



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426
office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 12 August 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 17th August 2026 following the Interim Full Council meeting in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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 committeeadmin@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. Minutes

To agree the minutes of the Planning Committee Meeting held on 15th June 2026 and 13th July 2026.

[Copy previously circulated](#)
[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.

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 19th August and 9th September 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 27th August and 24th September at 2pm.

Additional information provided by the Planning Clerk.

[PL/27/26](#)

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

The following application is included for information only. The application was approved on 4th August

1. PL/26/05276/KA 33 High Street, MK18 1NU
T1 Eucalyptus; Remove tree to ground level due to overbearing size.
Lowe

The following application is included for information only. The Certificate was granted on 29th July.

2. PL/26/05389/SA 27 Treefields, MK18 1GP
Certificate of Lawfulness for the proposed loft conversion with only velux windows.
Kunder
3. PL/26/05501/FA 'Danube', Stratford Road, MK19 1TE
Conversion of garage to annex, involving reconfiguration of roof and installation of dormer windows.
Cruse
4. PL/26/05503/TP 2 London Road, MK18 1AS
T1 White fir; Remove tree to ground level as tree is mostly dead.
Gibbard
5. PL/26/05522/TP 18 Waglands Garden, MK18 1EA
Overall crown reduction to 1 x Horse Chestnut by 2–3m and back to the previous points, remove epicormic growth from the stem and thin the canopy where appropriate (watershoots) to manage the mature tree due to the canopy extending over three gardens and one school playground.
Lovelock
6. PL/26/05600/TP Open Space Opposite 3 Bernardines Way
T29 - Grey Poplar - Reduce crown by 4m to reduce sail area/ windthrow – the crown has a moderate lean to the east with possible root plate movement,
T46 - Ash - fell - Significant decline throughout crown,
T54 - Grey Poplar - Pollard to 10m - Historic storm damage to upper crown and in poor form. Tree located adjacent to footpath,
T31 - Ash - fell - Significant decline throughout crown,
T55 - Ash - fell - Significant decline throughout crown.
All tree works to reduce risk
 - the Ash trees have Ash Die Back greater than 50% as per the Tree Council Scale and
 - Poplar trees to reduce crown because of poor form and root plate movement.*Pasmore [Buckinghamshire Council]*

7. PL/26/06082/SA Lace Hill Academy, Catchpin Street, MK18 7RR
Certificate of Lawfulness for proposed construction of single storey detached sensory classroom.
Ogle [S4A Group Ltd]

5. Planning decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
25/01537/VRC	36 Chandos Road	Var.of condition#4 of 23/01938/APP (ch/use of 4-bed house into 7 room HMO) to allow kitchen facilities to be installed in 5 rooms	Oppose & call-in. Call-in refused.
PL/26/03595/FA	NFU, Brackley Rd.	Installation of air conditioning units	No objections
PL/26/03632/FA	144 Moreton Road	Single storey front & rear extensions and replacement garage	No objections
PL/26/04242/HB	23 Bridge Street	Subdivision of ground floor into two commercial units	No objections
PL/26/04647/FA	41 Overn Avenue	Single storey rear extension	No objections
PL/26/04885/TP	The Manor, Avenue Road	Crown reduction of one cedar	No objections

Permission not required

Application	Site address	Proposal	BTC response
PL/26/01770/SA	110 Western Avenue	Dropped kerb & installation of permeable hardstanding on front garden	(Amended plans – No objections

6. Planning Inspectorate

To receive for information notice of an appeal against refusal of the following:

PL/26/01030/FA 24 Pillow Way, MK18 7RQ
Proposed loft conversion with a rear dormer.
Lijofi

Members agreed No Objections at the 23rd March meeting, noting that there was no overlooking of neighbouring properties and adequate parking provision within the curtilage for the extended accommodation.

The Officer refused the application because he felt the proposed dormer was overlarge and affected views into the estate from the Public Footpath.

This is a fast-track appeal process and no input is required from this Council.

7. Action reports

7.1. Regular Actions update

Minute (filing date)	File application responses
123,124 & 125/26 (8/7/26)	3 from Full Council 6 th July via email due to system shutdown.
142/26 (15/7/26)	Two applications from Planning (13 th July), one direct (extension agreed, but no longer listed); one via Parish Channel.

8. Buckinghamshire Council Consultation

Osier Way, Buckingham – Waiting restrictions and speed limit amendments
To discuss the supporting documents and agree responses.

[Appendix A](#)

9. Streetnaming

To discuss and agree a theme for street names for Site Q.

The following have been suggested by Members:

Trades

Former businesses of the town

Films

16 - 20 names are required from which 12 will be selected.

The Planning Clerk will then develop a list of names linked to the agreed theme for discussion at the next meeting. The street plan is attached for information.

[Appendix B](#)

10. Chair's announcements – for information only

11. Date of the next meeting: Monday 28th September 2026

To Planning Committee:

Cllr. T. Allen Vice Chair
Cllr. F. Davies Town Mayor
Cllr. J. Harvey
Cllr. H. Haydock
Cllr. A. Mahi
Cllr. J. Mordue Chair

Cllr. R. Newall
Cllr. L. O'Donoghue
Cllr. S Singh
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society Co-opted Member

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

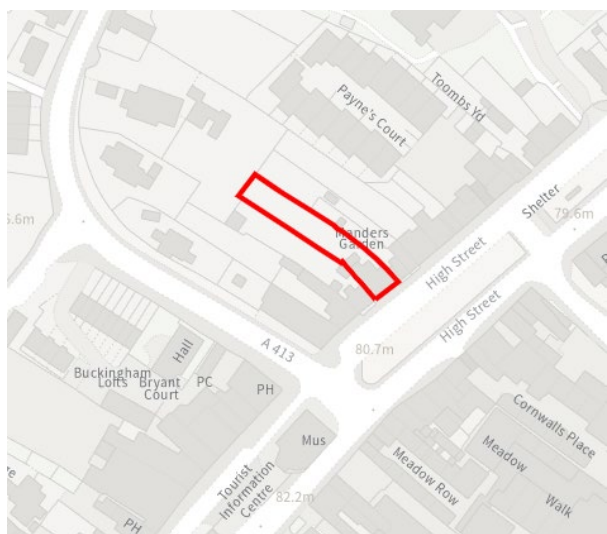
MONDAY 17th AUGUST 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

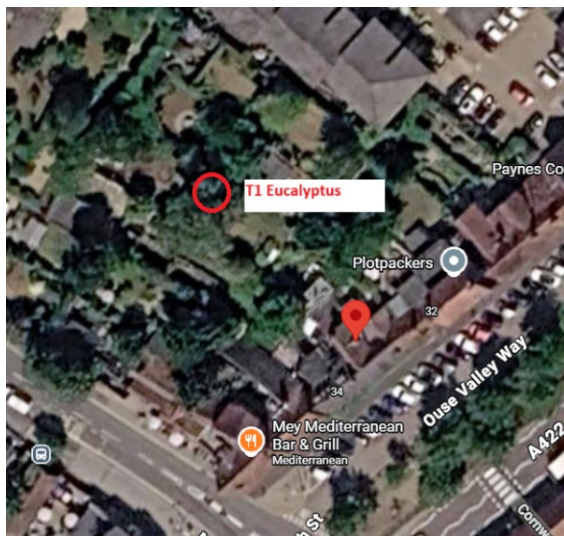
Additional information on Planning Applications

The following application is included for information only. The application was approved on 4th August.

