

[BTC/26/26](#)

20. Committee Calendar 2027

To approve the Committee Calendar for 2027.

[Appendix E](#)

21. Motion: Cllr. Davies

Fundraising by the Mayor for the Mayor's chosen charity or charities may include creating and operating an online fundraising page. Any such activity is wholly the responsibility of the Mayor and must be conducted in accordance with the terms and conditions of the platform used. Only platforms that remit donations directly to the chosen charity's bank account may be used, so that at no point do the funds form part of the funds of the council. For transparency, the Mayor will make available to the council, on request, all information relating to the online fundraising.

22. Motion: Cllr. Harvey

This Council resolves to write again to Buckinghamshire Council about the possible transfer of the Castle House Open Space to the Town Council so that we can better manage the ecology and amenity of this area of the town.

23. Action list

To review the action report.

[Appendix F](#)

24. Mayoral engagements

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

Functions the Mayor has attended:

24/05/26: Buckingham Live
29/05/26: Aylesbury Mayor Making
01/06/26: Pride month flag raising
05/06/26: Mayor Making
20/06/26: Celebrate Buckingham
27/06/26: Armed Forces Day Flag and event
05/07/26: Beaconsfield Civic Service

Functions the Deputy Mayor has attended:

16/05/26: InterLync AI and Robotics Workshop, University of Buckingham
29/05/26: Mayor Making Ceremony, Aylesbury
05/06/26: Willen Hospice Opening
05/06/26: Pride Week displays in Buckingham town centre visits with MP
05/06/26: Pride Week, Lost Victorian Voices visit with MP, Buckingham Library
20/06/26: Celebrate Buckingham Day
27/06/26: Armed Forces Day

25. Chair's announcements - for information only**26. Date of the next meeting:**

Interim Council: Monday 17th August 2026
Full Council: Monday 21st September 2026

To:

All Councillors

Amended

C:\Users\UKMRR775\OneDrive - WSP 0365\Desktop\Manor Farm Buckingham\Mar 25 revised render\70117870-WSPE-FG-T-00004_P02.dwg Originator: UKMRR775



Key

-  Site boundary
-  Flood attenuation areas
-  Existing blue and green infrastructure retained
-  Proposed duck pond
-  Proposed early years nursery or other community use
-  Equipped children's play areas
-  Cycle and pedestrian path

Site Area = 10.58ha

Residential NDA = 6.22ha

Green Infrastructure = 3.98 ha (38%)
to include:

- Retained trees and hedgerows
- Buffers to existing development
- Public open space
- Recreational routes
- Incidental green space
- Equipped play

0 m 150 m

Scale 1:2500 @ A3

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Client

BLOOR HOMES

Land at Manor Farm, Buckingham

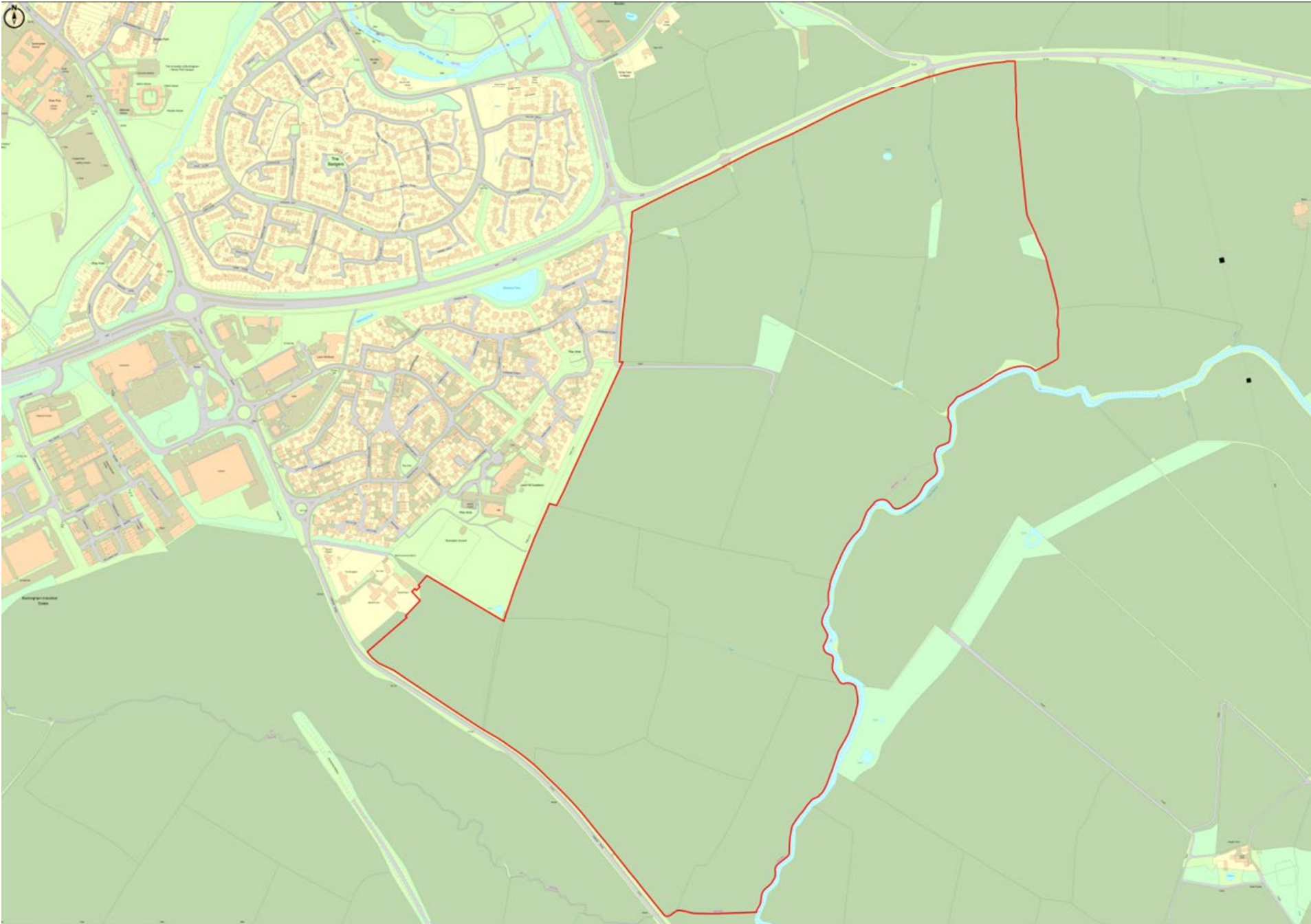
Illustrative Masterplan

March 2025

wsp

70117870-WSPE-FG-T-00004_P02

Amended





Date agreed	Committee	Minute number	Renewal date
12 th May 2025	Full Council	9/25.2	May 2026

BUCKINGHAM TOWN COUNCIL FREEDOM OF INFORMATION PUBLICATION SCHEME, DATA PROTECTION ACT 2018

Introduction

The Council's Commitment to the Act

Buckingham Town Council believes in maintaining the transparency of the Council and strives to maintain an open approach to its business.

The Council is committed to openness and accountability and currently makes large amounts of information available to the public through the website, via the telephone, email and by post. Should a personal visit to view information be required, an appointment will be necessary.

The Freedom of Information Act 2000

The Freedom of Information Act grants to members of the public rights of access to all kinds of recorded information held by a wide range of public authorities. Information about the Act is available from the Information Commissioners Officers at [Information Commissioner's Office \(ICO\)](#)

Publication Scheme

The Act requires every public authority to adopt and maintain a generic model publication scheme which should be adopted and operated by all public authorities from 1 January 2009. Buckingham Town Council adopted the generic model scheme on 5 November 2012. This policy is designed to provide everyone with a comprehensive guide to the information that the Council will automatically or routinely publish or otherwise make available to the public.

Freedom of Information Requests and the Publication Scheme

The purpose of this publication scheme is to set out the information that is routinely available. Information that is not listed in the Information Available Guide of this document can still be requested and will be made available unless there is a reason for it to be legitimately withheld. Application for any information not included in the guide below can be made by making a written request to the Compliance and Projects Manager who will reply within 20 working days after receipt of the request.

Model Publication Scheme

This Model Publication Scheme has been prepared and approved by the Information Commissioner. It may be adopted by any public authority without further approval and will be valid until further notice.

This publication commits an authority to make information available to the public as part of its normal business activities. The information covered is included in the classes of information mentioned below, where this information is held by the authority. Additional assistance is provided to the definition of these classes in sector specific guidance manuals issued by the Information Commissioner.

The scheme commits an authority:

1. To proactively publish or otherwise make available as a matter of routine, information, including environmental information, which is held by the authority and falls within the classifications below;
2. To specify the information which is held by the authority and falls within the classifications below;
3. To proactively publish or otherwise make available as a matter of routine, information in line with statements contained within this scheme;
4. To produce and publish the methods by which the specific information is made routinely available so that it can be easily identified and accessed by members of the public;
5. To review and update on a regular basis the information the authority makes available under this scheme.
6. To provide a schedule of any fees charged for access to information which is made proactively available;
7. To make this publication scheme available to the public.

The method by which information published under this scheme will be made available.

1. The authority will indicate clearly to the public what information is covered by this scheme and how it can be obtained.
2. Where it is within the capability of a public authority, information will be provided on a website. Where it is impractical to make information available on a website or when an individual does not wish to access the information by the website, a public authority will indicate how information can be obtained by other means and provide it by those means.
3. In exceptional circumstances some information may be available only by viewing in person. Where this manner is specified, contact details will be provided. An appointment to view the information will be arranged within a reasonable timescale.
4. Information will be provided in the language in which it is held or in such language that is legally required. Where an authority is legally required to translate any information, it will do so.
5. Obligations under disciplinary and discrimination legislation to provide information in other

forms and formats will be adhered to when providing information in accordance with this scheme.

Charges which may be made for information published under this scheme.

The purpose of this scheme is to make the maximum amount of information readily available at minimum inconvenience and cost to the public. Charges made by the authority for routinely published material will be justified and transparent and kept to a minimum.

Material which is published and accessed on a website will be provided free of charge.

Charges may be made for information subject to a charging regime specified by Parliament.

Charges may be made for actual disbursements incurred such as:

- Photocopying
- Postage and packaging
- The costs directly incurred as a result of viewing information

Charges may also be made for information provided under this scheme where they are legally authorised, they are in all the circumstances, including the general principles of the right of access to information held by public authorities, justified, and are in accordance with a published schedule of fees which is readily available to the public.

If a charge is to be made, confirmation of the payment due will be given before the information is provided. Payment may be requested prior to provision of the information.

Written Requests

Information held by a public authority that is not published under this scheme can be requested in writing, when its provision will be considered in accordance with the provisions of the Freedom of Information Act.

Information available from Buckingham Town Council under the Freedom of Information Act Model Publication Scheme.

This template guide covers only information we currently hold. If we do not hold some of the information listed below, we will mark it as 'not held' in the table.

Information to be Published	How the information can be obtained	Cost
Class 1 – Who we are and what we do (Organisational information, structures, locations, and costs) Current information only.	Website Hard Copy	Free 20p per A4 Sheet
List of Council Members and their responsibilities as well as a list of Council Committees	Website Hard Copy	Free 20p per A4 Sheet

Details of any representation on local public bodies		
Postal and email address Contact details for Town Clerk and Council Members Where possible provide named contacts including phone numbers and email addresses	Website Hard Copy	Free 20p per A4 Sheet
Location of Main Council office and accessibility details	Website Hard Copy	Free 20p per A4 Sheet
Staffing Structure	Website Hard Copy	Free 20p per A4 Sheet
Class 2 – What we spend and how we spend it (Financial information about projected and actual income and expenditure, procurement, contracts, and financial audit) Current and previous financial year as a minimum	Website Hard Copy	Free 20p per A4 Sheet
Statement of accounts and internal audit report in the format included in the Annual Return form	Website Hard Copy	Free 20p per A4 Sheet
Finalised Budget	Website Hard Copy	Free 20p per A4 Sheet
Precept	Website Hard Copy	Free 20p per A4 Sheet
Borrowing Approval letter	Website Hard Copy	Free 20p per A4 Sheet
All items of expenditure over £100	Website Hard Copy	Free 20p per A4 sheet
Financial Standing Orders and Regulations	Website Hard Copy	Free 20p per A4 Sheet
Grants given and received	Website Hard Copy	Free 20p per A4 Sheet
List of current contracts awarded and value of contract	Hard Copy	20p per A4 Sheet
Members' allowances and expenses	Website Hard Copy	Free 20p per A4 Sheet
Class 3 – What our priorities are and how we are doing (Strategies and plans, performance indicators, audits, inspections, and reviews) Current and previous years as a minimum	Website Hard Copy	Free 20p per A4 Sheet
Annual governance statement in format included in the Annual Return form	Website Hard Copy	Free 20p per A4 Sheet
Buckingham Plan	Website Hard Copy	Free 20p per A4 Sheet
Annual report to Parish or Community Meeting	Website Hard Copy	Free 20p per A4 Sheet
Quality Status	Not held	

Local Charters drawn up in accordance with DLUHC's guidelines	Hard Copy	20p per A4 Sheet
Data Protection impact assessments (in full or summary format) or any other impact assessment (e.g. Health & Safety Impact Assessment, Equality Impact Assessments etc), as appropriate or relevant	Hard Copy	20p per A4 Sheet
Class 4 – How we make decisions (Decision making process and records of decisions) Current and previous Council year as a minimum	Website Hard Copy	Free 20p per A4 Sheet
Timetable of meetings (Council, and any Committee /Sub Committee meetings and Town meetings)	Website Hard Copy	Free 20p per A4 Sheet

Agendas of meetings (as above)	Website Hard Copy	Free 20p per A4 Sheet
Minutes of meetings (as above) – exclude material that is properly considered to be exempt from disclosure	Website Hard Copy	Free 20p per A4 Sheet
Reports presented to Council meetings – N.B. This will exclude material that is properly considered to be exempt from disclosure	Website Hard Copy	Free 20p per A4 Sheet
Responses to consultation papers	Hard Copy	20p per A4 Sheet
Responses to planning applications	Hard Copy	20p per A4 Sheet
Byelaws	Hard Copy	20p per A4 Sheet
Class 5 – Our policies and Procedures (Current written protocols, policies, and procedures for delivering our services and responsibilities) Current information only	Website Hard Copy	Free 20p per A4 Sheet
Policies and procedures for the conduct of Council business: Procedural Standing Orders Committee and Sub-Committee terms of Reference Delegated authority in respect of officers Code of Conduct Policy Statements	Website Hard Copy	Free 20p per A4 Sheet
Policies and procedures for the provision of services and about the employment of staff: Internal instructions to staff and policies relating to the delivery of services Equality and diversity policy Health and Safety Policy Recruitment policies and details of current vacancies Policies and procedures for handling requests for information Complaints procedures (including those covering requests for information and operating the publication scheme)	Website Hard Copy	Free 20p per A4 Sheet
Records Management, personal data and access to information policies Include information security policies, records retention, destruction and archive policies, and data protection (including data sharing and CCTV usage) policies	Website Hard Copy	Free 20p per A4 Sheet
Class 6 – Lists and Registers Currently maintained lists and registers only	Website Hard Copy Some information	Free 20p per A4 Sheet

	may only be available by inspection	
Information legally required to hold in publicly available registers (in most circumstances existing access provisions will suffice)	Hard Copy	20p per A4 Sheet
Assets Register, including details of public land and building assets	Website Hard Copy	Free 20p per A4 Sheet
Disclosure log indicating the information provided in response to FOIA and EIR requests. These are recommended as good practice.	Hard Copy	20p per A4 Sheet
Register of Members' interests	Website Hard Copy	Free 20p per A4 Sheet
Register of gifts and hospitality	Website Hard Copy	Free 20p per A4 Sheet
Class 7 – The services we offer Information about the services we offer, including leaflets, guidance and newsletters produced for the public and businesses) Current information only	Website Hard Copy Some information may only be available by inspection	Free 20p per A4 Sheet
Allotments	Not held	
Burial grounds and closed churchyards	Website Hard Copy	Free 20p per A4 Sheet
Community Centres and Village Halls	Website Hard Copy	Free 20p per A4 Sheet
Parks, playing fields and recreational facilities	Website Hard Copy	Free 20p per A4 Sheet
Seating, litter bins, clocks, memorials, and lighting	Hard Copy	20p per A4 Sheet
Bus shelters	Hard Copy	20p per A4 Sheet
Markets	Website Hard Copy	Free 20p per A4 Sheet
Public conveniences	Hard Copy	20p per A4 Sheet
Agency agreements	Hard Copy	20p per A4 Sheet
Services for which we are entitled to recover a fee and details of those fees (e.g., burial fees)	Hard Copy	20p per A4 Sheet
Additional information Information not itemised in the lists above	Upon request by Hard Copy if available	20p per A4 Sheet

Contact details:

Website address: www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

Telephone: 01280 816426

SCHEDULE OF CHARGES

This describes how the charges have been arrived at and should be published as part of the guide.

