

IM/01/26

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm on Monday 17th August 2026 in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

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

Also present:

Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Events Officer
Mr. A. Ralph	Buckingham Society
Mrs. K. McElligott	Planning Clerk
Ms. S. McMurtrie	Town Plan Officer

Absent:

Cllr. A. Schaefer
Cllr. S. Singh

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

185/26 Apologies for absence

Cllr. Schaefer gave apologies for reason number 4. Cllr. Stuchbury Proposed, Cllr. J. Mordue Seconded and Members unanimously approved the apology.

Cllr. Singh gave apologies for reason number 6. Cllr. Draper Proposed, Cllr. O'Donoghue Seconded and Members unanimously approved the apology.

186/26 Declarations of interest

Cllr. Stuchbury declared an interest in application PL/26/05166/OA as Chair of the Buckingham and Gawcott Charitable Trust.

The Chair clarified that, as this is now at the planning stage, Trustees of the Trust do not have to leave the meeting.

Cllr. Stuchbury left the meeting at 7:06pm.

187/26 PL/26/05166/OA Land off Buckingham Ring Road East, Buckingham

Outline planning application for up to 90 residential units and heritage/visitor centre of up to 225 sq.m. with all associated parking, services, utilities, drainage, landscaping and open space (Matter to be considered at this stage: access).

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Members support the principle of development of this site, and the housing and the visitor centre are in the 2026 Neighbourhood Plan (CLH2).

Concern was expressed at the position of the proposed crossing for the following reasons

- It was too close to the northern Burleigh Piece junction; traffic turning right out of the estate could find themselves blocked by bypass traffic waiting for the lights to change and then emerge at speed into the first gap that offered;
- It was not on the desire line from the new estate's proposed access point to the most likely destination for residents. The shortest way to Bourton Meadow Academy or the secondary schools on London Road, Bourton Park or the cycleway into town is south to the other junction with Burleigh Piece, but no footway/cycleway is proposed for the eastern side verge;
- To avoid walking north and then south, people could well take a chance and cross at the access point, which isn't safe;
- Another toucan crossing and a pair of bus stops are proposed south of the Burleigh Piece junction by the school (related to 24/03426/AOP) for access from the new housing south of Bourton Road. Two pedestrian controlled crossings in the 500m between the Stratford Road and Bourton Road roundabouts could well cause such delays in peak hours that traffic will choose to go through the town instead, not a consequence to be desired.
- The position of the crossing in relation to the ghost island hatching was also felt to be unsafe.

Members suggested alternative solutions:

1. 'No right turn' out of Burleigh Piece enforced by a longer 'sausage' island (as is installed at the A421 bypass junction with Great Slade); all traffic to go left to the A422 roundabout and double back to go south. Inbound Linden Village traffic and right-turning traffic emerging from the new estate to do the same via the Bourton Road roundabout.
2. A similar arrangement could be installed at Burleigh Piece South.

or

3. A crossroads on the bypass with Burleigh Piece (north) and the access to the estate and four-way traffic lights including the pedestrian crossing in the cycle

or

4. The two crossings could be amalgamated into one approximately where the Ouse Valley Way/old towpath crosses the bypass.

or

5. Replace one (or both) of the controlled crossings with a footbridge

Members also hoped for the restitution of the street lighting along this section of the bypass should the development be approved, and a reduction of the speed limit to 30mph.

Cllr. Davies Proposed a sausage island and Cllr. J. Mordue Seconded. A vote was taken and Members **AGREED**. There were two abstentions.

Cllr. Newall Proposed no objections subject to above proposal, Cllr. Draper Seconded and Members **AGREED**. There were four abstentions. **ACTION PLANNING CLERK**

Cllr. Stuchbury rejoined the meeting at 7:27pm.

188/26 The draft Buckinghamshire Local Plan

Members received a report from the Town Plan Officer/Town Clerk

- 1.1. The Town Council submits the following comments on the policies in the draft Local Plan in the Regulation 19 Consultation, allowing officers to supplement with additional supporting evidence, if necessary, before submission.

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

Initial.....

Cllr. Davies suggested that Members go through the headings supplied by the Town Plan Officer and Members can comment/suggest changes and additions.

The Town Plan Officer reminded Members of the criteria for Regulation 19 and that comments will go straight to the Inspector at this point.

Members raised the following issues:

Strategic policies (3)

- Water capacity.
- Industry planned away from housing, without sufficient public transport links, is contrary to sustainable development.
- No Active Travel route.
- Growth corridor hasn't been completed.
- The District Valuer has not been consulted.
- There are gaps in the environment assessment, for example relating to water quality, sewage and flooding.
- The Buckingham Neighbourhood Development Plan should be the first port of call.

Site allocations (4)

- Local infrastructure.
- Secondary education provision.
- Insufficient SEND provision.
- Waste site clarification.

Development management policies (5)

- Numbers are incorrect.
- Minimum wage is considerably lower than the area average.
- 5% accessible housing far too low.
- Wider thresholds on all new houses.
- Policies should be in line with the Equalities Act.

Cllr. Newell left the meeting at 8:23pm and rejoined the meeting at 8:25pm.

Economic development (6)

- No reference to Oxford/Cambridge Arc.
- Dualling of A421.

Environment and Design policies generally (7)

- No points raised.

Transport (8)

- Rail - protection of land between Aylesbury and Winslow is not in the Plan.

Infrastructure (9)

Cllr. Draper left the meeting at 8:34pm and rejoined the meeting at 8:38pm.

Built environment (10)

- No points raised.

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Social environment (11)

- No points raised.

Climate change (12)

- Fire risk considerations.

Members thanked the Town Plan Officer for her excellent, detailed report.

Cllr. Davies Proposed that the recommendation is agreed and that Members delegate authority to the Town Plan Officer to add the points raised in the meeting. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**.

ACTION TOWN PLAN OFFICER

189/26 Letter from Croudace Homes

Members received a report from the Town Clerk.

- 1.1. It is recommended that Members task the Town Clerk to write to Croudace Homes, in response to their letter of 21st July 2026, making the points in section two.

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

ACTION TOWN CLERK

190/26 Chair's announcements - for information only

No announcements.

191/26 Date of next meetings:

Full Council: Monday 21st September 2026

Interim Council: Monday 19th October 2026

The meeting closed at 8:46pm

Signed Date