1. **PL/26/05276/KA** 33 High Street, MK18 1NU
T1 Eucalyptus; Remove tree to ground level due to overbearing size
Lowe



Location plan



Supporting document

The tree surgeon has added, in the application form:

T1 Eucalyptus - Remove tree to ground level due to overbearing size. Amenity value of area will not be reduced due to large number of native trees in vicinity, of which Eucalyptus is not native

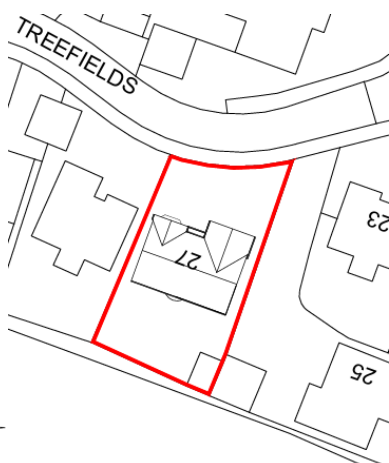
There is no record of previous tree work at this address.

The following application is included for information only. The Certificate was granted on 29th July.

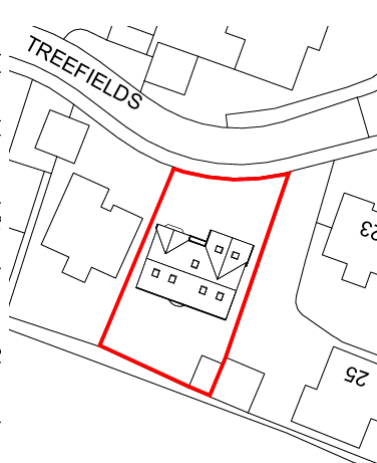
2. **PL/26/05389/SA** 27 Treefields, MK18 1GP
Certificate of Lawfulness for the proposed loft conversion with only velux windows.
Kunder



Location plan



Existing block plan



Proposed block plan

The site is an originally 5-bedroom detached house with integral double garage to the west of the cycleway that traverses the Heartlands estate, facing north and backing onto the Bourton Road allotments. To the east of a narrow side garden is a driveway leading to №25, behind №23, and № 23 and №29 to the west both face onto Treefields itself and all three have enough forecourt to park on. The front door is centrally placed between two gabled projections – a larger one which housed the garage and a smaller one with a bay window to the ground floor room.

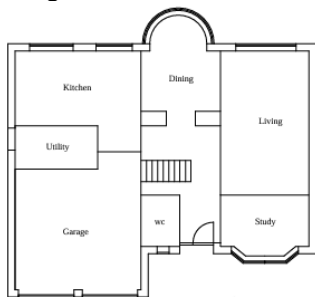


Google 2009 - before garage conversion



Cllr Harvey 23/7/26 – confirming 3rd parking area installed

In 2014 an application (14/01965/APP) was approved to convert the double garage into a habitable room, with a condition that a third parking place be provided on what was then a lawn, and this was carried out as Cllr. Harvey's photo shows. The garage doors were replaced by a brick infill and two windows matching the existing. The smallest bedroom has since been converted into a home office, and the garage is a large living room.



GROUND FLOOR EXISTING

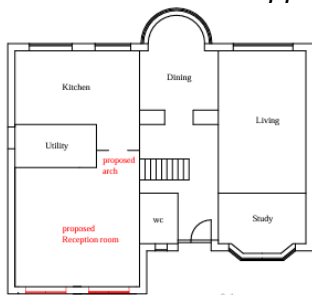


FRONT EXISTING



New proposal – front↑ & rear↓ elevation

2014 application drawings ↓↑



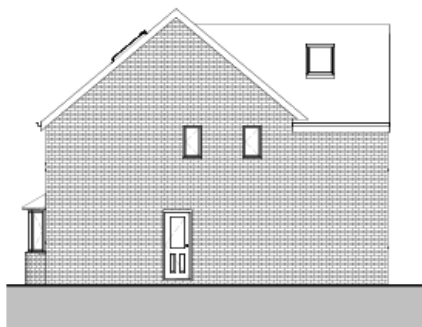
GROUND FLOOR PROPOSED



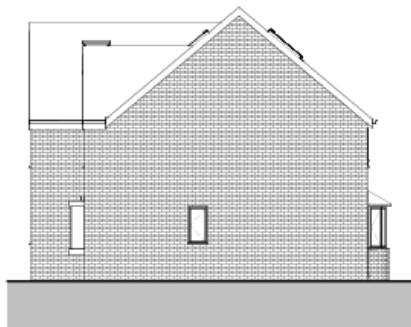
FRONT PROPOSED



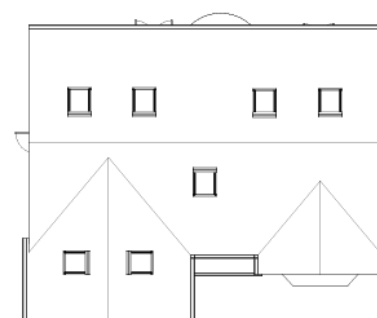
The current application is to convert the loft space to a bedroom, living room and shower-room; new stairs will be accommodated in the home office (not continued up from the existing stairwell), and there will be 4 skylights in the rear roof, one in the front roof and one in each side slope of the larger gable (both will be obscure-glazed). There will be no other changes to the exterior of the house, and no additional overlooking of adjacent properties.



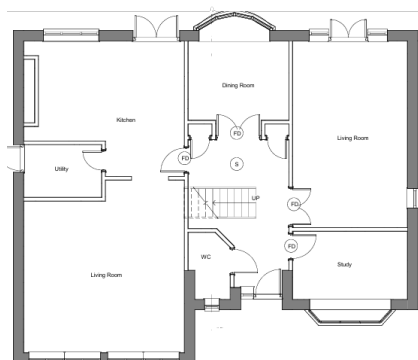
Proposed left side elevation (facing towards № 23). The two first floor windows are to bathrooms



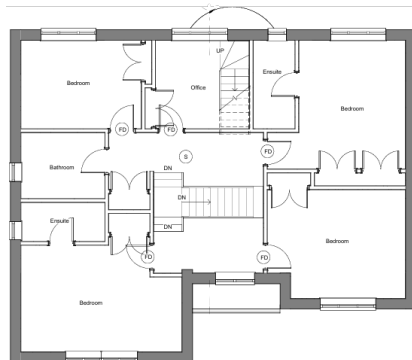
Proposed right side elevation (facing towards №29); the skylight in the larger gable is obscured by the smaller gable



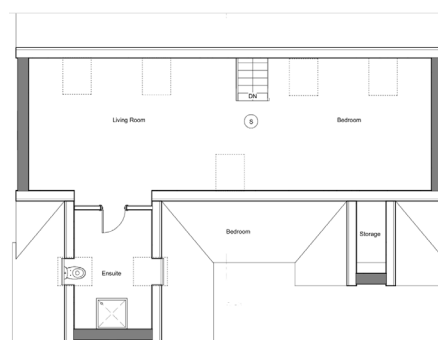
Proposed roof plan



Ground floor plan (no change)



First floor (unchanged except for new stair to loft)



Proposed loft conversion

3. PL/26/05501/FA

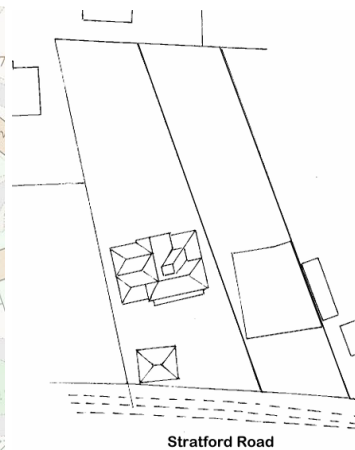
'Danube', Stratford Road, MK19 1TE

Conversion of garage to annex, involving reconfiguration of roof and installation of dormer windows

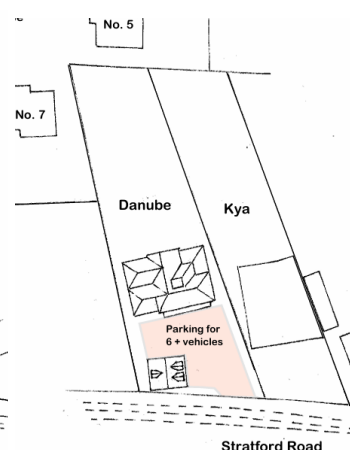
Cruse



Location plan



Existing site layout



Proposed site layout

The site is the westernmost of the five detached houses on the layby on the Stratford Road below the Page Hill houses. There is a large green area with mature trees west of the house and a substantial hedgerow with trees shields it from the traffic on the main road. It has a large rear garden backing onto the rear gardens of Middlefield Close houses and a large paved area to the front which can accommodate 6 cars, according to the documents submitted. The frontage boundary is hedgerow either side of brick pillars, and just inside this gateway on the left is a brick double garage with its doors facing east and a near-pyramidal tiled roof (there is a very small flat area at the ridge, see drawings below).