TYPE OF CHARGE	DESCRIPTION	BASIS OF CHARGE
Disbursement cost	Photocopying @ 10p per sheet (black & white)	Actual cost *
	Photocopying @ 20p per sheet (colour)	Actual cost *
	Postage	Actual cost of Royal Mail standard 2 nd class
Statutory Fee		In accordance with the relevant legislation (quote the actual statute)
Other		

* the actual cost incurred.

Requests for hard copies:
 Compliance and Projects Manager
 Buckingham Town Council
 The Buckingham Centre
 Verney Close
 Buckingham
 MK18 1JP

DATA PROTECTION ACT 2018 POLICY

This policy applies to:

- All employees of this Council;
- All regional staff or home workers operating on behalf of this Council.

This policy is operational from 25 May 2018.

The purpose of this policy is to enable the Council to:

- Comply with our legal, regulatory, and corporate governance obligations and good practice
- Gather information as part of investigations by regulatory bodies or in connection with legal proceedings or requests
- Ensure business policies are adhered to (such as policies covering email and internet use)
- Fulfil operational reasons, such as recording transactions, training, and quality control, ensuring the confidentiality of commercially sensitive information, security vetting, credit scoring and checking
- Investigate complaints
- Check references, ensuring safe working practices, monitoring, and managing staff access to systems and facilities and staff absences, administration, and assessments
- Monitor staff conduct, disciplinary matters
- Market our business
- Improve services

This policy applies to information relating to identifiable individuals e.g., staff, applicants, former staff, clients, suppliers, and other third-party contacts.

We will:

- Comply with both the law and good practice
- Respect individuals' rights
- Be open and honest with individuals whose data is held
- Provide training and support for staff who handle personal data, so that they can act confidently and consistently

We recognise that its first priority under the GDPR is to avoid causing harm to individuals. In the main this means:

- Complying with your rights,
- Keeping you informed about the data we hold, why we hold it and what we are doing with it,
- Keeping information securely in the right hands, and
- Holding good quality information.

Secondly, DPA aims to ensure that the legitimate concerns of individuals about the ways in which their data may be used are taken into account. In addition to being open and transparent, we will seek to give individuals as much choice as is possible and reasonable over what data is held and how it is used. This includes the right to erasure where data is no longer necessary and the right to rectification where the data is incorrect. Full details are available in the Privacy Notice issued at the point of gathering the data.

The Council has identified the following potential key risks, which this policy is designed to address:

- Breach of confidentiality (information being given out inappropriately).
- Insufficient clarity about the range of uses to which data will be put — leading to Data Subjects being insufficiently informed
- Failure to offer choice about data use when appropriate
- Breach of security by allowing unauthorised access.
- Failure to establish efficient systems of managing changes, leading to personal data being not up to date.
- Harm to individuals if personal data is not up to date
- Insufficient clarity about the way personal data is being used e.g., given out to general public.
- Failure to offer choices about use of contact details for staff, client's workers, or employees.

In order to address these concerns, to accompany this policy, we have a Privacy Policy, and we will issue Privacy Notices to explain what data we have, why we have it and what we will do with

it. The Privacy Notice will also explain the data subject's rights. We will offer training to staff where this is necessary and appropriate in the circumstances to ensure compliance with DPA. Such training will vary according to the role, responsibilities, and seniority of those being trained.

We aim to keep data only for so long as is necessary which will vary according to the circumstances.

We have no intention to transfer data internationally.

The person responsible for Data Protection is currently Steve Beech with the following responsibilities:

- Briefing Council on Data Protection responsibilities
- Reviewing Data Protection and related policies
- Advising other staff on Data Protection issues
- Ensuring that Data Protection induction and training takes place
- Notification
- Handling subject access requests
- Approving unusual or controversial disclosures of personal data
- Approving contracts with Data Processors
- Ensuring Data is stored securely
- Maintaining a Data Audit and keeping this up to date
- Reporting breaches to the Information Commissioners Office and the relevant Data Subject(s)

Significant breaches of this policy will be handled under the Council's disciplinary procedures which may amount to gross misconduct.

Subject Access Request

Any subject access requests will be handled by the Compliance and Projects Manager.

Subject access requests must be in writing. All staff are required to pass on anything, which might be a subject access request to the Compliance and Projects Manager without delay. The applicant will be given their data within 1 month unless there are complexities in the case which justify extending this by a further 2 months. You will be notified of any extensions to the deadline for response and the reasons as soon as possible.

The Council has the right to refuse a subject access request where data is requested at unreasonable intervals, manifestly unfounded or excessive. You will be notified of the reasons as soon as possible.

Where the individual making a subject access request is not personally known to the Compliance and Projects Manager their identity will be verified before handing over any information.

The required information will be provided in a permanent and portable form unless the applicant

makes a specific request to be given supervised access in person.

You have the right to request the information we hold is rectified if it is inaccurate or incomplete. You should contact the Compliance and Projects Manager and provide with the details of any inaccurate or incomplete data. We will then ensure that this is amended within one month. The Council may, in complex cases, extend this period by a further two months.

You have the right to erasure in the form of deletion or removal of personal data where there is no compelling reason for its continued processing. We have the right to refuse to erase data where this is necessary in the right of freedom of expression and information, to comply with a legal obligation for the performance of a public interest task, exercise of an official authority, for public health purposes in the public interest, for archiving purposes in the public interest, scientific research, historical research, statistical purposes or the exercise or defence of legal claims. You will be advised of the grounds of our refusal should any such request be refused.

BUCKINGHAM TOWN COUNCIL

FULL COUNCIL

MONDAY 6th JULY 2026

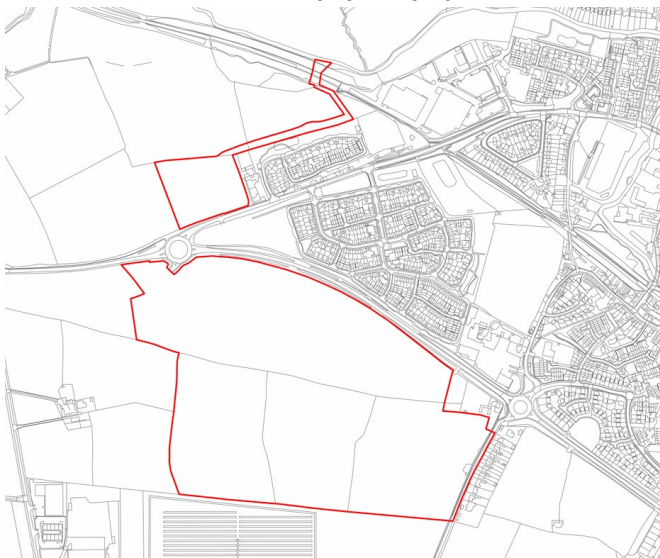
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Application for Estate South West of Buckingham

PL/26/04516/OA

Land North and South Of The A421, Tingewick Road

Outline planning permission for up to 800 dwellings (Class C3 use); land for mixed use including local retail provision (Class C3 and Class E use); land for a 1 form entry primary school, and additional land safeguarded for potential future expansion of school to a 2 form entry; open space and landscaping to include areas of formal play, amenity areas, sustainable drainage and recreation routes; cycle and pedestrian routes; parking; and associated earthworks, paving, engineering works and infrastructure. All matters reserved except for the formation of two accesses: via the southern arm of the A421 / Tingewick Road; and Gawcott Road

Hallam Land

Location Plan and site boundary



Illustrative Masterplan

This is the site (HP3 in the Neighbourhood Plan) east of the new Cemetery/Allotments field, south of the bypass, north of the solar farm, and extending to Gawcott Road in the east. You will see from the Location map that an additional piece of land north of Tingewick Road is also part of the site and extends to the river; this is to form an outlet for the attenuation pond. The relevant section of the 2026 NP document is attached to this report as an appendix.

The Town Council, the applicants and their agents have worked together on bringing this site forward and a pre-application presentation was made to the Interim Council meeting on 20th April 2026 (Min.663/25). They summarised the terms of the application as follows:

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 sited next to the school.
- There is a possible commercial element located at the gateway of the development.
- 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.

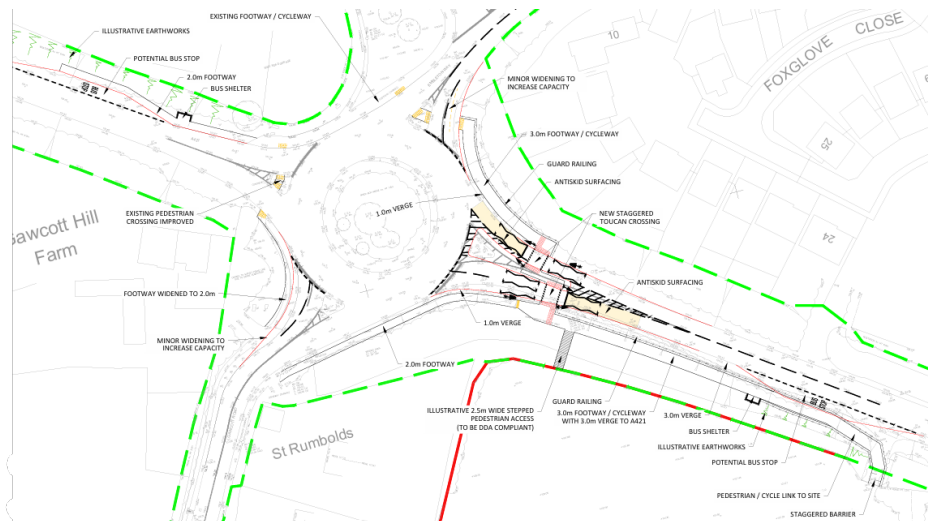


Development Framework Plan

This an Outline Application with most details to be considered at a later date. The matters to be considered now are the two accesses to the site – one off the Tingewick Road bypass roundabout and one on the Gawcott Road south of the Embleton Way bypass roundabout. They are linked by the Primary Street which passes through the site close to the school and local centre and which may become a bus route.

However, a later consultation request has been received for comments on the Environmental Statement, and this is also considered below.

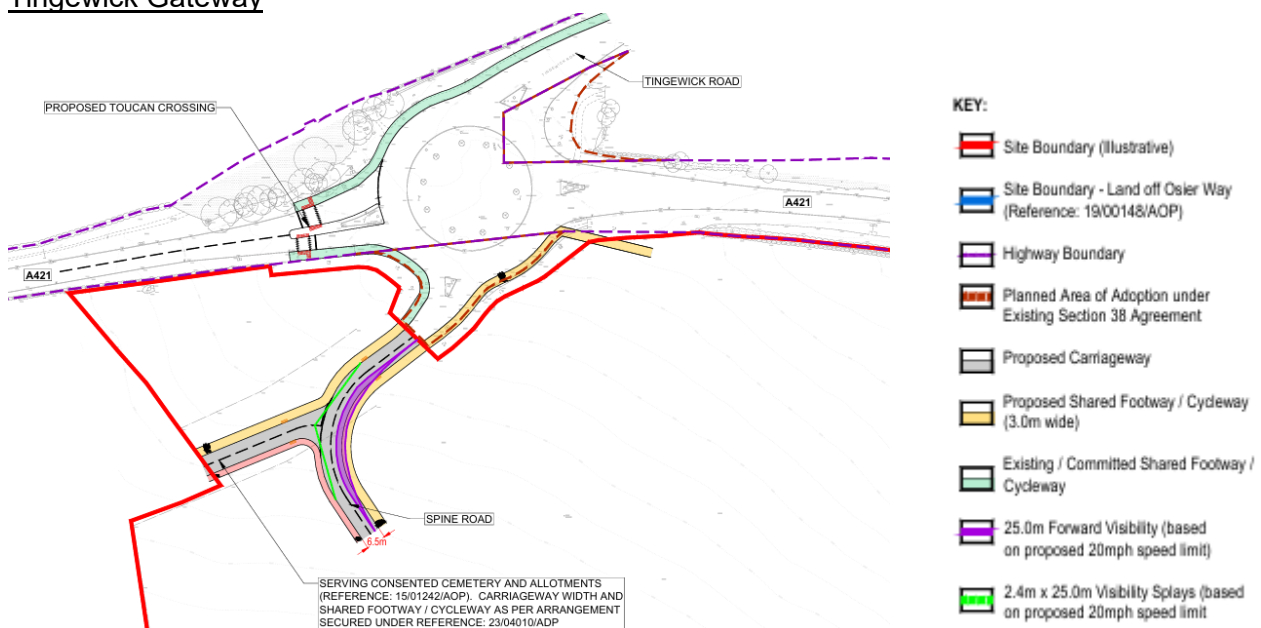
East of the Gawcott Road is the Osier Way estate (420 dwellings; no school or meeting place) which has access from the Osier Way bypass roundabout and from Gawcott Road approximately 80m south of the existing houses; this road is intended to be used as a bus route. In addition a toucan crossing is proposed across the bypass east of the Gawcott Road roundabout, and improvements to the pedestrian crossing on the west side, plus an eastbound bus stop west of the roundabout, and a westbound bus stop east of the roundabout. The proposed primary school will be much closer than any of the others in the town.



Gawcott Road roundabout: Highway works – Osier Way application (19/00148/AOP)

North of the site is St. Rumbolds Fields estate (399 dwellings over two sites), with no school, shop or meeting place, so the likelihood is that its residents will look to the facilities available on this development.

Tingewick Gateway





Artist's impression

Tingewick Gateway

The Tingewick gateway will be formed at the A421 roundabout at the northern boundary to provide access to the new neighbourhood and the neighbouring allotments and cemetery from the northern edge of the site. The gateway will offer safe, attractive, and convenient access for all modes of travel, with crossing facilities on the existing roundabout to encourage active forms of travel to Buckingham town centre along Tingewick Road.