The five houses seem to have been built c. 80 years ago, before the Stratford Road was realigned to the south, and all have been much extended.

The garage was added in 1991 and a proposal to add a second storey to it with access via an exterior staircase to form a home office was part of the original 2011 application but withdrawn apparently on the case officer's advice in order to allow the house extension part of the proposal to be approved. The house now has 5 bedrooms (it started with 2).



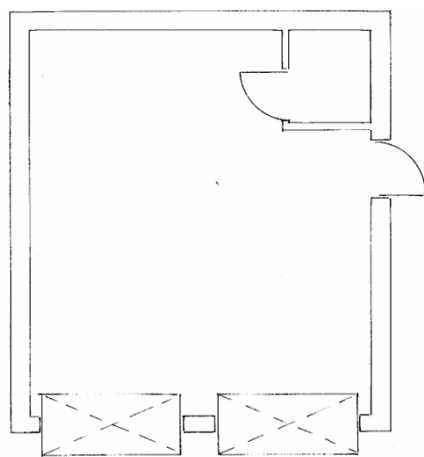
House and garage 22/7/26

The garage is almost square in plan with a side door facing the house. This door will be retained and give onto a small lobby area with doors to the living/dining room/kitchen and to a cupboard under the stairs. There is currently a WC & washbasin room in the northwest corner of the garage and this will be reorientated so the door opens into the lobby (rather than the proposed kitchen). The stairs will rise in the northeast corner of the living room, turn a right-angle and continue up the side wall facing the house to a double bedroom with ensuite shower-room and two storage cupboards. There will be a small window at eaves level to light the stairs, a rather larger one facing the road for the dining room, two windows in the bricked-up garage door aperture with two gabled dormer windows over, and a single gabled dormer in the rear roof slope; none of the dormers will be as high as the roof ridge and no windows are near enough to overlook any neighbouring property. The footprint of the building will be the same, but obviously the new roof will have a substantially bulkier appearance.

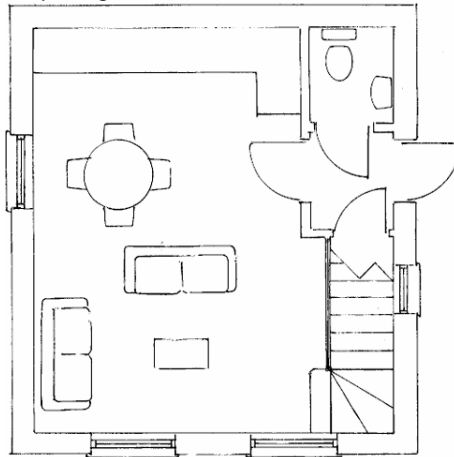
There are no details of any proposals for insulation, assuming the current building has none.

Property history

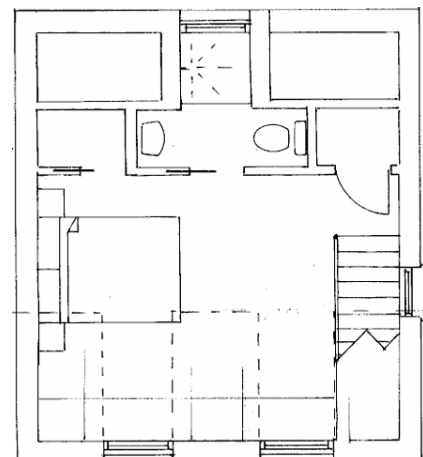
1	90/01955/APP	TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSION DETACHED GARAGE	Withdrawn
2	91/00488/APP	TWO STOREY EXTENSION AND DETACHED DOUBLE GARAGE	Approved
3	01/01835/APP	Single storey rear extension <i>extended the kitchen and added a family room</i>	Approved
4	07/01308/APP	First floor rear extension <i>built over 2001 extension, adding a master bedroom with ensuite bathroom, and a single bedroom</i>	Approved
5	11/00467/APP	Two storey side and rear extension <i>the side extension (left of the chimney in the photo above) had a footprint approx. half of that of the original house; the rear extension allowed the first floor to have 5 bedrooms, 2 with en-suite bathrooms, and an extensive replanning of the ground floor. Proposed upper storey to garage with exterior stair to home office was withdrawn before decision.</i>	Approved
6	PL/26/05501/FA	Conversion of garage to annex, involving reconfiguration of roof and installation of dormer windows	Pending Consideration



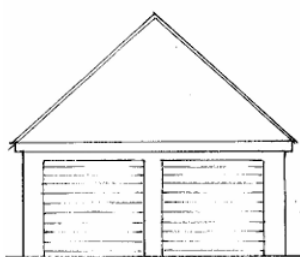
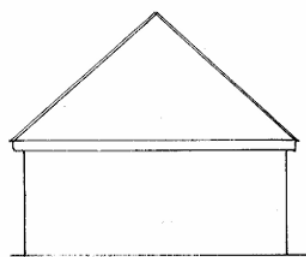
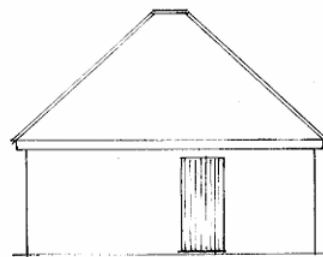
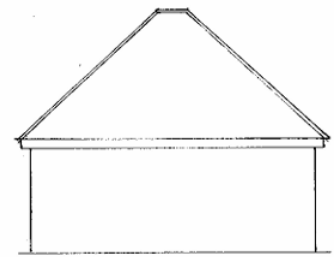
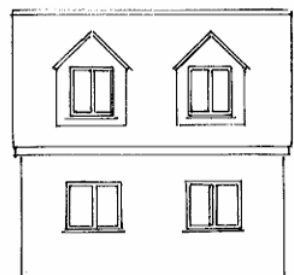
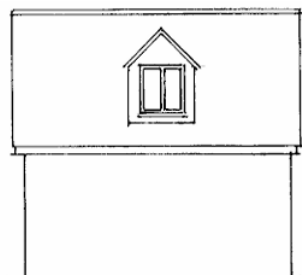
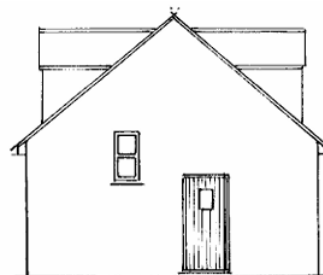
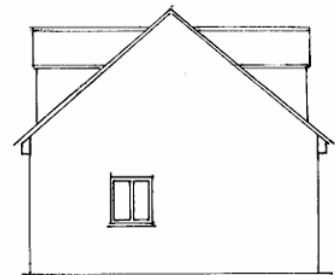
Existing floor plan



Proposed ground floor plan



Proposed first floor plan

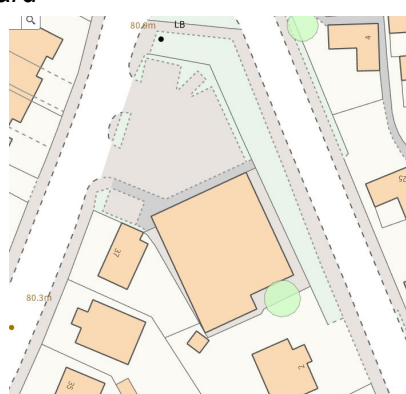
Existing front elevation
(facing driveway)Existing rear elevation
(facing open land to rear)Existing side elevation
(facing house)Existing side elevation
(facing highway)Proposed front elevation
(facing driveway)Proposed rear elevation
(facing open land to rear)Proposed side elevation
(facing house)Proposed side elevation
(facing highway)4. **PL/26/05503/TP**