The design intention for the gateway is as a transition from the rural approach into the urban edge of Buckingham. The development form will appear at a lower density than the more central areas of the site with use of landscape and planting to structure the site entrance.

Residential development is proposed at the gateway, structured with landscaped strong edges, to define the parcel, and provide a soft landscape on approach to the development compatible with the allotment and cemetery uses that sit adjacent. The Gateway also includes flexibility for potential small-scale retail/commercial uses, alongside or instead of residential uses.

Whilst a detailed design matter, the layout arrangement will be influenced by the parcel size and shape, which supports a terraced form of development, which could take reference from Alms-house style, with landscaped communal gardens. Use of wall or fencing will be further considered at the detailed design stage to provide effective mitigation from the A421.

To the south of the main access, the structural landscape will continue to provide a soft edge to the development with tree planting, pedestrian and cycleways and wetland habitat.



Gawcott Road Gateway



Artist's impression

**KEY:**

-  Site Boundary (Illustrative)
-  Site Boundary - Land off Osier Way (Reference: 19/00148/AOP)
-  Highway Boundary
-  Proposed Carriageway
-  Proposed Shared Footway / Cycleway (3.0m wide)
-  Existing / Committed Footway
-  2.4m x 120.0m Visibility Splays (based on existing 40mph speed limit)
-  Proposed Footway (2m wide)

Gawcott Road Gateway

A second gateway, is designed at the access to Gawcott Road at the eastern part of the site. Dwellings will face Gawcott Road, but set back from the boundary hedgerow to be retained. At the street entrance, the landscape strip will widen, affording greater set back of home around the junction with landscaping, where on arrival a clear line of sight is afforded to the primary school within the centre of the site. A pedestrian and cycle route, which runs from the A421 roundabout to the north within the landscape strip, will provide a link to the primary street entering the site at this gateway.

New homes are envisaged to reflect the mix of existing dwellings on the west side of Gawcott Road, with detached and semi-detached dwellings, with frontages addressing landscaped edge. At the corners of the primary street and landscaped edge, homes will have dual aspects. Consistent frontage and boundary treatments will be used.

**Environmental Statement**

This is a two-volume document totalling almost 400pages. It considers every aspect of the application from traffic pollution to the loss of agricultural land including consideration of alternative sites, and was extensively researched and evaluated by BTC and David Lock Associates for the Neighbourhood Plan, taking into account specialist sources and national and local legislation, policies, guidelines and Plans.

The conclusions reached are (unedited from report)

14 CONCLUSIONS

- 14.1.1 The Assessment has found that the proposed development would have few residual effects that are not capable of being appropriately mitigated and few effects of more than minor adverse significance following appropriate mitigation. Major, moderate, and significant adverse effects are limited to landscape and visual impacts, agricultural land and potentially archaeology, subject to clarification through a programme of archaeological investigation.
- 14.1.2 On landscape and visual impacts, the highest levels of effect would be experienced by the removal of the existing greenfield/agricultural landscape for the built development. This direct effect would inevitably be major/moderate adverse and significant but would be limited to the Site through the retention of mature landscape features, intervening landscape and local topography.
- 14.1.3 Post-completion, the ES demonstrates that views into the site are contained by residential development at Buckingham to the north west. Hedgerows at the site boundaries also provide screening from the surrounding roads and the PRow GAW 22/1. There are likely to be views into the site from existing residential properties on Gawcott Road, at Radclive Dairy Farm, and the St Rumbold's Fields development at the south western edge of Buckingham.
- 14.1.4 The LVIA reports that maturing landscape elements will provide mitigation and deliver long term environmental benefits. Therefore, effects on the site and its immediate context would reduce in the longer term (15 years after completion) to a moderate adverse. In relation to effects on the wider Landscape Character Area, minor adverse effects are reported (15 years after completion).
- 14.1.5 Some Moderate adverse effects are reported relating to views most closely related to the site, such as from Gawcott Road, Gawcott Hill Farm, and users of the PRow that runs through the site.
- 14.1.6 Visual effects of road users of Stowe Avenue (Registered Park and Garden) are judged to be Negligible Adverse at completion and year 15.
- 14.1.7 The Proposed Development has been designed to sensitively integrate built development into the landscape and minimise the level of adverse effects on landscape character and visual amenity. The Development Framework Plan demonstrates how mitigation measures are embedded into the scheme through having regard to the site's landscape character and context, the conservation and enhancement of existing landscape features, and the provision of new landscape habitat and multi-functional green infrastructure.
- 14.1.8 The agricultural and soils chapter identifies that moderate adverse effects will accompany the loss of agricultural land. This cannot be mitigated.
- 14.1.9 Proposed groundworks associated with the construction of the Proposed Development are anticipated to result in minor to major adverse physical impacts on the site. The impact in EIA terms will depend on whether the archaeological remains are deemed to be of Local or Regional Significance. A programme of intrusive archaeological work, the scope of which is to be agreed with the Buckinghamshire Council, will form part of the mitigation strategy to result in the preservation by record of archaeological deposits impacted by the Proposed Development and reduce effects accordingly.
- 14.1.10 Socio-economic effects will be beneficial. Moderate beneficial effects will be experienced during the construction phase of the development due to the employment generated. As the development is completed, major beneficial effects are anticipated in relation to housing, while minor beneficial effects are anticipated in relation to the population and economy.
- 14.1.11 On transport impacts, taking account of the inherent mitigation provided by the Travel Plan, the construction and operational phases of the Proposed Development are expected to have a negligible effect on severance, pedestrian amenity, accidents and safety and fear and intimidation.
- 14.1.12 Effects on driver delay are considered to be, at worst, minor adverse and therefore not significant. This delay relates specifically to the A421 / Gawcott Road / Embleton Way junction and is associated with the provision of a toucan crossing as part of the access strategy (provision of this facility will deliver benefits to existing active travel users seeking to cross the A421 and complements the toucan crossing proposed to the eastern junction arm to be provided by proposed at the adjacent development site "Land off Osier Way"). This delay is not considered to be significant.
- 14.1.13 The residual effects of dust and particulate matter generated by construction, operation and post-completion activities will be minimised by mitigation measures included within the CEMP. The residual effects are therefore considered to be negligible.

- 14.1.14 During construction, the noise associated with the Proposed Development is likely to result in temporary moderate adverse residual effects (at worst), with most impacts likely to be insignificant. The vibration associated with the Proposed Development is assessed to result in minor adverse residual effects. These effects will largely be mitigated through adherence to a Construction Environment Management Plan (CEMP), which adopts construction best practices
- 14.1.15 Post-completion, noise impacts for the proposed properties closest to the A421, acoustic glazing and enhanced ventilation openings and boundary screening are recommended where appropriate. These are matters more appropriately dealt with at the Reserved Matters
- 14.1.17 Residual effects are reported to range from minor to major adverse significance in relation to the removal of archaeological deposits. A programme of archaeological mitigation will be undertaken in order to increase knowledge and understanding of any potential archaeology. 14.1.18 Radcliffe Conservation Area and Buckingham Conservation Area fall within the 1 km study area of the site; any change to the setting of the two conservation areas is assessed to be negligible. The significance of the effect on the Grade I Registered Park and Garden of Stowe Gardens is assessed to be negligible.
- 14.1.19 The site is located across land that makes a limited contribution to the overall significance of the Grade I listed Church of St Peter and St Paul, which is better appreciated within its immediate setting and within the historic core of settlement in Buckingham. A minor adverse effect is reported to the change to the setting of the Grade I listed Church of St Peter and St Paul.
- 14.1.20 The ES sets out a range of mitigation measures for the construction phase, including a construction management plan to include a surface water management plan, and any remediation works in accordance with an approved remediation strategy. Subject to these mitigation measures, the Proposed Development results in negligible effects.
- 14.1.21 During operation, a surface water drainage system will be designed into the green infrastructure network to store and control surface water run-off. Subject to the implementation of these measures, the Proposed Development is anticipated to result in negligible effects for all assessed factors, with minor beneficial effects on flood risk and water quality.
- 14.1.22 During the construction phase of the development, there is likely to be moderate adverse effects in relation to GHG emissions and on Climate Resilience. Construction impacts will be managed through the CEMP (measures to reduce risk of overheating and flooding) and in accordance with Building Regulations Future detailed and Reserved Matters applications will incorporate a Life Cycle Assessment to demonstrate how upfront embodied carbon will be reduced. This reduces the residual effect to minor adverse (not significant).
- 14.1.23 Key GHG mitigation measures will be secured through compliance with the Future Homes Standard and Future Building Standard. Mitigation in relation to Climate Resilience will be achieved through the delivery of a robust drainage strategy, ecological enhancement, and designing buildings to reduce water consumption.
- 14.1.24 On ground conditions, the assessments reported above do not identify any likely significant adverse effects. No adverse residual effects are anticipated. The implementation of sustainable drainage systems within the site boundary will provide a long-term beneficial effect by improving water quality and reducing peak rates of run-off from the site. The potential constructional effect is assessed as nil and not significant.
- 14.1.25 Effects on utilities would not impact the baseline conditions. Information gathered in relation to the baseline site conditions, when considered in the context of the development proposals and proposed mitigation, does not identify any significant environmental effect or constraint on development.
- 14.1.26 The EIA has considered the potential for cumulative impacts arising as a result of the Proposed Development in combination with other developments in the immediate areas. There are potential major adverse impacts on the best and most versatile land, and likely minor to major adverse impacts on archaeological deposits in combination with other sites. No other significant adverse cumulative effects are anticipated. Conversely, the cumulative contribution of the assessed sites is considered to make a major beneficial contribution to the Council's sustainable growth objectives.
- 14.1.27 In overall terms, the outcome of the EIA is that significant beneficial effects are substantial, significant adverse effects are limited and beneficial effects outweigh adverse effects.

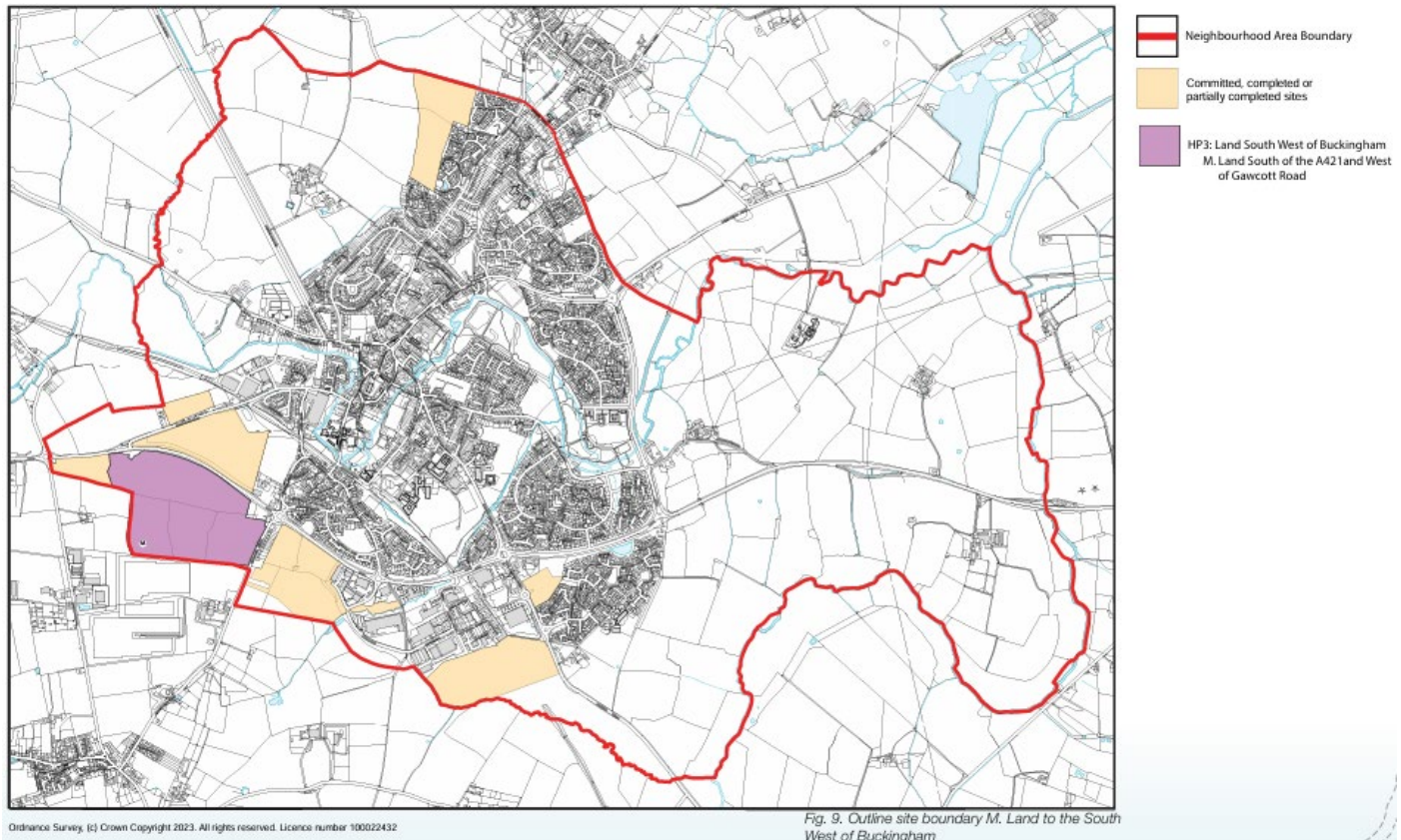
APPENDIX**BUCKINGHAM NEIGHBOURHOOD PLAN****(pages 13 - 17)****POLICY HP3 LAND TO THE SOUTH WEST OF BUCKINGHAM**

A. The Plan allocates land to the South West of Buckingham, as shown on the Policies Map, for a mix of residential, education, and local centre uses. Proposals should be made in the form of a comprehensive planning application prepared in the context of a masterplan that defines the land uses and sets out the key development guidance for access, layout, and design. In this context, development proposals for the land should demonstrate the way in which they meet the following principles:

- i. The residential scheme should consist of approximately 800 dwellings including a mix of open market homes of which a percentage should be self-build and/or custom build housing*, and a mix of affordable homes having regard to the evidence of need and viability;
*Where serviced plots have been made available and marketed appropriately for at least 12 months and have not sold, the plots may either remain on the open market for self-build/custom build or be built out by the developer;
- ii. The education scheme should consist of the provision of a serviced site capable of accommodating a new two form entry primary school with integrated early years provision and proportionate financial contributions (or alternative mechanism) towards the construction and provision of the education facilities (the provision of the site and contributions to be in accordance with the triggers to be agreed);
- iii. The education scheme should be designed to facilitate access by sustainable modes from locations within the site and in adjoining communities to ensure that the existing Buckingham community in the southwestern part of the town can also access the primary school safely and securely;
- iv. The local centre should consist of workspace and/or retail uses and/or other uses to meet daily convenience needs or provide the opportunity to access such uses locally;
- v. The transport strategy for the development of the site should incorporate:
 - a. Design approaches to promote active and sustainable modes for journeys within the site and to the wider area;
 - b. Measures to satisfactorily manage its traffic effects on the road network and to promote and enable active travel to the town centre, community facilities and employment areas in the town;
 - c. Proposals for the improvement of existing bus services to serve the proposals and connecting to the town centre, community facilities and employment areas in the town; and
 - d. Provision to encourage a connected movement network within the site, and to encourage connections to the boundary of the site to complement as appropriate proposals for strategic access around the south of the town.
- vi. The design strategy for the site should respond positively to the relevant provisions of Buckinghamshire and Buckingham Design Guidance and Codes;
- vii. The green infrastructure strategy should make provision for onsite public open space and biodiversity net gain of at least 10% (as measured by the most up to date metric) complementary to the proposed Buckingham Green Ring and as part of its proposals to integrate with the wider network of green infrastructure. The strategy shall:
 - a. Seek to avoid any loss of existing mature trees and hedgerows within the site boundaries;
 - b. Use species of known benefit to UK wildlife in any soft landscape proposals;
 - c. Include proposals for habitat enhancements integrated within and through the site having regard to the Neighbourhood Plan desk based ecological assessment and subsequent ecological surveys to be undertaken in developing planning application proposals. Habitats to be considered as part of such proposals include semi improved grassland/other neutral grassland, wetland, scrub and orchard;
 - d. introduce permanent or ephemeral waterbodies (such as ponds, scrapes, ditches and rain gardens) on site to create new habitats.
- viii. The flood and sustainable drainage strategy should demonstrate how the scheme will manage and not increase surface water flood risk.

1. The policy allocates land to the south west of Buckingham and establishes key land uses and development principles to meet the needs of the local community and to ensure a successful scheme is delivered. Alongside the brownfield sites identified within the town, the policy is an enabling policy to support the next level of infrastructure growth within the town. The policy allocates land to the south west of Buckingham and establishes key land uses and development principles to meet the needs of the local community and to ensure a successful scheme is delivered. Alongside the brownfield sites identified within the town, the policy is an enabling policy to support the next level of infrastructure growth within the town without prejudicing longer term growth options.
2. The allocation extends to 32.4 ha of land to the south west of Buckingham and includes a new primary school, local centre, green and blue infrastructure enhancements and new homes. An illustrative concept plan is shown in Fig. 8.
3. There is a larger concentration of primary schools located within the eastern part of the town. The allocation of housing in this location therefore enables the delivery of a new primary school to serve the southwestern part of the town. In addition, the highway scheme of the allocation can be designed in such a way so that any future growth scenario options are not prejudiced in any way.
4. The policy therefore seeks to ensure that the school is located in such a way so that it can be accessed by the existing and new community and that the highways scheme makes provision for a layout and access points which does not harm any future strategic access around the south of the town.





5. Importantly, the policy also requires a planning obligation to be agreed to secure all the infrastructure requirements of the policy, alongside other Local Plan requirements, to deliver a satisfactory scheme. The obligation will detail the phasing of onsite delivery of infrastructure as well as financial contributions to other off site works.

6. Based on the housing land budget, it is anticipated that approximately 800 dwellings can be delivered. The allocation will be expected to deliver a wide range of house sizes, types and tenures, comprising open market, affordable and self-build/custom build homes in accordance with other planning policies.

7. The local centre is intended to provide a mix of uses to be negotiated to provide amenities that meet the day to day needs of this new community.

8. In addition to the transport strategy taking into account measures required to enable strategic access around the south of the town, the policy also requires a range of measures to promote sustainable modes of travel and manage its impact on the local road network appropriately.

9. The neighbourhood plan is supported by its own evidence base and benefits from the insights of a desk-based ecological assessment prepared by Future Nature WTC, which is published alongside this plan. It recognises that there is an opportunity to create species-rich grassland in this area alongside other habitats to create habitat mosaics. In addition, the site provides an opportunity to complete another section of the Buckinghamshire Green Ring. The policy therefore requires the consideration of specific measures as part of the wider green infrastructure strategy which also reflects wider requirements imposed by national policies.

10. The site does not fall within a flood risk zone however small part of the site is subject to surface water flood risk. The policy therefore seeks appropriate measures to ensure that the development of the site manages surface water appropriately.

11. Finally, the policy requires that any planning application that wishes to benefit from its support must be comprehensive in covering all of its elements and must set out precisely how and when the education scheme will be delivered. This ensures no prospect that the housing element of the development will be

built out and occupied before the mechanism for the delivery of the education scheme is secured and able to operate. This will be done through a planning obligation, which will also secure other elements of the policy, for example its provision of affordable housing. The land interest has confirmed that this approach is reasonable and acceptable. A technical summary note for the site is also attached at Appendix B.

BUCKINGHAM TOWN COUNCIL

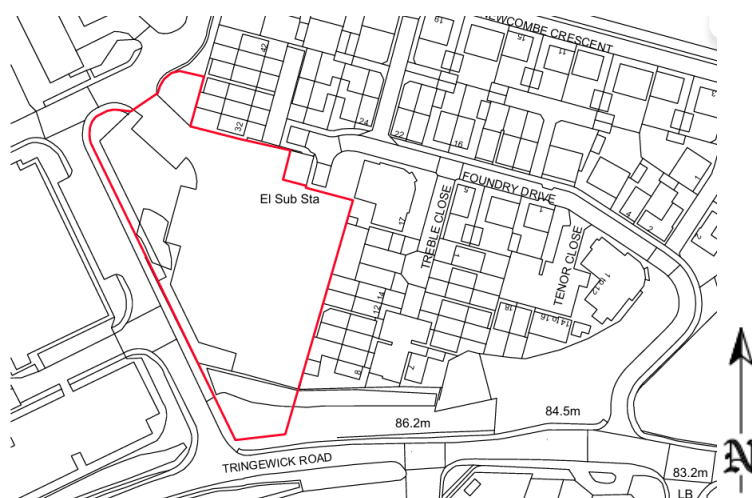
FULL COUNCIL

MONDAY 6th JULY 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Application for infill housing at Foundry Drive

PI/26/03245/FA Land at Foundry Drive, Tingewick Road
 Erection of 16 dwellings and associated junction/access, parking, amenity space and landscaping
W.E.Black Ltd.



Location Plan; access is via Foundry Drive



Satellite photo; red vehicle is parked in access spur

The site is an area of cleared ground in the southwest corner of the former eastern section of the Tingewick Road Industrial Park. The original application was for commercial units and 93 residential units, but this was amended in 2014 to the 86 dwellings in Foundry Drive, Newcombe Crescent and Tenor and Treble Closes, known as Clarence Park, with the riverside section to the north as amenity and play space and a wildlife zone. The other part of the Industrial Park remains to the west, and to a small extent the north, separated from the site by its access road. There is a band of woodland to the south between the site and Tingewick Road, and ground level of the site is 3.5m below Tingewick Road. This end of the site, intended for the commercial units has remained undeveloped, though the new owner has attempted to market the site for industrial use for several years and failed to find any takers. Recent use has been as an unauthorised tip, reported to the Environment Agency last autumn.

A previous application to develop the site for housing was made in 2022 (22/02988/APP) but was refused and an appeal dismissed. The same developer has resubmitted the 2022 drawings with some small amendments and some documentation which addresses the reasons for refusal/dismissal which can be summarised as

- Non-compliance with the LPA policy on marketing commercial sites, and therefore the loss of a business site and consequent damage to the economy of the area
- Inadequate data on Flood Risk supplied, especially with regard to surface water disposal
- Insufficient information on biodiversity, particularly baseline numbers, so impossible to calculate Net Gain requirements
- Ditto Energy Efficiency

All of which conflicted with the Development Plan as a whole, although compliant in some areas and the building design was not incongruous with the neighbouring estate. The case officer's decision sheet had also commented on the 'cramped form of development' and the lack of adequate provision for the disabled (VALP policy H6c).

Members considered this application at the Interim Council meeting held on 23rd September 2022 and their comments were:

The layout of the development is cramped with minimal open space, and access is poor. This is not good place-making, and there is no encouragement to walk or cycle, even though the town centre, schools and other facilities are not a great distance away. No account is taken of the change of levels over the site, and a good part of it is in Flood Zone 2. There seems to be an assumption that these 16 houses can be tacked onto Clarence Park's utility infrastructure without harming neighbourly relations, so some arrangements must be arrived at for contributing to their management company's fees, for the use of their sewers, for example. Foundry Drive is narrow, with a pinch point, and a footway on one side only. On the other side front doors open straight into the roadway. The suggestion from Highways (for the earlier layout) that all construction traffic access the site from the Industrial Park entrance to the north, where there is adequate width and turning space, must be adopted. The site access from Foundry Drive cannot be widened without moving the electricity substation.¹

The siting of the bin hardstanding areas for the Affordable Housing means hauling the bin along a rear path, presumably with a close-board fence matching Treble Close's, and with no lighting. This has not been picked up on by the Police's Crime Prevention Advisor, though she is extremely critical of other areas lacking surveillance.

Other hardstandings may be convenient for hauling to a collection point, but are a good way from the house, which is less useful.²

Though no materials are specified, it is assumed that the restricted tracking of the refuse vehicle and the difference in colour of the roadways on the Landscape Plan means that the remoter parts are to be block-paved. This is not acceptable, in Member's experience, and requires a lot of maintenance. Neither is a shared-surface street acceptable.

All new dwellings after June 2022 should be provided with the means of charging electric vehicles (Building Regulations). It would also be considerate if one visitor bay had a commercial charging point.

That there is space for a garden shed is noted, but none are provided; in the absence of a garage, this would be a courtesy.

Members suggest that the applicant takes time to revise this application and resubmits it with

- A more spacious and sympathetic layout taking the topography into account*
- A site plan*
- A materials plan*
- A boundary treatment plan*
- Recognition of all the CPDA's comments about surveillance and parking*
- Tree drawings overlain on the building layout in the submission, not a previous version*
- A contaminated land report*
- The additional information for the LLFA*
- A resolution of the criticisms made by Waste & Recycling*
- Incorporation of grey water recycling and solar panels as standard³*
- Confirmation of fast broadband installation before occupation*
- A construction management plan using the rear site access only*
- A document from Anglian Water that accepts connection to their sewerage and stormwater drains (note: the river a few metres to the north of the site is the Great Ouse, which flows into the Wash, not the Thames)⁴*

Members would also like to be party to the discussions of s106 matters, including Health, Leisure and Recreation, Education, Traffic and Travel contributions, per Buckinghamshire Council's Town and Parish Charter.

Comments addressed in this application and therefore no longer valid have been shaded. The application was refused on 30th January 2023.

¹ Anglian Water subsequently submitted comments pointing out this was not an electricity substation, but a sewage pumping station, with underground assets (a) to be avoided in the layout of the estate, and (b) very difficult to re-site elsewhere

² Some of these have now been re-sited to fenced enclosures in front of the houses

³ ¶8.62 of the Planning Statement has "The development will be built with a fabric first approach, the plans demonstrate renewable energy from air source heat pumps (details can be provided pursuant to condition. While solar panels are an option, these could be considered down the line, the houses are easily adaptable for other sources of renewable technology."

⁴ There is a document from Affinity in this application's file indicating they will not be offering comments as the site is in Anglian Water's area not Thames'.

The proposal is to build 16 houses, 9 x 3-bed and 7 x 2-bed. There are two terraces, each of 3 2-bed houses in a row, with a 3-bed house built on the end with its roof ridge at right angles to them and this is repeated as a single 2-bed with a 3-bed at right angles to it as plots 15 & 16. There are two pairs of semidetached houses in a row, linked by a twin garage, and two detached (1 x 3-bed, 3 x 2-bed) but this is not specifically mentioned in the documents (VALP requires 25% on all sites with 11 or more dwellings, or greater than 0.3ha; the Neighbourhood Plan has 25 dwellings or 1ha). However given that the terrace houses Nos 9-12 all have en-suite facilities to the master bedroom, and Plots 1-4 have not, it seems likely that this is still proposed. Nos 1-3 also have the longest distance to haul their bins out for emptying. The Affordable Homes Form (a new item of paperwork; there is also one among the documents for 26/004516/OA) indicates that the developer agrees to pay the costs of drafting the legal agreement, so there will be some – but it is a shame that it refers to Policy GP2 of the AVDLP (2004) and I archived that document some time ago and don't have its terms to hand.



The site access from Foundry Drive, sewage pumping station on the right
These photos were taken in 2022 for the previous application



Site access from Industrial Park road, Foundry Drive to left, Treble Close in background. The suggestion was made in 2022 that this be used during the construction phase



West side of Treble Close, block of flats on right



View east along Foundry Drive from site access

Access

Only one access is proposed, a single carriageway width between the sewage pumping station and the block of flats on the corner of Treble Close. Highways suggested using the rear access from the Industrial Estate road at least for the construction phase, and BTC concurred. Foundry Drive is narrow, with on-street parking and no footpaths – not even a small plant bed in the frontage for some of its length – and the turn into the site access is a right angle. See site plan below. The developer has said as much of the construction as possible will be done off-site, but this could mean that – for example – the roof trusses will be delivered as ready to install units on a low-loader. It also may imply that little of the work will be done locally.

Within the site there are no continuous footpaths along the streets and no alternative links to the existing housing areas (should the sewage pumps fail disastrously or any accident block Foundry Drive). The existing farm gate size access at the NW corner seems to be destined to have a new hedge and trees planted across it.

The long rear path between the back fences of Plots 1-4 and the boundary fence along the parking court at Treble Close is a security concern as it is unlit. Whether the adopted streets within the development are to have streetlighting is also uncertain - ¶ 5.4 of the Energy & Sustainability Statement says that 'The existing street lighting will be supplemented by low level bollard lighting and security lights, all designed to limit light pollution'. It seems unlikely that this site has any existing street lights.



Site plan

Street scenes:

Facing east:



Facing south (1) northern end:



Facing south (2) southern end



Housing details (individual floor plans and elevations are available on the website)

There are two bin collection points, one (A) immediately inside the access road, east side, and the other (B) at the turning head to the rear of Plot 9's garden. Other collection points are assumed to be kerbside.

A 'bin enclosure' means an alcove with a 1.2m fence at the front of the house

It would also be reasonable to expect that for plots where the bin store is at the far end of the garden, a paved path to it from the house might be expected.