2 London Road, MK18 1AS

T1 White fir; Remove tree to ground level as tree is mostly dead

Gibbard

Location map



TPO map and label

AV TLC Views - LE TPO TLC SP VIEW3: Y	
ACT	
Date Confirmed	09/08/2010
Date of Order	26/03/2010
DETAILS_OF	T1 White Fir
Expiry Date	
INT_ID	386,381
LIVE	Y
ORDER_NO	2010 No 4
SECTION	
STATUS	C
TLC_CURREN	1
Zoom to ***	



Applicant's photos

The site is the northern part of the garden of No.2 London Road, behind Sainsbury's. Previous applications have indicated the tree is too close to the generator installed on Sainsbury's rear wall, and concerns were expressed about the consequences of the tree falling on to Sainsbury's or across the road. It certainly doesn't look healthy (see below) but could this just be the heat and lack of rain?

I note that the applicant has ticked 'No' for Protected Tree and 'Yes' for Conservation Area; both should be 'Yes', and the validation officer has acted accordingly by giving it the TP suffix.

No indication of replacement planting is entered on the application form, but the house is up for sale, so any replacement conditioned would be carried out by the new owner.



BTC photos 24/7/26



Planning history

In November 2021 both the houseowner (same name) and Sainsbury's submitted applications:

21/04300/ATP

The tree with the TPO is a White Fir (T1). We have several other trees in our garden which is 2m below the path bordering London Road so do not feel that replacing the White Fir is appropriate or necessary. If the tree was allowed to die completely we are concerned that any branches falling from the tree could cause a potential hazard to pedestrians and cars in London Road and also to the generator at the rear of the Sainsbury supermarket. We are also aware that more insurance companies are refusing to insure properties with large trees close to the property. If planning position is granted we intend to appoint Robert Knott of Horizon Treecare who is one of your nominated contractors to fell the tree. He has looked at the tree and confirmed that it is 'In decline' and should be felled before it dies completely.

(Members OPPOSED; application refused 29/11/21)

21/04413/ATP

Overhanging tree at the rear of store that could cause a fire risk. Cut back Pine Tree by 2m to allow clearance



This photo and the satellite view were submitted by Sainsbury's, who indicated on the application form that they were the owner of the tree, though their photo shows the trunk to be behind the dividing fence.

(Members had No objections; application approved 31/3/22)

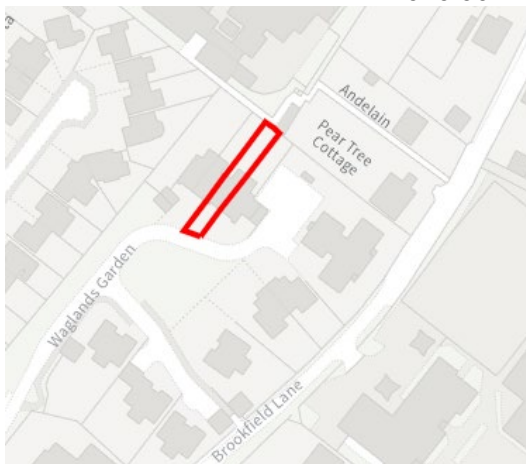
No other applications for works to this tree are on record.

5. PL/26/05522/TP

18 Waglands Garden, MK18 1EA

Overall crown reduction to 1 x Horse Chestnut by 2–3m and back to the previous points, remove epicormic growth from the stem and thin the canopy where appropriate (watershoots) to manage the mature tree due to the canopy extending over three gardens and one school playground

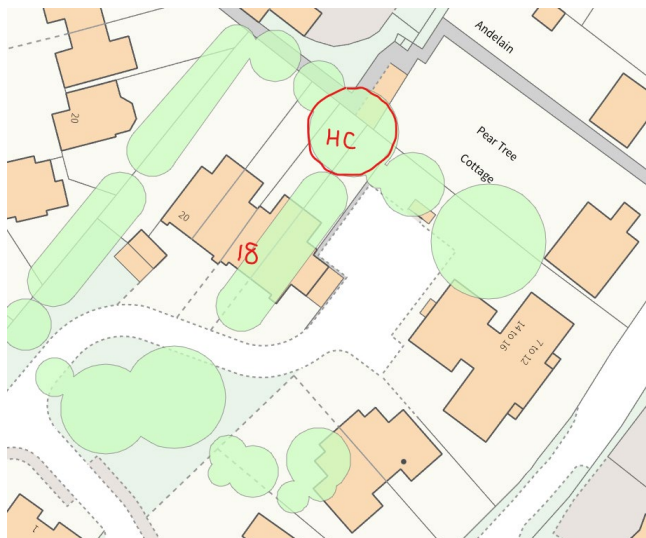
Lovelock



Location plan



Applicant's submitted document



27/7/26

TPO map, Horse Chestnut ringed in red

Mr. Hunt, one of the tree wardens, kindly sent me this photo

The site is the back garden of №18 Waglands Garden, one of the terrace of four houses (17-20) at the northern end of the development. The canopy of the Horse Chestnut extends over the gardens of Nos 17 and 19 as well.

Previous works to this tree:

1	13/02287/ATP	Crown reduction of horsechestnut	Approved
2	21/01143/ATP	Horse Chestnut reduction of south/southwest side of lateral limbs overhanging properties. Lower limbs only to be reduced by 3/4 metres back to previously pruned points to facilitate more light to small gardens.	Approved
3	PL/26/05522/TP	Overall crown reduction to 1 x Horse Chestnut (T1) by 2-3m and back to the previous points, remove epicormic growth from the stem and thin the canopy where appropriate (watershoots) to manage the mature tree due to the canopy extending over three gardens and one school playground	Pending Consideration

6. PL/26/05600/TP

Open Space Opposite 3 Bernardines Way

T29 - Grey Poplar - Reduce crown by 4m to reduce sail area/ windthrow – the crown has a moderate lean to the east with possible root plate movement,

T46 - Ash - fell - Significant decline throughout crown,

T54 - Grey Poplar - Pollard to 10m - Historic storm damage to upper crown and in poor form. Tree located adjacent to footpath,

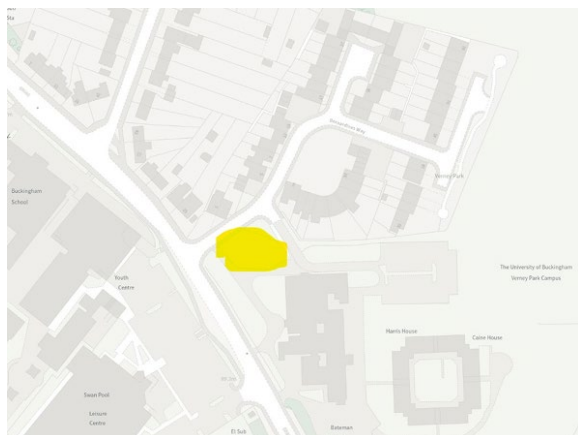
T31 - Ash - fell - Significant decline throughout crown

T55 - Ash - fell - Significant decline throughout crown.

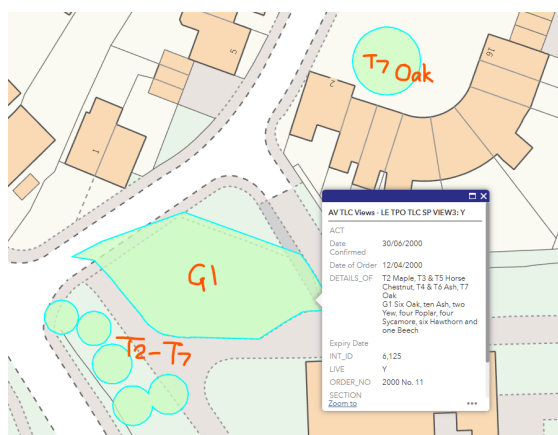
All tree works to reduce risk

- the Ash trees have Ash Die Back greater than 50% as per the Tree Council Scale and
- Poplar trees to reduce crown because of poor form and root plate movement.

Pasmore [Buckinghamshire Council]



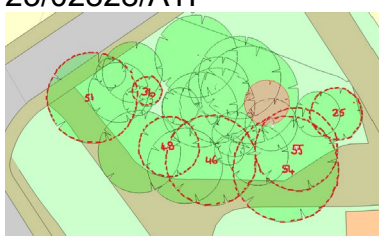
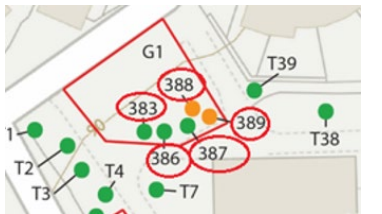
Location map



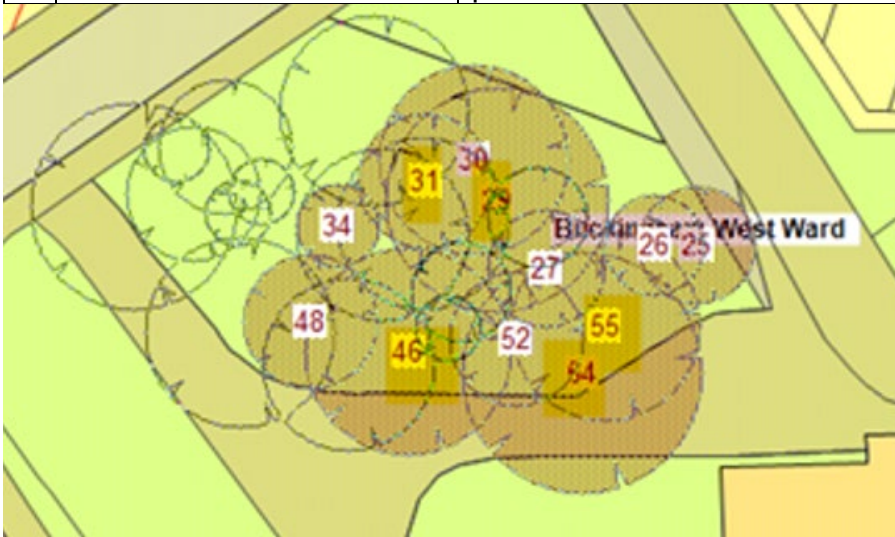
Protected tree map and TPO list. Note that it includes the single oak on the green to the northeast of the group G1, and the verge trees.

There have been various applications for these trees, but identification is not helped by (a) the lack of any plan or drawing for some applications, and (b) changes in numbering scheme. The TPO ref is 2000/11.

Previous works to this group of trees (excluding the single oak; separate applications always seem to have been made for it).

1	02/03097/ATP	Fell one ash and one hawthorn to reduce the risk of collapse; crown clean one oak to reduce the risk of debris. Exempt work: remove dead wood from three ash, one poplar and one maple, also to reduce the risk of debris.	Approved
2	07/00274/ATP	Fell one Thorn, one Ash, one multi stem Rowan. Crown works to various trees	Approved
3	13/02732/ATP	Fell T42 Sycamore (described as being on the edge of a group of trees and in poor condition.	Approved
4	23/02828/ATP 	T25: Ash - Fell, has Ash die back T36: Hawthorn -Fell to ground, rotten main stem T46: Ash - Fell, has Ash die back T48: Ash - Clear fell to ground, heavy lean and heaved root plate T51: Oak - Crown lift to 3m over footpath T54: Poplar - Pollard to 12, has historic tear. T55: Ash - Fell, has Ash die back	Approved
5	25/02286/ATP 	Work proposed by University: application included for information on condition of trees in 2025: G1 (T383) - Grey Poplar - Reduce crown by 4m to reduce sail area/windthrow - the crown has a moderate lean to the east with possible root plate movement. G1 (T386) - Ash - fell -Significant decline throughout crown. G1 (T387) - Grey Poplar - Pollard to 10m - Historic storm damage to upper crown and in poor form. Tree located adjacent to footpath.	Withdrawn

		G1 (T388) - Ash - fell - Significant decline throughout crown. G1 (T389) - Ash - fell - Significant decline throughout crown.	
6	PL/26/05600/TP Map below	T29 - Grey Poplar - Reduce crown by 4m to reduce sail area/windthrow - the crown has a moderate lean to the east with possible root plate movement, T46 - Ash - fell -Significant decline throughout crown, T54 - Grey Poplar - Pollard to 10m - Historic storm damage to upper crown and in poor form. Tree located adjacent to footpath, T31 - Ash - fell - Significant decline throughout crown and T55 - Ash - fell - Significant decline throughout crown. All tree works to reduce risk, the Ash trees have Ash Die Back greater than 50% as per the Tree Council Scale and Poplar trees to reduce crown because of poor form and root plate movement.	Pending Consideration



7. PL/26/06082/SA Lace Hill Academy, Catchpin Street, MK18 7RR
Certificate of Lawfulness for proposed construction of single storey detached sensory classroom
Ogle [S4A Group Ltd]



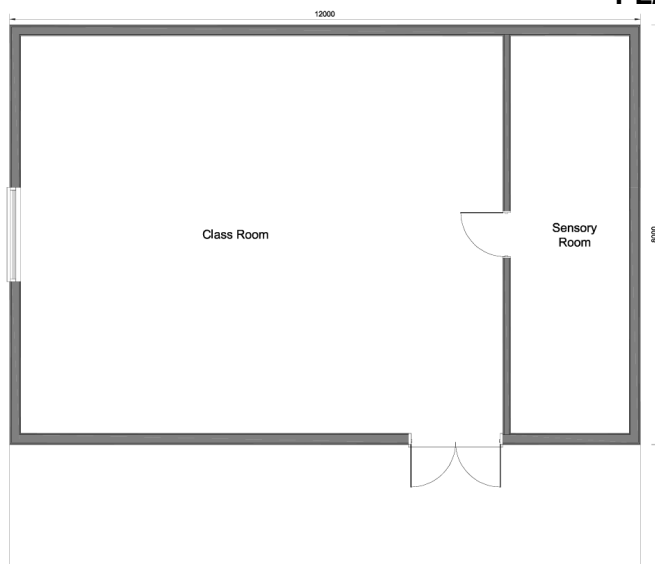
Location plan



Site plan



Aerial view of land use



Floor plan of proposed building

The site is the Lace Hill Academy playing field to the east of the school building and the Sports and Community Centre, with Bridleway 22 along the boundary. The proposal is to install a rectangular single storey building along the southwestern boundary, adjacent to the Sports Centre, and facing northeast across the playing field.

The building is 12m long x 8m wide (39'x26') and will be a timber frame structure with composite cladding weather boards to the walls and a flat roof covered with liquid applied membrane and extending out over the front wall, aluminium framed window and doors. The roof has a shallow slope front to rear (11cm over 8m/4.4" over 26') but the drawings are not detailed enough to show whether there is a gutter along the rear edge, or where it would drain to. The building will sit on a concrete slab. For comparison, a static holiday caravan is 8m x 3m (28' x 10'). There are no windows overlooking residential properties.