R = resident's haul distance from bin hardstanding provided (guideline maximum 25m);

O = operative's haul from kerbside to nearest lorry access indicated on site plan (guideline maximum 15m)

Plot No.	Type	Ground floor	First floor	Parking	Bin collection (haul distances scaled off plan)
1	Semi-detached	Kitchen/diner, lounge, shower/WC	3 bedrooms, bathroom	2 tandem bays beside the house	Bin store at foot of garden, access from path to rear of Nos1-4 Collection point A : R haul distance 22m
2	Terrace			2 side/side in front of house	Bin store at foot of garden, access from path to rear of Nos1-4 Collection point A : R haul distance 26m

3		Lounge/diner, kitchen, WC	2 bedrooms, bathroom	1 at 90° in front of house + 1 in a separate bay north of №1's parking	Bin store at foot of garden, access from path to rear of Nos1-4 Collection point A : R haul distance 31m
4				1 at 90° in front of house + 1 in a separate bay north of №1's parking	Bin enclosure beside front path Access to rear garden from path to rear of Nos1-4
5	Semi-detached	Kitchen/diner, lounge, study, WC	3 bedrooms, 1 with en-suite shower room, bathroom	Detached double garage + 2 driveway spaces	Bin enclosure between house and garage Side gate to rear garden
6	Semi-detached	Kitchen/diner, lounge, study, WC, garage	3 bedrooms, 1 with en-suite shower room, bathroom	1 space in twin garage (garages to 6 & 7 are one building) +1 on driveway	Bin enclosure beside front path No access to rear garden other than through house
7	Semi-detached	Kitchen/diner, lounge, study, WC, garage	3 bedrooms, 1 with en-suite shower room, bathroom	1 space in twin garage (garages to 6 & 7 are one building) +1 on driveway	Bin enclosure beside front path No access to rear garden other than through house
8	Semi-detached	Kitchen/diner, lounge, study, WC	3 bedrooms, 1 with en-suite shower room, bathroom	2 side/side beside house	Bin enclosure beside front path Access to rear garden via gate on far side of parking bays
9	Semi-detached	Kitchen/diner, lounge, WC	3 bedrooms, 1 with en-suite shower room, bathroom	2 side/side at bottom of garden + Visitor bay	Hardstanding at bottom of garden with gate, Collection point B R haul distance 8m
10	Terrace	Lounge/diner, kitchen, WC	2 bedrooms, 1 with en-suite shower room, bathroom	2 side/side in front of house	Hardstanding at bottom of garden with gate, Collection point B R haul distance 9m
11				2 side/side in front of house	Hardstanding at bottom of garden with gate, Collection point B R haul distance 12m
12				2 side/side at side of house+ Visitor space	Bin enclosure by front path O haul distance from kerbside to lorry 8m
13	Detached	Kitchen/diner, lounge, study, WC	3 bedrooms, 1 with en-suite shower room, bathroom	2 side/side at side of house	Side gate to hardstanding and rear garden access O haul distance from kerbside to lorry 18m
14	Detached	Kitchen/diner, lounge, study, WC	3 bedrooms, 1 with en-suite shower room, bathroom	2 side/side at side of house + 2 Visitor bays adjacent	Side gate to hardstanding and rear garden access O haul distance from kerbside to lorry 18m

15	Semidetached (T-join)	Lounge/diner, kitchen, WC	2 bedrooms, 1 with en-suite shower room, bathroom	2 side/side at front of house	Side gate to hardstanding and rear garden access O haul distance from kerbside to lorry 23m
16	Semidetached (T-join)	Kitchen/diner, lounge, WC	3 bedrooms, 1 with en-suite shower room, bathroom	2 side/side at side of house + 2 Visitor spaces at bottom of the garden to rear of sewage pumping station	Hardstanding with gate at foot of garden adjacent to access road

Encouragement of cycling to reduce car use

The Planning Statement mentions cycle sheds can be accommodated, but none are shown. Given that so many plots have no access to the rear garden except via the house, the lack of any accommodation for cycles, particularly for those plots without garages, is regrettable.

Parking

Parking dimensions will be according to VALP, and provision of EV charging points is not mentioned in the documents. Policy T8 requires “one electric vehicle dedicated charging point per house with garage or driveway”. Members will see from the plan above that some parking bays are separated from the building by a flowerbed, so not constituting a driveway per se, and the parking for Plot 9 is at the bottom of the garden and across a path. It might also be suggested again that at least one of the visitor bays be equipped for charging on a commercial basis.

There is one double garage (Plot 5) and one twin (Plots 7 & 8), which has extra length for storage. All three have driveway parking in front of them. All the other plots have two parking spaces either to the front or the side of the house, except for Plots 3 & 4, which have one each in front of the house and another one by the entrance on the far side of No1's parking – this is inconvenient and not well overlooked.

There are 6 Visitor bays well distributed over the site, making a total of 42 (32 bays+4 in garages+6Visitor).

7 x 2-bed houses @ 2 spaces per house	14
9 x 3-bed houses @ 2 spaces per house	18
Plus one visitor space per 2 houses	<u>8</u>
Total requirement	<u>40</u>

Trees

None of the trees on the site are Protected and it is outside the Conservation Area. Four tree-related documents have been submitted:

Arboricultural Method Statement, Arboricultural Implications Assessment (both dated 6/6/22);
Arboreal Impact Assessment, Tree Protection Plan, drawings (both dated May 2022)

All of these use as the base drawing the very early and discarded scheme with 19 dwellings in a different layout. They weren't therefore accurate even for the 2022 application and are 4 years out of date now.

Flooding

The previous Flood document recommended a finished floor level of at least 82.65m AOD and at least 0.15m above adjacent ground levels. Surface water and foul water drains were to be connected to the Clarence Park sewer system.

There was no confirmation of the proposed connection from Anglian Water or the Clarence Park management company. I have a sheaf of neighbour comments from 2022, some of which stated that the sewage pumping station failed repeatedly, leading to unpleasant smells and worse; I have no idea whether this has been remedied since 2022, but it may imply that it was not coping with the existing house and/or

surface water flows. The 2026 response from Anglian Water is awaited (the case officer contacted Thames Water for comment). The Planning Statement (¶ 8.53) states that the application is supported by a Flood Risk Assessment, but there is nothing in the document list.

The peak of the 2020 flood was estimated at 82.0m AOD.

The EA flood map shows:



Neighbour relations

It should be noted that Clarence Park was built by a different developer, and there is a management company to look after the private roadways and parking areas, the green spaces including the riverside buffer zone, and the playground. The new residents of this proposal may be using some of these and one would hope that some contribution to the management fees has been arranged.

Other matters

The documents have some confusing text:

For example, in the Planning Statement:

1.7 This site has recently been recognised by the Council itself in deciding that the site should be considered for housing in the 2026 Draft Economic Land Availability Assessment. The site was given an OPUS Reference of 1209 and was considered suitable for circa 40 units.

[One has to assume blocks of flats?]

3. Development Proposals

3.1 The application seeks detailed planning permission for 9 dwellings together with amenity and landscaping. The proposed development will deliver:

- 16 family dwellings
- A vehicular access
- Significant new landscaping and tree planting, and retention of site boundaries
- Sustainable Urban Drainage.
- All infrastructure as required, with car parking, cycle stores and refuse storage areas.

[No cycle stores visible or mentioned otherwise in the documents and drawings]

And the Energy & Sustainability Statement

2.1 There is no need for any demolition

Contradicts the Waste & Recycling Statement (which is nothing to do with bin collections, it is about the Waste Management Strategy for the construction phase):

Waste materials will be generated from the following phases of development

1. Demolition of existing buildings and structures

*.....
Presumably this means the concrete pad that the previous industrial building stood on as there are no buildings.*

The Energy & Sustainability Statement also has

3.2 Upon completion, the building will be supplied with recycling boxes in accordance with the Council's kerbside collection policy.

[I can't remember when we acquired blue bins for recycling, but I'm pretty sure it was a while ago. Also they are bigger than the green bins and some householders have brown bins (which are the same size as the blue ones) for garden rubbish as well, so the bin stores have to accommodate all three. None of the bin enclosures on the site plan have indicative bin outlines shown]

And

11.0 MOVEMENT

11.1 With the availability of public transport, and local amenities within walking and cycling distances, there is a realistic alternative to the use of the private motor car.

There is no public transport along this part of Tingewick Road. There is the Buckingham to Brackley bus that runs along the bypass and detours via the Tingewick Road roundabout to Dunstan Street and back the same way, but St Rumbolds is as much of a walk as the town centre, and unlit. The next nearest bus stops are at Embleton Way, Sainsbury's on London Road and the town centre for buses to Aylesbury, Milton Keynes and Bicester.

11.2 The detailed design of the scheme allows for access to people of all levels of mobility.

There is no evidence of this. The only house with an accessible ground floor toilet is Plot 1 (it is a shower-room with WC), and that may not have a doorway wide enough for a wheelchair; nor in most is there a ground floor room suitable for conversion (6 have a 'study') and none of the houses have a straight stair to install a simple stairlift on. Certainly there is no reference to Part M accommodation.

The applicant lays much emphasis on the lack of a Local Plan and the inability of the County to demonstrate that house-building is keeping up with targets set (the letter from the Minister is quoted in full, and the Decision documents of the Site Q and Bourton Road appeals are included as appendices), and he is correct in that this is an unused brownfield site within the settlement boundary, but there are serious problems with this application, not the least the lack of any Transport or Traffic Assessment or Construction Management Plan to show that the movements of HGVs with deliveries of materials are possible without disrupting the lives of the existing residents. This is a Full Application, not an Outline Application, so I would have expected some references to materials and colour palette as well as an acknowledgement that the Neighbourhood Plan has a Design Code attached.

KM

29/6/26

BUCKINGHAM TOWN COUNCIL

FULL COUNCIL

MONDAY 6th JULY 2026

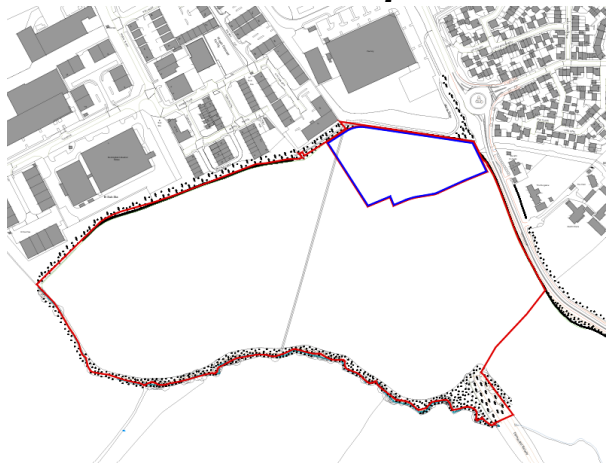
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Application for Reserved Matters at Site Q

PI/26/04558/DE

Land West Of London Road ("Site Q")

Reserved matters application for approval of appearance, landscaping, layout and scale relating to 300 dwellings and mobility hub following outline planning permission ref: 23/00178/AOP (Outline planning application (with all matters other than means of access reserved) for a residential development of up to 300 dwellings (including affordable housing), employment space and associated infrastructure)) (Appeal Ref: APP/J0405/W/24/3348499) including approval of details subject to condition 11 (noise impact assessment)

Green [Persimmon Homes Midlands]

Location plan



Site Plan with 'Character Areas' – further details below

The site is the arable field south of the eastern Industrial Estate and Wipac. Its northern boundary is the bridleway that turns left at the A413 London Road to the Pegasus crossing; the eastern boundary is the A413 London Road opposite Benthill; most of its southern boundary is the brook which is lined with trees, and the western boundary is an existing hedgerow with some notable trees in it. An overhead line crosses the middle of the site diagonally and the old railway cutting, used as a landfill site after the railway was closed, continues the western boundary of the Tesco and Wipac sites across to the bottom right of the location plan above. The land slopes considerably from the Industrial Estate to the stream, and the attenuation ponds will be along the southern edge of the development and drain naturally into the stream via a SuDS system.

The site was designated Site Q in the 2015 Neighbourhood Plan and was intended to be set aside for future expansion of the Industrial Estate. However this was overturned at appeal and 300 houses approved, leaving the north-east corner only for business use. This reserved matters application is only for the housing area – the commercial area will be the subject of a different application. I found no reference to the NP Design Code in the documents.

Character Areas

SPINE ROAD EAST CHARACTER AREA (blue on the map above: south of the access road)

Style: Contemporary

Key Features:

- Flat Canopy's
- No glazing bars
- No headers/sills
- Traditional verge/eaves
- Flat dormer windows



RURAL CHARACTER AREA (green on the map above: perimeter areas facing the fields and London Road)

Style: Contemporary/traditional

Key Features:

- Gable/lean-to canopy's
- 2 panel windows
- Brick splay headers/stone sills
- Traditional verge/eaves
- Flat dormer windows

**URBAN CHARACTER AREA** (pink on the map above: all other areas)

Style: Traditional

Key Features:

- Gable/lean-to canopy's
- 4-8 panel windows
- Stone headers/sills
- Village verge/eaves
- Gable dormer windows
- String course detailing



All houses will have EV charging either wall-mounted or mounted on a bollard close by.

All houses will be M4(2) compliant ie 'Accessible and Adaptable'

The majority of houses will be 2-storey with some 2½ storey houses on the spine road. I have checked the storey height drawing, and all the blue rectangles (1-storey high) are garages - there will be no bungalows, nor flats either. The density of housing is lower along the southern edge of the site.

The housing tenure will be

35% Affordable Housing (105 dwellings) – 75% affordable rent and 25% shared ownership
of which 15% will be fully accessible units – M4(3) compliant (16 dwellings)

5% will be custom-build houses – (15 dwellings) – plots all at the western end of the site. There are five types with two options each – some have the same groundfloor offering, but give a choice of two double or one double and two single bedrooms, some have a family room or study alternative; some have a different exterior treatment, eg stone facing or render. All the master bedrooms have an en-suite bathroom, with a family bathroom in addition. See plan below right.



Affordable Housing Plots
(orange – rent; blue – shared ownership)



accessible units



custom-build plots

The breakdown of house sizes is:.

No. of bedrooms	Sale	Affordable
1	4	14
2	19	40
3	90	41
4	63	10
5+	19	0
Total	195	105

Pre-application advice was sought, and it can be seen from the table below and the two plans that it has been acted upon. In addition, the central north-south green corridor will have a historic mature hedgerow reinstated down its centreline.



Pre-application site layout



Application site layout

	Pre-application comments (D&A Statement (p21))	Response (p39)
1	An east-west tree belt should be introduced along the spine road to mitigate views from the south.	An east-west tree belt has been introduced along the spine road to mitigate views from the south
2	More tree planting is needed along the north-south green corridors to break down the scale of the site	More tree planting has been introduced along the north-south green corridors to break down the scale of the site.
3	More street trees are needed throughout the scheme to break up the roofscape.	More street trees have been incorporated throughout the scheme to break up the roofscape.
4	Two new distinctive character areas (urban/rural) should be created (north/south of the new tree belt)	Two new character areas; urban character area (north of treebelt) and rural character area (south of treebelt) have been introduced.
5	Visitor parking spaces are almost exclusively at the site margins, spaces need to be evenly spread throughout the development	Visitor parking spaces have been evenly spread throughout the development, with less emphasis at the site margins and private drives.
6	Footpath to the rear of the employment site is not needed, this green space can be moved to the street frontage	The employment site has been moved slightly north-east, removing the rear footpath and introducing a new green space at the street frontage.
7	Avoid using estate railings between streets and open spaces, instead use timber knee rail fences.	Estate railings between streets and open spaces have been replaced with timber knee rail fences, to allow for open permeability making spaces more accessible and feel safer.
8	Attenuation basins should integrate seamlessly within the wider landscape.	Attenuation basins have been integrated seamlessly within the wider landscape.
9	Bin collection points should not be placed at the edge of open spaces.	Bin collection points have been relocated away from the edge of open spaces to avoid fly tipping.
10	Increase the number of stone plots	The number of stone units have increased to approximately 10%.
11	Remove buff brick plots	All buff brick has been removed from the site.
12	Introduce natural slate roofs in key locations	Natural slate roofs have been introduced in key locations.
13	Improve road connectivity throughout the site	The road connectivity throughout the site has improved with a number of cul-de-sacs becoming through roads.

There are no trees in the centre of the site, all the existing trees are around the edge; the industrial area to the north is well screened by trees, and the notable trees on other edges will be protected

during construction. The stream provides a wildlife corridor and in the extreme south there is a small woodland area around the old railway line. A broad open space area runs along the southern boundary and three of the five play spaces, and the attenuation ponds, are within this area forming new habitats. The landscaping will feature native planting, and the green corridors (each with a hedgerow along the centreline) and new street trees within the housing area will link the larger open spaces.