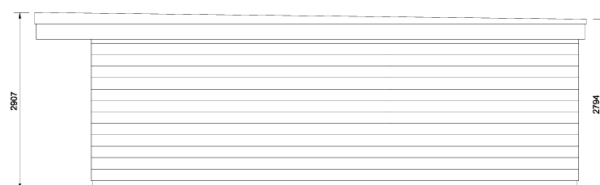
The building will be c.2.8m (9') high, and divided into two rooms. The smaller (at the sports centre end) is a sensory room for children with special needs. The applicant is the local company that runs Breakfast Clubs and After School Clubs at Lace Hill and Buckingham Primary, Maids Moreton CE, Padbury and Roundwood (both sites), and Holiday Clubs at Lace Hill, Bourton Meadow, and Buckingham Football and Rugby Clubs.

Front, facing the playing field



Proposed NE Elevation Scale: 1/100

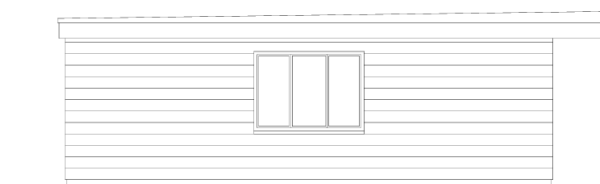
Side facing the sports centre building



Proposed NW Elevation Scale: 1/100



Proposed SW Elevation Scale: 1/100



Proposed SE Elevation Scale: 1/100

Rear, facing the Lace Hill pitches

Side facing down the slope towards the bridleway

Planning History (not housing, roads or commercial/health area)

1	08/02379/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Withdrawn
2	09/01035/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Approved
3	13/02832/ADP	Reserved matters pursuant to ref: 09/01035/AOP - Primary School, Nursery and Community Hall	Approved
4	15/02552/APP	Variation of condition on Non Material Amendment ref 13/A2832/NON relating to amendments to make provision for the additional of Wind catchers to the hall roofs, kitchen extract and nursery canopy.	Approved
5	18/00578/APP	Erection of 2 sheds - retrospective	Approved
6	PL/26/06082/SA	Certificate of lawfulness for proposed construction of single storey detached sensory classroom	Pending Consideration

KM
12/8/26

BUCKINGHAM TOWN COUNCIL**PLANNING COMMITTEE****MONDAY 17th AUGUST 2026****Buckinghamshire Council Consultation on changes to waiting restrictions and speed limit on Osier Way and within the housing development**

Contact Officer: Mrs. K. McElligott, Planning Clerk

1. Recommendation

Members are asked to agree answers to the questions in section 3

2. Information

Buckinghamshire Highways is proposing to extend the existing Waiting restrictions (double yellow lines) and introduce unrestricted bays on Osier Way, serving Swan Business Park and the adjacent residential development under construction.

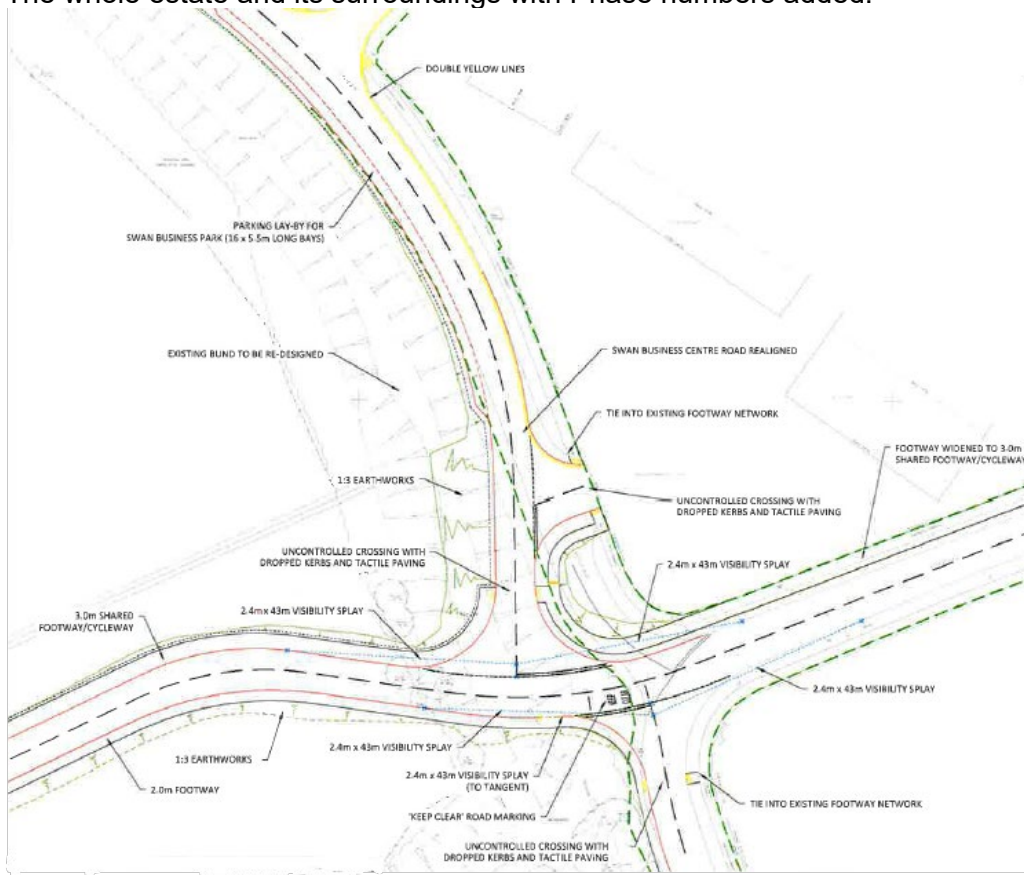
In addition, they are proposing an amendment to the existing 40mph speed limit to accommodate the new junction serving the northern development (Phase 2 – 4), as well as the entrance to the southern development (Phase 1; in Gawcott-with-Lenborough Parish).

The proposed extension of the waiting restrictions is intended to ensure that the access road to Swan Business Park remains clear and unobstructed and to maintain visibility at the realigned junction serving the business park.

The proposed speed limit amendment will help ensure that the speed limit remains appropriate for the changing road environment. Together, these measures will improve safety for motorists, pedestrians, and other road users by reducing inappropriate parking and supporting safer vehicle speeds at key access points.



The whole estate and its surroundings with Phase numbers added.



The details of the proposed Osier Way/Angelica Way junction (taken from the s278 Agreement document) with changed priorities (so that the bus route is the 'main road' and the Swan Business Park access road, and the part of Osier Way that continues as Top Angel into the rest of the Industrial Park become side roads where emerging vehicles will have to give way.



Street map of Phase 2 – Angelica Way (yellow) continues as a loop into Phase 3 to the north and there will be a link road to Gawcott Road in the west (Phase 4; custom build section). This southernmost road is

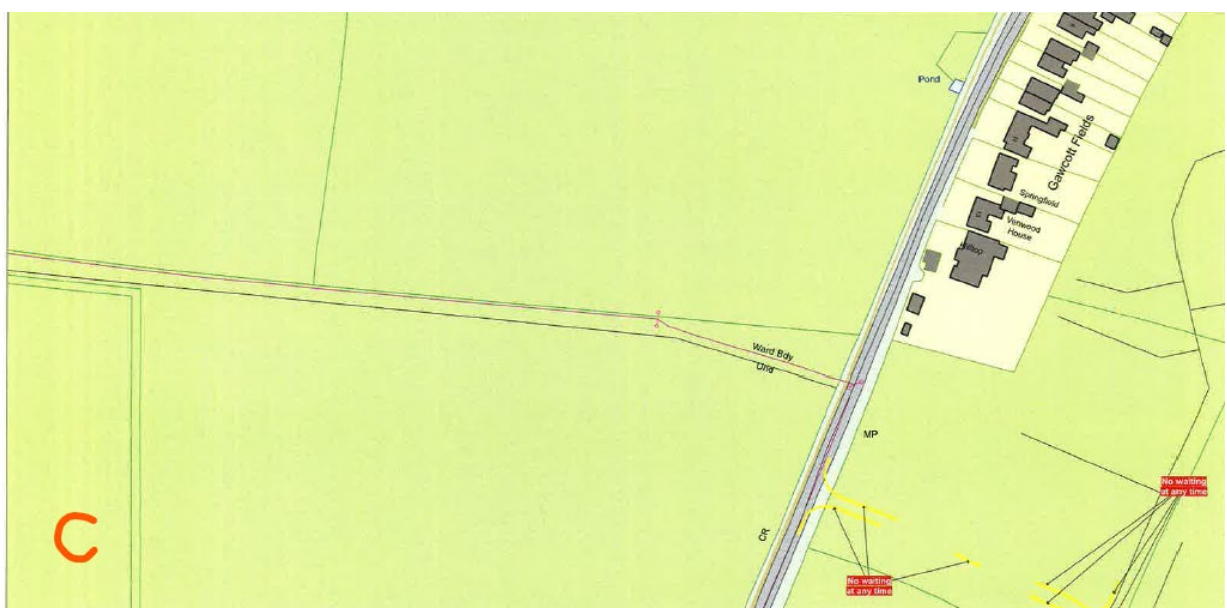
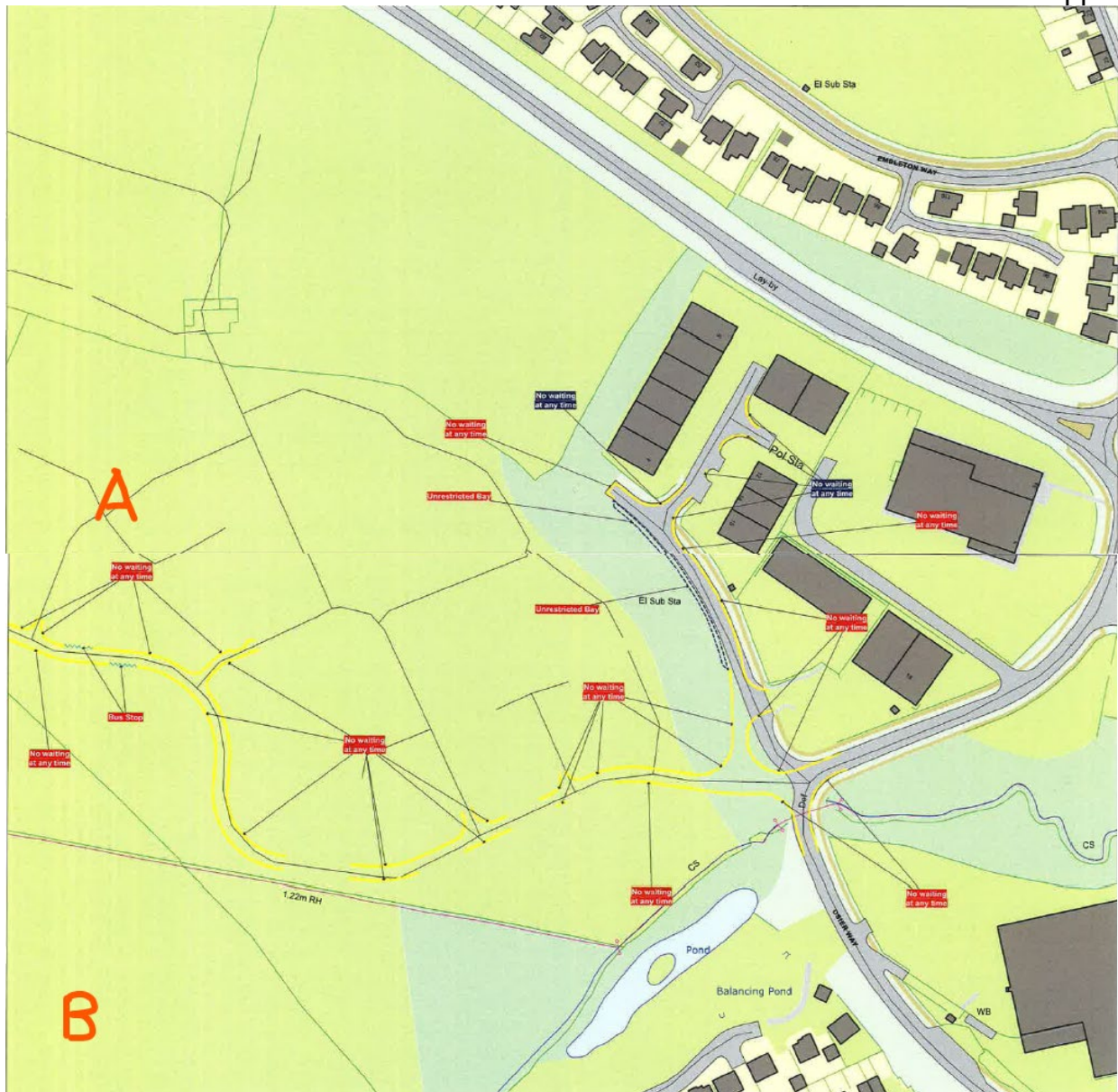
intended to be a bus route. Bayberry Close – green; Cicely Road – blue. The bus stops are proposed outside the lefthand two of the four houses between these two road junctions.

The proposals are described as:

	Location	Extent	Proposal	Plan below
1	Osier Way	At the access road serving Swan Business Park	Extension of No Waiting at any Time (Double yellow lines) Unrestricted Bays	A/B
2	Angelica Way	Junctions with Bayberry Close and Cicely Road	Introduction No Waiting at any Time (Double yellow lines)	B
3	Western entrance to development (Phase 4)	Junction with Gawcott Road (and estate road - name to be agreed)	Introduction No Waiting at any Time (Double yellow lines)	C/D
4	Angelica Way	Between Nos 58 & 60	Introduction of bus stops	B
5	Osier Way	Entrances to both north & south developments	Amendment of existing 40mph TRO	(N) E (S) F