Street hierarchy with examples

Cars shown in laybys are Visitor Spaces

Access from London Road & to Employment Area and Mobility Hub

PRIMARY STREET EAST	
Carriageway Width	6.5m
Footway	2m
Verge/Tree Planting	3m tree lined verge to one side
Cycleway	3m



Spine Road West of green corridor

PRIMARY STREET WEST	
Carriageway Width	6m
Footway	2m
Verge/Tree Planting	3m tree lined verge to one side
Cycleway	3m



Secondary Street at west end of site

SECONDARY STREET	
Carriageway Width	4.8m
Footway	2m on both sides of the street
Verge/Tree Planting	Tree planting to be within landscape squares & to frontages on the edge of the street.
Cycleway	Incarriageway



Shared Surface Street south of Primary Street East

SHARED SURFACE	
Carriageway Width	6m with change in surface
Footway	-
Verge/Tree Planting	Tree planting within private frontages
Cycleway	Incarriageway

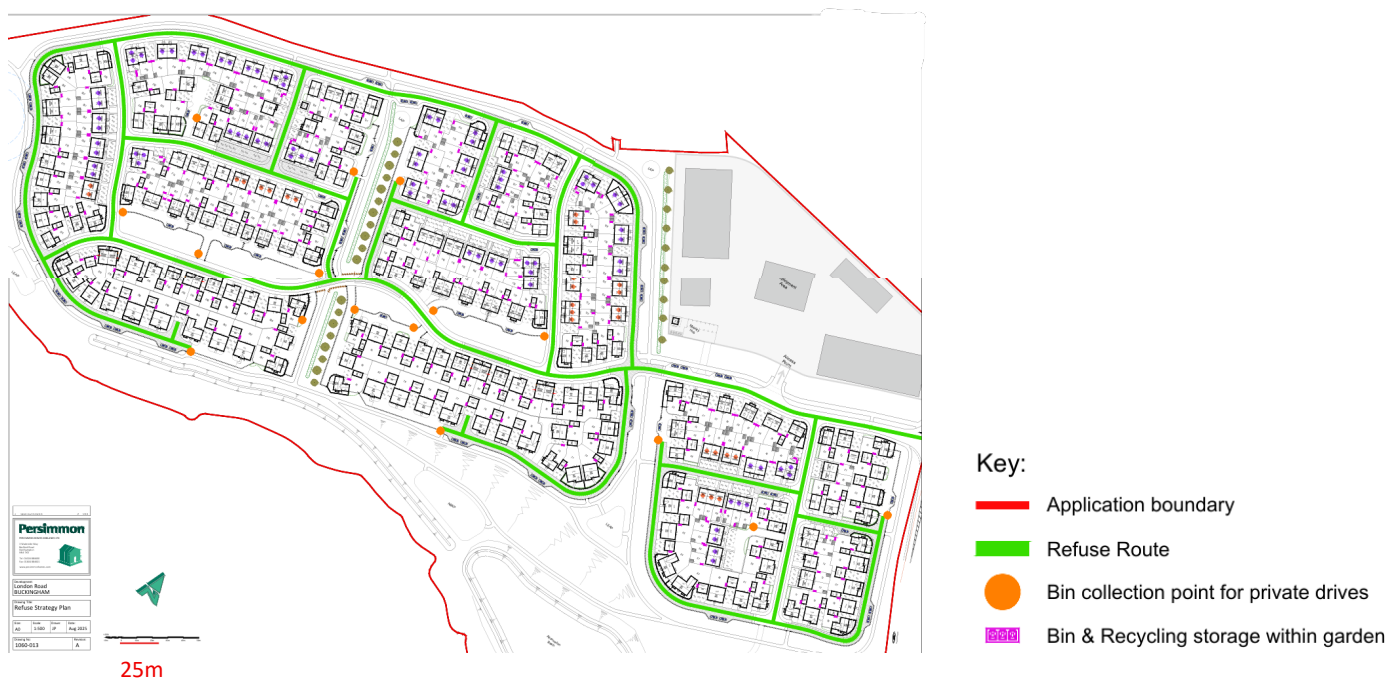


Private Drive on southern border west of NEAP

PRIVATE DRIVES	
Carriageway Width	3.5m-4.5m
Footway	-
Verge/Tree Planting	N/A
Cycleway	In carriageway



Some roads are to be bitumen, and some block paved. Comparison with the refuse lorry tracking shows that none of the roads coloured pale pink – ‘private drives’ – will have kerbside collection, all have to haul bins to a collection point, and some of these are well over the 25m maximum (scale bar included with 25m marked on refuse tracker map)



All houses have bin storage areas in their back gardens with level access (ie no steps) to kerbside frontage or collection point

Materials and boundary treatments

- Red, orange and multi brick will be evenly distributed across the site
- Natural limestone will be featured on more prominent plots, corners and focal points of the site, particularly along the spine road and rural character area.
- Painted brick and white/cream rendered plots to feature predominately on corners and streets vistas.
- Roof tiles will be primarily artificial grey slate, with the use of occasional brown and red concrete plain tiles and natural slate on key stone plots.
- Windows will be predominately white, with anthracite in key locations and clustered groups within the Urban Character Area.
- All plots within the Rural Character Area will have coloured windows (lights green, cream and anthracite) with door colours to match.
- The Spine Road East Character Area will feature only anthracite windows.
- Traditional style chimneys will be used in key areas, predominately along the primary street

The image below shows the plots facing London Road; including a mixture of limestone and rendered detached plots, featuring natural slate and red/brown/grey concrete plain tile roofs, light green, grey and cream windows and doors and traditional style chimneys.



Boundaries:

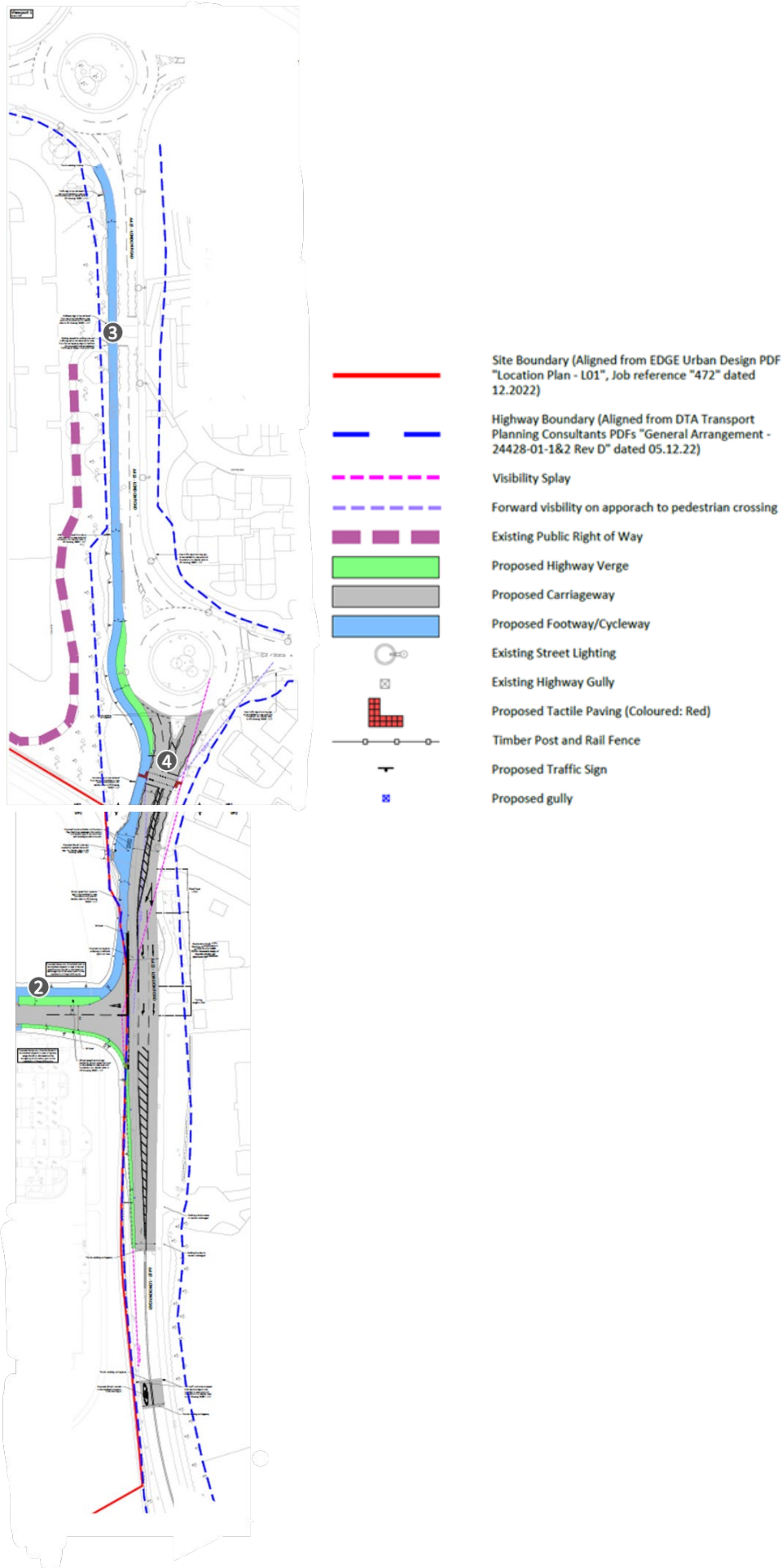
- Garden boundaries between plots, including back-to-back gardens, will be a standard 1.8m closeboard timber fence.
- Garden boundaries to roads will be 1.8m brick or stone walls
- Stone plots will have low stone walls as a frontage boundary treatment for consistency and prominence
- Elsewhere on the site a combination of boundary treatments will be used; 1m high metal ball top railings (primarily along the main spine road), 0.6m low brick walls, 0.45m timber knee rail fences, low (max 0.6m) hedgerows, 0.9m timber picket fences and timber bollards (each side of the spine road where it crosses the central green corridor).

Traffic/Transport

No supporting documents have been submitted, but there is information in the Planning Statement and Design & Access Statement. The drawing on the next page has been pasted together from two sections to give the full picture. It shows the London Road south of the Tesco/Wipac roundabout, the southern Needlepin Way roundabout and the proposed access to the housing/employment site. A s278 agreement will be needed for works to the highway.

Members are reminded that, should the recent application (26/02363/FA) for a 68-bed care home on the east side of the London Road just south of this access be approved, it is also proposed to make modifications to the highway to make a safe entrance and vision splay (the existing bungalow has no direct access to the main road).

- The existence of a cycle path to Winslow on the east side of London Road is noted.
- A new cycle path (blue line) will run along the north side of the spine road, and turn north at the access towards the Wipac roundabout (2)
- The existing equestrian waiting area has been relocated 3m back from the carriageway edge to facilitate the proposed footway/cycleway (3)
- A pedestrian crossing south of the Needlepin Way roundabout will provide a safe and convenient crossing area for pedestrians, connecting to the 2m footway running along the site's eastern boundary and access into the site (4) and allowing cyclists going south and bus passengers a safe crossing. Tactile surfaces will be installed at the crossing.
- New road markings and signage will be installed as shown. The 40mph sign will have to be moved south as well. The A413 appears to have double white lines from Benthill south for about 200m.



Other transport matters:

- There is a skimpy, but up-to-date and accurate, summary of bus services from the site, and from the Tesco stops. The southbound bus stop (by the Cottages' driveway) has a shelter with seat, the northbound one (nearer the Benthill Farm access) is a pole and flag without even a piece of hardstanding in the verge.
- The document states that the closest rail station (Winslow) provides direct train services to Oxford, Milton Keynes and Bedford.
- It also notes the existing cycleway from Buckingham to Winslow, and the bridleway along the northern edge of the site and its crossing (3) on the drawing above, and the dropped kerb crossing on the Needlepin Way arm of the roundabout to the north of it.

The play areas – one at the northern end of each cross street, three in the southern open space – can be overlooked from nearby houses.



Key:

	LEAP = 0.080ha / 800m ²
	NEAP = 0.100ha / 1000m ²
	LAP = 0.020ha / 200m ²
	INCIDENTAL OPEN SPACE = 2.094ha / 20,937m ²
	MAJOR OPEN SPACE = 2.082ha / 20,824m ²
	ACCESSIBLE NATURAL GREEN SPACE = 2.780ha / 27,798m ²

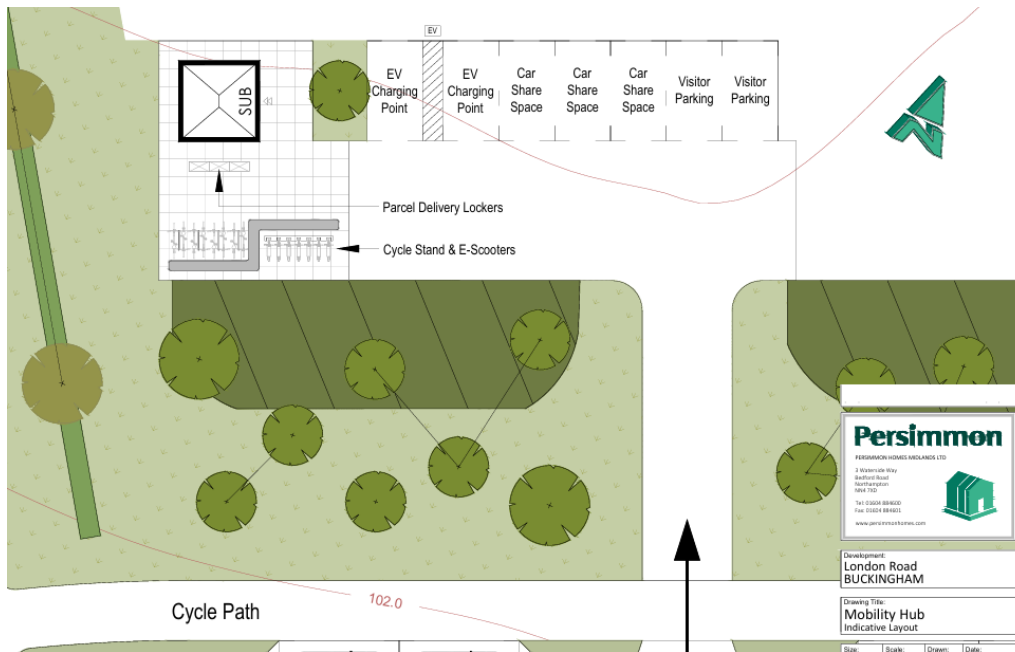
LAP = small, local play space, often with little or no equipment, intended for pre-school ages
 LEAP = Local Equipped play area with play equipment, often fenced, may have benches and a bin
 NEAP = Neighbourhood Equipped play area, larger with more equipment for wider age range

The mobility hub

The hub is in the south west corner of the employment area and shares an access with it.

The area is screened by trees and hedges will house

- An electricity substation (brick with a tiled roof)
- 4 Sheffield-type cycle stands (for 8 cycles)
- A stand for 7 e-scooters
- Parcel delivery lockers, number unstated, but plan shows a rectangle 2.6m long x approx. 0.5m deep
- 2 EV charging bays
- 3 Car Share bays
- 2 Visitor Parking bays



The Design and Access Statement is informative and well-illustrated, but the local knowledge is faulty – a photo of Market Square from the White Hart to the White House (Browns) is labelled Bridge Street (p9), and Members may be surprised to learn (p10) that

- Buildings are mostly 2 storey across the town, with some mid century bungalows and 3 storey buildings to create a focal point. There are also some apartment buildings in estates such as Page Hill and the Badgers.
- They're predominantly semi-detached and terraces within the centre, with housing patterns becoming less dense, with clusters of detached houses from the late 20th century and early 21st century expansion.