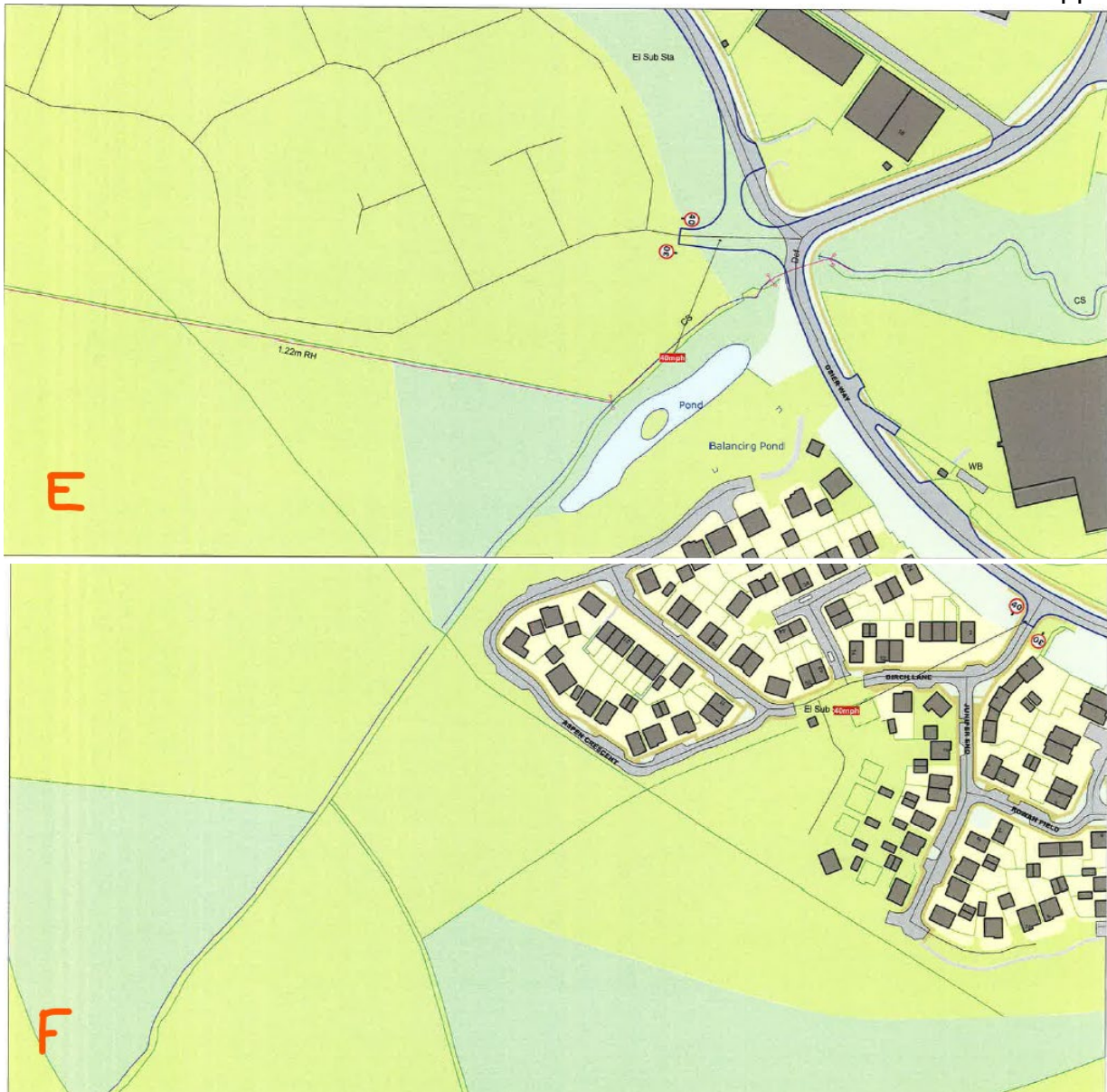
The individual map tiles below have been supplied by the officer and cut-and-pasted together for ease of viewing.

A – B & C - D show the double yellow lines, unrestricted parking bays and bus stops





E - F show the speed limit as 30mph for traffic entering the estate and 40mph for traffic emerging into Osier Way. The enlarged segments above show the signage; the existing Osier Way is 40mph from the nypass roundabout, and changes to 30mph when it becomes Top Angel.



There are only 5 questions in the consultation (though Q3 is broken into 6 subsections), and Questions 1 & 2 are Where do you live? and What is your email address?

3. Questions

Osier Way, Buckingham - Waiting restrictions and speed amendment

3 Would you support the introduction of double yellow lines on the following roads? Please select either 'Yes' or 'No' for each row.

(Required)

Yes

No

Osier Way (new junction layout and north towards Swan Business Park)

☐
☐

Please select only one item

Angelica Way (main development road)

☐
☐

Please select only one item

Angelica Way (Eastern junction with Cicely Road)

☐
☐

Please select only one item

Angelica Way (Western junction with Cicely Road)

☐
☐

Please select only one item

Angelica Way (Junction with Bayberry Close)

☐
☐

Please select only one item

Gawcott road (Junction with western access to new development) (Road name to be confirmed)

☐
☐

Please select only one item

4 Would you support the reduction of unrestricted bays opposite the entrance to Swan Business park on Osier Way?

(Required)

Please select only one item

☐ Yes

☐ No

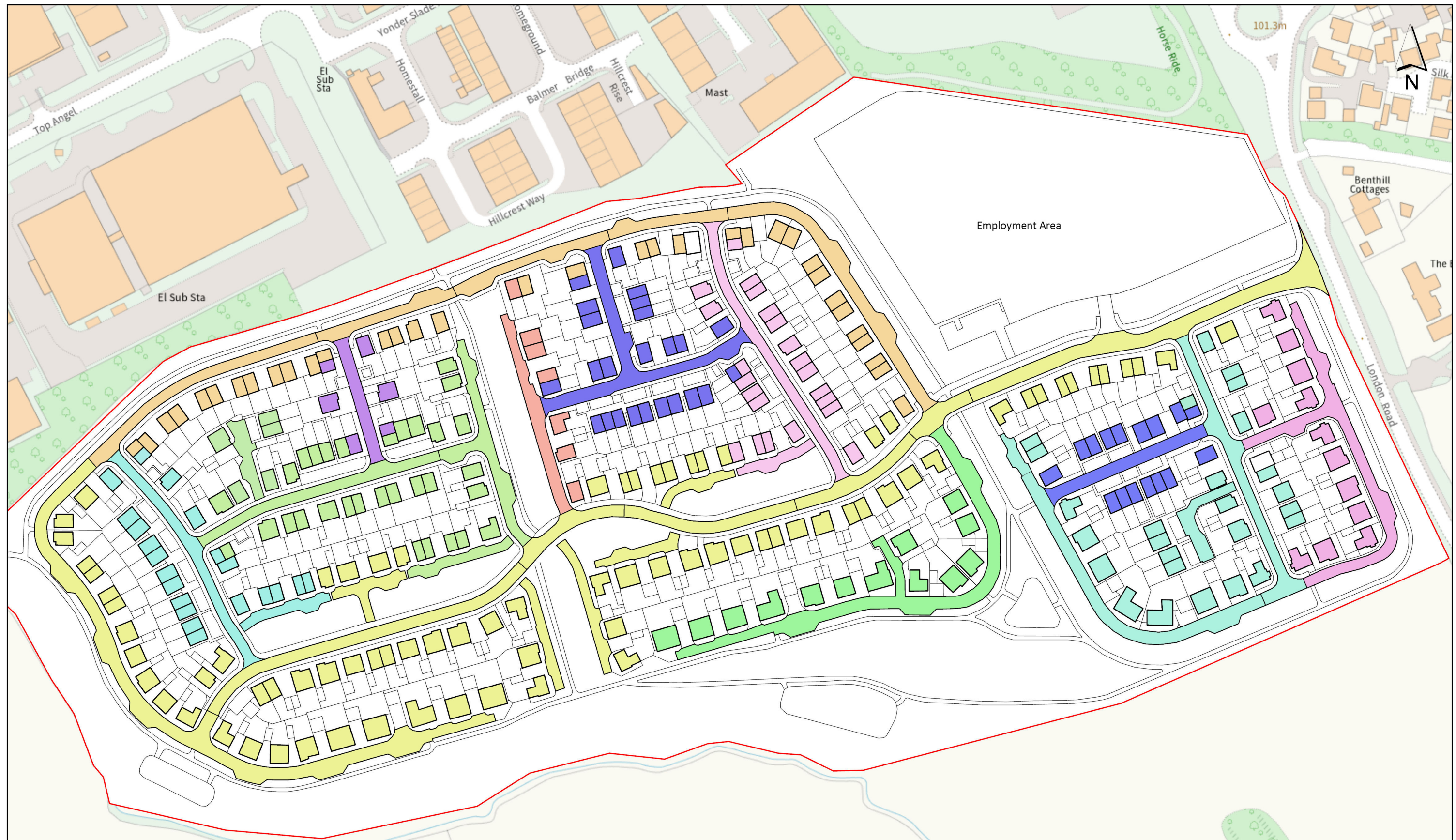
5 Would you support the amendment of the existing 40mph speed limit on Osier Way?

(Required)

Please select only one item

☐ Yes

☐ No



Directorate For Planning,
Growth And Sustainability
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

streetnaming@buckinghamshire.gov.uk

PROJECT : STREET NAMING & NUMBERING

Title : 300 dwellings at land west of London Road, Buckingham

OS Ref : SP 70155 32318

Scale : 1:1,750

Date: August 2026

Drawn by : TB

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*NB Further details has been added to this Ordnance Survey Map from sources held by Buckinghamshire Council
No guarantee can be given as the the accuracy of the additional information*

DRG NO: 26/00269/NEWDEV