There are 9 photos on p11, illustrating the local character of Buckingham: all are recently built, but without noting which estate is featured (one is identifiable as St Rumbold's Fields, as the street nameplate says Kings Sutton Square) but is this helpful to illustrate 'local character'?



A low hedge creates a soft and natural boundary between the onwads facings houses and the open space opposite.



The street features a tree lined verge and a change in surface from a tarmac finish to a block paved road.

KM
30/3/26

Buckingham Town Council**Full Council****Monday 6th July**

Contact Officer: Senior Administrator

Supporting the “Make Space for Girls” Campaign**1. Recommendations**

Members are recommended to:

- 1.1. Note the Town Council's existing inclusive practices and progress to date.
- 1.2. Endorse the proposed actions set out in Section 8 of this report.
- 1.3. Agree to establish consultation with girls and gender diverse young people aged 10-18 to identify gaps in current play area, events and leisure provision and suggestions for improvement. To be fed back to the appropriate committee on events or park development as appropriate.

2. Background

- 2.1. Buckingham Town Council has expressed its support for the *Make Space for Girls* campaign at the meeting of Full Council on the 15th September 2025. The national campaign seeks to ensure that parks, playgrounds, and public spaces are designed with the needs of girls and young women in mind - not solely those of boys and young men.
- 2.2. Research shows that teenage girls often feel excluded from public play and leisure spaces due to a lack of suitable facilities, concerns about safety, and design features that do not meet their needs.
- 2.3. The National Planning Policy Framework (NPPF) encourages planning authorities to ensure that sports and play facilities for older children are incorporated in new developments. It recommends a range of facilities such as:
 - Multi-use games areas (MUGAs)
 - Skate parks
 - Youth shelters
 - Sports pitches
 - Cycle paths and pump tracks
- 2.4. The “ParkWatch” project by *Make Space for Girls* in 2023 observed that 88% of teenagers using the most common park facilities (MUGAs, skate parks, BMX / pump tracks) were *boys*.
 - For example, 92% of users of MUGAs were male.
 - 84% of those using skate parks or BMX tracks were male.
 - The ParkWatch report informed that when asked, girls and gender diverse youths have reported that they'd like places to sit and swing – preferably away from sporting areas. One teen noted that “*if there is seating it's designed so you can watch the boys play which is*

actually the thing that irritates me most, that we're going to put the girls into a subservient place where they're expected to spectate."

2.5. Further details of the campaign can be found at:

<https://www.makespaceforgirls.co.uk>

3. What the Campaign Recommends

3.1. Key principles from *Make Space for Girls* and supporting guidance include:

- Engaging girls, young women and gender diverse youths in consultation and co-design of public events and play areas.
- Designing for safety and visibility: good lighting, open sight lines, multiple paths.
- Swings Facing Each Other: Encouraging social interaction among users.
- Curved Seating Areas: Providing privacy and comfort for group gatherings.
- Sheltered Seating: Offering protection from sun and rain.
- Embedding inclusion in policy, procurement, and planning decisions.

4. Current Provision and Activity in Buckingham

4.1. Buckingham Town Council manages a number of parks and play areas that include some inclusive design elements. Key existing measures include:

- Inclusive design features in the new nature-themed play area at Bourton Park (e.g. sensory play, accessible equipment).
- A network of 6 play areas across the town, with a range of ages and equipment.
- Chandos Park consultation & upgrades, which included play features aimed at older children and co-operative play.
- Buckingham Play Days, Art in the Market and Family Fun Day and other temporary events designed to engage a broad age and gender range.
- Inclusion of open space and design quality policies, with specific reference to the *Make Space for Girls* Campaign within the draft Buckingham Neighbourhood Development Plan (BNDP).

5. Current Provision in Buckingham: Sports Pitches, MUGAs, Skateparks & BMX / Pump Tracks

Facility Type	No. of Facilities	Location	Key Details
Skatepark / Wheeled Sports Facility	1	Bridge Street Skate Park, Heartlands Park	Inclusive for skateboarders, BMX, scooters, and Wheelchair Moto Cross (WCMX) users.

Facility Type	No. of Facilities	Location	Key Details
Multi-Use Games Areas (MUGA)	3 (currently) + 2 planned	Lace Hill, Bourton Park and Chandos Park. New MUGAs planned at Tingewick Road and Moreton Road Phase 3 estates	MUGAs are designed for football, basketball, etc.
Sports Pitches (Football etc.)	2 (full size)	Lace Hill Sports & Community Centre	Two full-size football pitches with supporting changing and referee facilities.
Play Parks (including teen-friendly equipment)	6	Various locations including Bourton Park Senior, Lace Hill and Chandos Park.	Several parks feature challenging equipment like climbing frames, spinners, zip wires targeting older children and teens.
BMX / Pump Tracks	0 currently + 1 planned	BMX pump track planned for Moreton Road estate	Planned new BMX pump track to meet demand for wheeled sports outside of the skatepark.

6. Popular Seasonal Activities in Buckingham for Older Children

Buckingham Town Council and community partners run a number of well-attended summer activities that are primarily aimed at older children rather than other families centred event such as Family Fun Days and Art in the Market.

These popular summer activities include:

Activity	Description	Attendance	Gender Breakdown (Anecdotal/Observed)
Basketball Sessions	Free informal basketball sessions on outdoor courts (e.g. Bourton or Chandos Park). These sessions run during summer holidays and are aimed at young people aged 11+.	Regular attendance during summer holidays.	Primarily older boys (approx. 80–90% male attendance).
Skate Park Jam	A popular annual summer event featuring competitions, demos, live	Highly popular, often	Predominantly boys and young men, although

Activity	Description	Attendance	Gender Breakdown (Anecdotal/Observed)
(Bridge Street)	music, and coaching at the Bridge Street Skate Park. Attracts skaters, BMX riders, scooter users, and spectators.	100+ attendees.	increasing interest noted from other genders.

7. Examples of Town Councils Supporting *Make Space for Girls* Campaign

7.1. Stratford-upon-Avon Town Council

Project: Inclusive Play Area refurbishment

Details: Used *Make Space for Girls* guidelines to refurbish an existing play area, adding features like art and creative play installations, quiet zones, and seating for socialising. They also introduced female-led skate and BMX sessions to encourage participation.

Outcome: Broader use of the space by girls and young women, particularly teenagers, with ongoing programming support.

7.2. Brighton & Hove City Council – “Girls Get Active” Summer Series

Project: A summer program of free weekly sports and play sessions in local parks, featuring activities like dance, yoga, basketball, and skateboarding, specifically aimed at girls aged 11-16.

Details: Sessions were female-led, free to attend, and designed based on girls’ feedback, creating a welcoming and supportive environment.

Outcome: Increased participation rates from girls who typically avoid traditional sports sessions. Helped build confidence and social connections.

7.3. Rowntree Park, York - *Make Space for Girls* Festival

Project: In June 2025, the festival ran over two weekends at Rowntree Park, offering more than 40 free workshops and activities organised by The Friends of Rowntree Park. The range was wide: arts and crafts (such as foraged printmaking, tote bag and badge design), performing arts (musical theatre, dance, drama), sports and movement (yoga, basketball, orienteering, TikTok dance), nature and wellbeing sessions (nature safaris, wood carving, outdoor craft) and social awareness activities.

Details: A notable feature was that many sessions were designed with input from teenage girls themselves — what they wanted to try, what they felt was missing from parks, what made them feel safe and included. The festival also included pop-up awareness stalls (for example on safety, respect, consent) and co-creation activities (designing murals, collective art pieces, imagining what a park feels like when it welcomes everyone).

Outcome: Feedback from participants showed the festival helped build confidence, made girls feel more visible as rightful users of the park, and encouraged them to use public spaces more freely.

8. Proposed Actions for Buckingham Town Council

- 8.1. To further demonstrate support for the campaign and improve outcomes locally, the following actions are recommended:
 - 8.1.1. Organise consultation or workshops specifically with girls and gender diverse youths aged 10-18 from local senior schools to identify gaps in current play area and seasonal events/activity provision and suggestions for improvement.
 - 8.1.2. Bring a report back to Town Centre & Events Committee with recommendations from the consultation on seasonal events/activities.
 - 8.1.3. Bring a report back to Environment Committee on feedback from the consultation.

Buckingham Town Council**Full Council****Monday 6th July 2026**

Contact Officer: Assistant RFO

Bank and CCLA Signatories**1. Recommendations**

- 1.1. It is recommended that Members confirm that Cllrs Fran Davies, Jane Mordue, Robin Stuchbury, and Lisa O'Donoghue are to remain as Bank Signatories for the current account held with Lloyds.
- 1.2. It is recommended that Members confirm that:
 - 1.2.1 Cllr Lucy Draper be removed as a signatory from the Lloyds bank account as she is no longer chair of the Environment Committee.
 - 1.2.2 Cllr Haydock be added as a signatory for the Lloyds bank account as she is now chair of Environment Committee.
 - 1.2.3 Cllrs Fran Davies is to remain as a signatory to the CCLA account as she is Mayor.
 - 1.2.4 The Town Clerk, Claire Molyneux, is to remain as a signatory to the CCLA account.
 - 1.2.5 Cllr Robina Ahmed is to be added as a signatory to the CCLA account as she is Deputy Mayor.
- 1.3. It is recommended that Members confirm (for the purposes of the CCLA change of signatory form) that:
 - 1.3.1 The authoriser in section 4 of the CCLA form, Ms Claire Molyneux, as the Town Clerk of Buckingham Town Council, is authorised to make the signatory amendments.

2. Background

- 2.1. This is being discussed because this Council holds cash deposits with Lloyds Bank plc and CCLA (Churches, Charities and Local Authorities Investment Management Limited) and to ensure that an up-to-date record is made of the relevant authorised signatories.

Buckingham Town Council Financial Year 2025-26

Year End Internal Audit Observations

Date considered by Council - On agenda for July 6th 2026

Minute Reference _____



Audit date: 1 May 2026

B This authority complied with its financial regulations, payments were supported by invoices, all expenditure was approved and VAT was appropriately accounted for.

No.	Audit Test	Response	Observation	Recommendation	Priority	Comments	Updates
1	Has the Council complied with the requirements of the Procurement Act?	Yes	The Council has awarded a number of tenders during the year. It is not currently practice for the name of the successful bidder to be recorded in Minutes of the relevant meeting.	When awarding a tender the name of the successful bidder should be recorded in Minutes of the relevant meeting.	Medium	BTC publish a Contract Awards Notice on Find a Tender after the contract is awarded as per the Procurement Act. We will minute this publication at the next appropriate meeting.	We note the internal auditor's observation and have a system in place to ensure the name of the winning bidder (once confirmed) is reported to the relevant meeting. Action complete.

D The precept or rates requirement resulted from an adequate budgetary process; progress against the budget was regularly monitored; and reserves were appropriate.

No.	Audit Test	Response	Observation	Recommendation	Priority	Comments	Updates
1	Council has reviewed independence of the Internal Auditor	No	It was noted that the Council has not formally considered the independence of the Internal Auditor as set out in the Practitioner's Guide paragraph 4.11	The Council to ensure that , on an annual basis, it formally considers the independence of the Internal Auditor. It may be appropriate for this to be done at the same time as the Council considers the Annual Internal Audit Report.	Medium	This has been added as a recurring item on the May agenda.	The current internal auditor was appointed in 2021 and reappointed in 2024. The independence and competence of the internal auditor has now been formally considered by Full Council on 11 May 2026 (minute 17/26). Now a recurring item on the May agenda. Action complete.

G Salaries to employees and allowances to members were paid in accordance with this authority's approvals, and PAYE and NI requirements were properly applied.

No.	Audit Test	Response	Observation	Recommendation	Priority	Comments	Updates
1	Salaries paid agree with those approved by the council	Yes	It was noted that pro rata pay for some members of staff have been computed based on a 52 week year rather than the new contractual basis of 52.14 weeks (365/7). This has resulted in a small underpayment of those staff.	The Council to note that the method of calculating part time salaries has changed. The Council should review the computation of pay for part time members of staff (and any arrears paid) and make arrangements to pay any underpayments due.	Medium	This will be completed ASAP	Payroll company were sent the correct pay rates upon publication last year. Following the advice from the internal auditor they were reminded on 22 May 2026 of correct pay rates for correction. Work in progress.

Accounting statements prepared during the year were prepared on the correct accounting basis (receipts and payments or income and expenditure), agreed to the cash book, supported by an adequate audit trail from underlying records and where appropriate debtors and creditors were properly recorded.

No.	Audit Test	Response	Observation	Recommendation	Priority	Comments	Updates
1	The Year End PWLB balance (and any other loans) agrees to Box 10 in draft Accounting Statements	No	The value stated for Box 10 - Year End PWLB balance [and other loans] did not agree the actual balance outstanding. It was noted that the Council does not appear to have received the year end audit confirmation from PWLB.	The Council to ensure that in future it checks and verifies the year end PWLB balance either through the year end audit confirmation or by checking on the Debt Management Office website (a link to the site was provided to the Finance Officer during the audit visit).	High	Noted. With thanks for the link, as the PWLB audit confirmation has not yet been received.	The value for Box 10 was corrected upon receipt of the feedback from the internal auditor. A diary note has been made to check for the audit confirmation and/or to use the link to check the balance. Action complete.

Buckingham Town Council**Full Council****Monday 6th July 2026**

Contact Officer: Town Plan Officer

Tingewick Road Cemetery journey**1. Recommendations**

1.1. It is recommended that members note the following:

The Town Council note that most of the delays were as a result of third party actions (or inactions).

That valuable lessons were learnt in relation to s.106 agreements and developers holding charitable status.

That officers and councillors worked with great speed and diligence to advance the project whenever possible.

2. Background

2.1 The Town Council has previously received reports on the progress of this project: one in 2017 [13th March 2017, Agenda Item, 18, BTC 69/16] and one in 2021 [15th March, 2021 BTC/127/20] as well as general updates. This requested report draws on both these reports as well as providing an update from 2021 to date, when the cemetery is near to opening, as well as observations on any issues.

3. Timeline

3.1.



2025

Planning Permission (23/04010/ADP granted 6th February).

All Work completed (save Anglian Water connection) Report to Full Council 3rd November

2026

Burials scheduled to commence Autumn

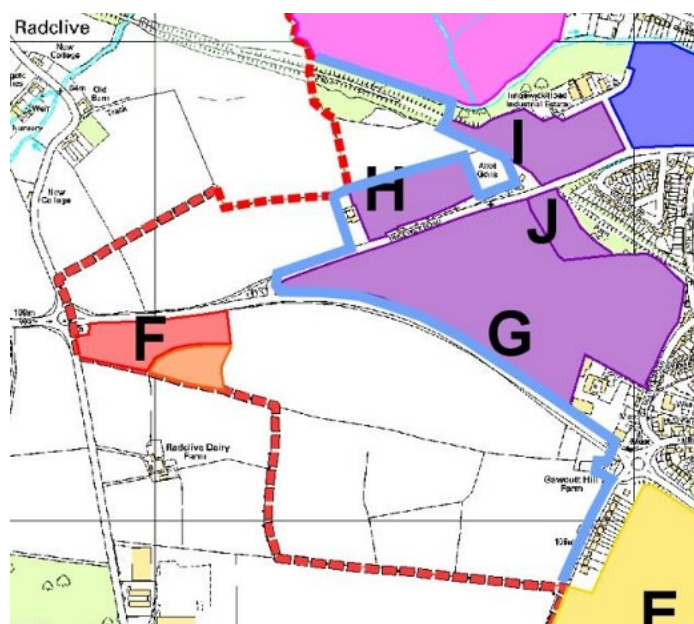
4. Notable Points

4.1. Why the land at Site F in the 2015 BNDP was not part of the s106 agreement.

The Town Plan Officer's recollections of discussions held with developers at the time of the preparation of the first BNDP were that the then Town Clerk, expected the land as part of the planning applications – presumably via s.106 agreement and that payment for the land was not part of the proposal.

Certainly the 2015 BNDP stated – CLH1 – “On commencement of development (or an earlier date as agreed by both parties) of Site G, the land required to facilitate the cemetery on Site F **will be transferred** from the landowners to Buckingham Town Council.”

CLH1 was separate from the Site G allocation in the Plan but was linked by this policy statement.



4.2 Site G (16.62ha) is allocated for and has site specific requirements for:

- Around 400 dwellings over 14.19 ha of land, with a density per hectare suitable for this semi-rural location and allowing a buffer strip bordering the Tingewick Road to protect the views of the town especially the Grade 1 Listed Buckingham Parish Church
- Provide a new park
- An improved junction at Tingewick Road/A421
- A Cemetery and Allotment and associated amenities at Site F
- Good surface water drainage in relation to existing known problems .i.e. along the northern boundary of the site and springs in the area of St. Rumbold's Well" [emphasis added]

The problem that was not foreseen, which serves as a valuable lesson, was the landowner, New College, Oxford, is a charity, and is thus under a strict fiduciary duty as per its assets held in trust. Thus to "give away" the land would not have been easy to square with that fiduciary duty. This is noted in a Report by the Town Clerk to Full Council in March 2017 [13th March 2017, Agenda Item 18, Min.BTC 69/16]

The resulting original s106 agreement for the St Rumbolds development makes no mention at all about land at Site F.

Obviously land which is a requirement for s106 agreement to enable a development may be acceptable, and there is a question as to why the need for a new cemetery was not considered in the same way as say land for a new school, especially as it was clear that the Brackley Road cemetery was nearing capacity at this point. At the Full Council Meeting in March 2017 [above: Minutes] the Town Clerk informed the Council that the s106 allocation was to be spent on sports and leisure throughout Buckingham.

Moving forward, prior to planning permission being granted, AVDC wished the cemetery/allotments agreement also to be a s106 agreement in order to ensure that it could not be used for any other purpose. [see Town Clerk's Report to Full Council on 15th March, 2021 BTC/127/20]

The original s106 agreement was negotiated with AVDC [as were all], and this remains the case that it will be the Local Planning Authority, now Buckinghamshire Council, which will have the final say in any such agreements although they should follow relevant plans. The planning applications for both the St Rumbold's development and the cemetery/allotments development were submitted within days of each other in April 2015. The first BNDP was not made until September, 2015, the Independent Examiner's Report was not issued until June 2015, when generally the emerging Plan assumes greater planning weight so the relevant policy CLH1 and the site allocations may have been considered as not carrying sufficient weight to influence s106 agreements, although the need

for a new cemetery was apparent. The s.106 agreement was signed on 24th January, 2017 – so there was time to consider the policies within the BNDP.

Observations: Awareness of potential charity status of landowners and related implications; Continued lobbying for effective input into s106 agreements in the BNDP Area.

4.3. Acquisition of the land at Site F

The benefit that was gained was the ability to acquire land for the new cemetery. It is recognised in planning that landowners require an incentive to release land for sale. The Planning Policy Guidance refers to this as “existing use value plus”. Many landowners in the area would be reluctant to release land, which might attract a higher value if residential development was planned. In making the land available for purchase by the Town Council, New College trustees facilitated a process that could have been protracted in even identifying suitable land. It will be recalled that acquiring land in the vicinity of the Brackley Road cemetery was not an option because of potential bedrock issues. There are also geographical limitations on the siting of cemeteries in terms of public health.

The benefit of the BNDP here was that the Town Council was able to purchase land for a new cemetery in a preferred location. This may have been difficult to have achieved without the original policy in the BNDP. The price paid for 3.5 ha [8.67 acres] works out at £87,500 [ex VAT] in total or £24,857 per ha. The basis for this figure was reported to Full Council in March 2017 as follows:

“According to the planning application submitted the size of the site is 3.52 hectares. Central Government estimate agricultural land as an England mean is £21,000 per hectare in February 2015. This would equate to a total of £73,920 for the area. Private company Savills have undertaken an estimate based on the grade of the agricultural land. The site consists of 3a agriculture land for grade 3 the average for Great Britain is £8,000 per acre in 2015. This would place the value of the land at £69,600.

Existing land on the market was also investigated, within a 5 mile radius of the town there was found to only be one piece of land on the market that does not already have a planning permission for houses. This is a 4.03 acre paddock at Gawcott which has a guide price of £40,000. If this was extrapolated it would cost £87,000. The average of the three values is £77,000 (to the nearest thousand pounds) (Report BTC/70/16)”

For context, the current Dixon-Searle Partnership Report on Community Infrastructure Viability for the Buckinghamshire Council’s consultation on CIL [March 2026, Figure 12, paragraph 2.13] suggests a range of £250,000 to £850,000 per ha for Existing Use Value + land in the area [as has been noted, the evidence for these figures is not transparent and hard to verify, but it has been adopted by Buckinghamshire Council as evidence for the charging schedules proposed.] This is an indication of what the land might have cost in other circumstances.

Observations: The 2015 BNDP policy CLH1 did ensure that suitable land could be secured for the new cemetery, which whilst reflecting local market value could have been significantly more expensive [and difficult] to acquire, even if the negotiations did extend the time frame of acquisition.

4.4. Delays in planning permission of original outline application.

The original application was made in April 2015. Consultee reports are noted but there is then nothing on record until January 2016, when David Lock Associates lodged a minor amendment in relation to the new roundabout and access to the new cemetery. There is then a significant number of letters through 2016 and 2017 agreeing to extensions. In August 2018 further comments were received, and in the Autumn of 2019 draft conditions, deeds and terms of transfer were submitted. Planning permission was granted in January 2020.

The overall delays during part of this period were noted by Interim Full Council on a recommendation from the Planning Committee on 28th October 2019 [476/19] with particular reference to the delay in the planning application for the cemetery and allotments. The Council resolved to write to AVDC on this matter.

As the applicants for planning permission were David Lock Associates, the Town Council was not a party to the application and presumably thus had little influence over how the application was handled especially in relation to accepting extensions. AVDC determined that a s106 agreement was required [as noted above], which also added to the process.

Observation: The delays here were in the hands of third parties; the Town Council did record their concerns via letter to AVDC.

4.5. Process of consultation over PWLB loan for development costs

The original scheme was to provide additionally a depot building and public toilets at a total cost of £2.5 million. This would have required a loan from the Public Works Loan Board [PWLB]. This required Public Consultation which ran until 19th January 2023. The public was in favour of such development but not in favour of the rise in precept of £68,000 that it would necessitate. The PWLB's criteria would have required 50% of those surveyed to have agreed. This required the matter to be remitted to the Environment Committee with possibility of developing a two stage scheme, although it was resolved to purchase the land. [Full Council 24th January 2023].

The Environment Committee recommended a new phased project on 31st July 2023, costing £1.25 million, leaving the maintenance depot and public lavatories for phase two. Full Council accepted this recommendation in September and resolved to move as quickly as to the new public consultation, required for the PWLB loan for the revised project amounting to a precept increase of £2,600 ended on 17th October 2023. This time, 76% of those who voted supported the increase in the precept. 30th October 2023 Council resolved to make an application for the loan.

Observations: There was a potential loss of 9 or so months here due to second consultation, but a PWLB loan was required regardless, there was always potential for delay in terms of the response to the public consultation, as well as allowing for the due processes of the Council. Original resources for the development of the site had been depleted by the eventual necessity of buying the land. Officer time was also required to produce budget proposals for the Autumn proposals of two phases, and as reduced a PWLB loan as possible in light of the first public consultation. There is also the possibility that if/when phase two is considered, interest rates may be more favourable.

4.6. Delays in Detailed Planning Permission

Outline planning permission was granted in 2020. Detailed planning permission [23/04010/ADP] was required to start work on the project and this was submitted on 27th December 2023. Permission was granted on 6th February 2025 after submission of more documentation and comments. This was noted in paragraph 34 of the Officer's Report noting "several rounds of amendments". The outstanding issue which led to the delay was that of drainage. A report was made by the Town Clerk to Full Council on 8th July 2024 regarding this, amongst other points. Since initial outline planning permission, Buckinghamshire Highways had moved to a policy of "no private connections" to the road drainage. The alternative reported was connection to a nearby private sewer at a cost of about £250,000. Until this matter was resolved, planning permission could not be granted, which meant that tendering process was delayed, as a tender could not be drawn up without knowing what the actual requirements would be. Action was taken by the Town Clerk to write to Highways pointing out that the cemetery was in the public interest, and not a "private connection" as such.

In the meantime, action was being taken by officers to keep momentum going on the project. A plan to carry out preparatory work inhouse utilising already allocated funds, as well as work on sourcing grants to support tree-planting. Work that could be undertaken without planning permission being in place, or without knowledge of drainage requirements was begun. This resulted in securing £5,873 grant from Groundworks' Community and Environment Fund for trees and hedges for the site. Undertaking this work inhouse reduced costs and gained a year in project time [BTC/111/24 Full Council 16th December, 2024].

Observations: This may not have arisen as an issue, if there had not been the previous delays as noted above, and the new policy had not come into effect at the time of an earlier submission for detailed planning permission. There was effectively another year of delay whilst discussions and negotiations took place. This was mitigated, wherever possible, by officers identifying work that could progress the project in the meantime. The alternative of connection to a private sewer, would also have required negotiation and legal work, and may not have provided a quicker solution. Regardless, financially it would have been a difficult option that would have almost inevitably required a rethink of the financial arrangements and loans from the PWLB, which would have triggered further process and public

consultation. This time was also used by officers to secure a £5,873 grant to cover the cost of tree and hedge supply for the cemetery.

4.7. Delays in final transfer of land.

At the beginning of 2024, there was some correspondence about amendments required to the drafting of the transfer deed by New College legal counsel with comments from the Town Council's solicitor. This was reported to Interim Full Council on 26th February 2024 and again on 22nd April, 2024. The deed of transfer was concluded on 13th May 2024.

Observations: There was an initial misunderstanding of how the Town Council would acquire this land, but the 2015 BNDP did ensure that the land was made available, when to approach such a purchase in the open market might have been difficult and more costly.

5. Conclusions

The most inexplicable delay in the project was the period between the application by David Lock Associates for outline planning permission in April 2015 and this being granted in early 2020. AVDC is on record as experiencing extreme difficulties within its planning department at this time. The remaining period of 2020 was the time of Covid-19 lockdowns where most non-emergency work for all parties was on hold. Subsequent delays, as noted above, again lay with third parties. Throughout the project's timeline, Council has been appraised of the issues by officers, who have worked to find solutions to keep the project moving forward.

2027 Committee Calendar

2027		Meeting	Clerk	Meeting	Clerk	Meeting/Events	Clerk
Jan	4						
	11	Interim	Alex				
		Planning	Alex				
		Resources	Alex			CSSC - Thurs 14th Jan @ 2pm - Online	Tryph
	18						
	25	Precept	Alex				
Feb	1	Planning	Alex			ECDI - Thursday 4th February @ 6pm	
	8	TC&E	Alex				
	15	Environment	Alex				
		Interim (Informal precedes)	Alex				
	22	Planning	Alex				
Mar	1	Resources (Grants)	Alex			CSSC - Thurs 4th Mar @ 2pm - Chamber	Tryph
	8						
	15	Full Council	Alex				
	22	Planning	Alex			Annual Town Meeting Thursday 25th March	
	29	Easter Monday	Alex				
Apr	5	TC&E	Alex			CSSC - Thurs 8th Apr @ 2pm - Online	Tryph
	12	Environment	Alex				
	19	Interim	Alex			ECDI Thursday 22nd April 6pm	
		Planning	Alex				
	26	Resources	Alex				
May	3	Early May bank holiday					
	10	ASM & Full Council	Alex				
	17	Planning	Alex				
	24	TC&E	Alex				
	31	Spring bank holiday					
June	7	Environment	Alex			CSSC - Thurs 3rd Jun @ 2pm - Chamber	Tryph
						Mayor Making Friday 4th June	
	14	Interim	Alex				
		Planning	Alex				
	21	Staffing & Resources	Alex			ECDI - Thursday 24th June @ 6pm	
July	28						
	5	Full Council	Alex				
	12	Planning	Alex				
	19	TC&E	Alex			CSSC - Thurs 15th July @ 2pm - Online	Tryph
Aug	26	Environment	Alex				
	2	School summer holidays					
	9						
	16	Interim	Alex				
		Planning	Alex				
Sept	23						
	30	Summer bank holiday					
	6	Resources	Alex			CSSC - Thurs 9th Sept @ 2pm - Chamber	Tryph
	13						
Oct	20	Full Council	Alex			ECDI Thurs. 24th Sept @ 6pm	
	27	Planning	Alex				
	4	TC&E	Alex				
	11	Environment	Alex			CSSC - Thurs 14th Oct @ 2pm - Online	Tryph
Nov	18	Interim	Alex				
		Planning	Alex				
	25	Resources	Alex				
	1						
Dec	8	Full Council	Alex				
	15	Planning	Alex			CSSC - Thurs 18th Nov @ 2pm - Chamber	Tryph
	22	TC&E	Alex				
	29	Environment	Alex				
Dec	6	Interim	Alex			ECDI Thursday 3rd Dec @ 6pm	
		Planning	Alex				
	13	Resources	Alex				
	20	Full Council	Alex				
	27	Planning	Alex				

Minute No.	Action	Action Required	Update	Deadline	
632/21	Two-part approach and arts and cultural centre funding	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. 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.	With working group	Ongoing	
454/22	St. Rumbold's Field green spaces	It is recommended that members agree that the adoption is dependent on: 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). 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. c) Means of vehicular access to St. Rumbold's Park is provided from either Penda Road or Oswald Way. 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.	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	On agenda		
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."	On agenda		
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.	Meetings underway		
451/25 15/12/25	Motion: Cllr. Haydock	Motion AGREED : A comprehensive 2026 review of the Climate Emergency Action Plan by a Working Group.	With working group		

Minute No.	Action	Action Required	Update	Deadline	
608/25 16/3/26	Parish boundary of Buckingham	Motion AGREED: 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 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.	Attempts at informal discussions made.		
658/25 27/04/26	CIL Consultation	Members recommended responses to Questions 1 to 11 with supportive adjustments if required.	Completed		
22/26.5	Review of Representation	To find out about the Citizen's Advice Buckingham group for BTC Representation	Ongoing		
27/26	Motion: Cllr. Davies	Write to BC regarding the outsourcing of waste collection and street scene services	Holding response received		