

Extract of the slides on the Draft Buckinghamshire Council Local
Plan used at the 17/07/2026 public meeting

Public Meeting

Newton Longville Parish Council
Friday 17 July 2026

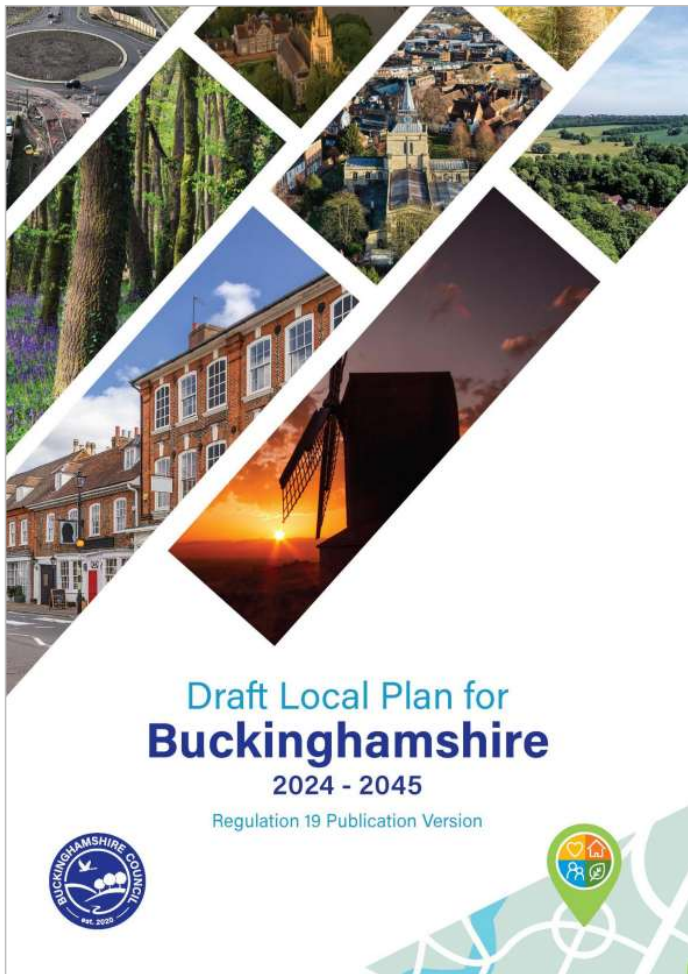
Agenda

1. Introduction (10mins)
2. Proposed East West Rail Train Maintenance Depot (30mins)
 - a) EWR's options
 - b) Your views
 - c) Next steps
- 3. Draft Buckinghamshire Council Local Plan (45 mins)**
 - a) Background**
 - b) Proposed sites**
 - c) Your views**
 - d) Next steps**
4. Pre-application development proposal – Westbrook End/Pond Close (15 mins)
 - a) Black Box Planning/Edward Ware Homes proposal
 - b) Your views
 - c) Next steps
5. Pre-application development proposal – Stoke Hammond Newton Road/Drayton Road (15 mins)
 - a) Richborough proposal
 - b) Your views
 - c) Next steps
6. Summary (5 mins)
7. Close

3. Draft Buckinghamshire Council Local Plan

- a) Background
- b) Proposed sites
- c) Your views
- d) Next steps

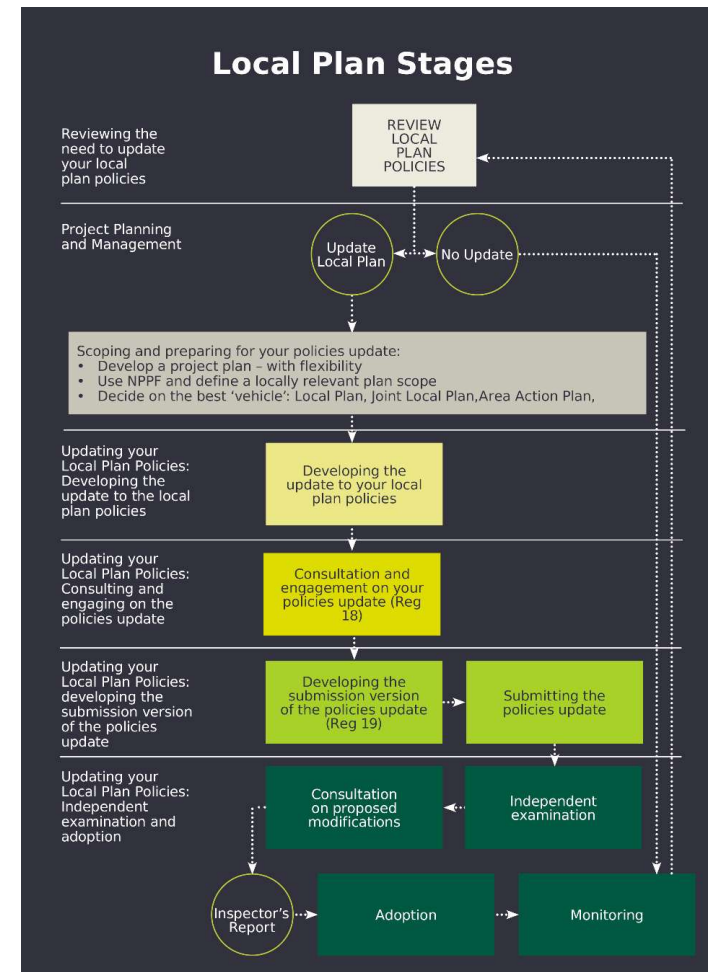
Buckinghamshire Local Plan - Background



✓ **Regulation 18 public consultation** 17/09 – 29/10/2025

✓ **“Site engagement”** 17/02 to 16/03/2026

❑ **Regulation 19 public consultation** 23/07/2026 to 06/09/2026



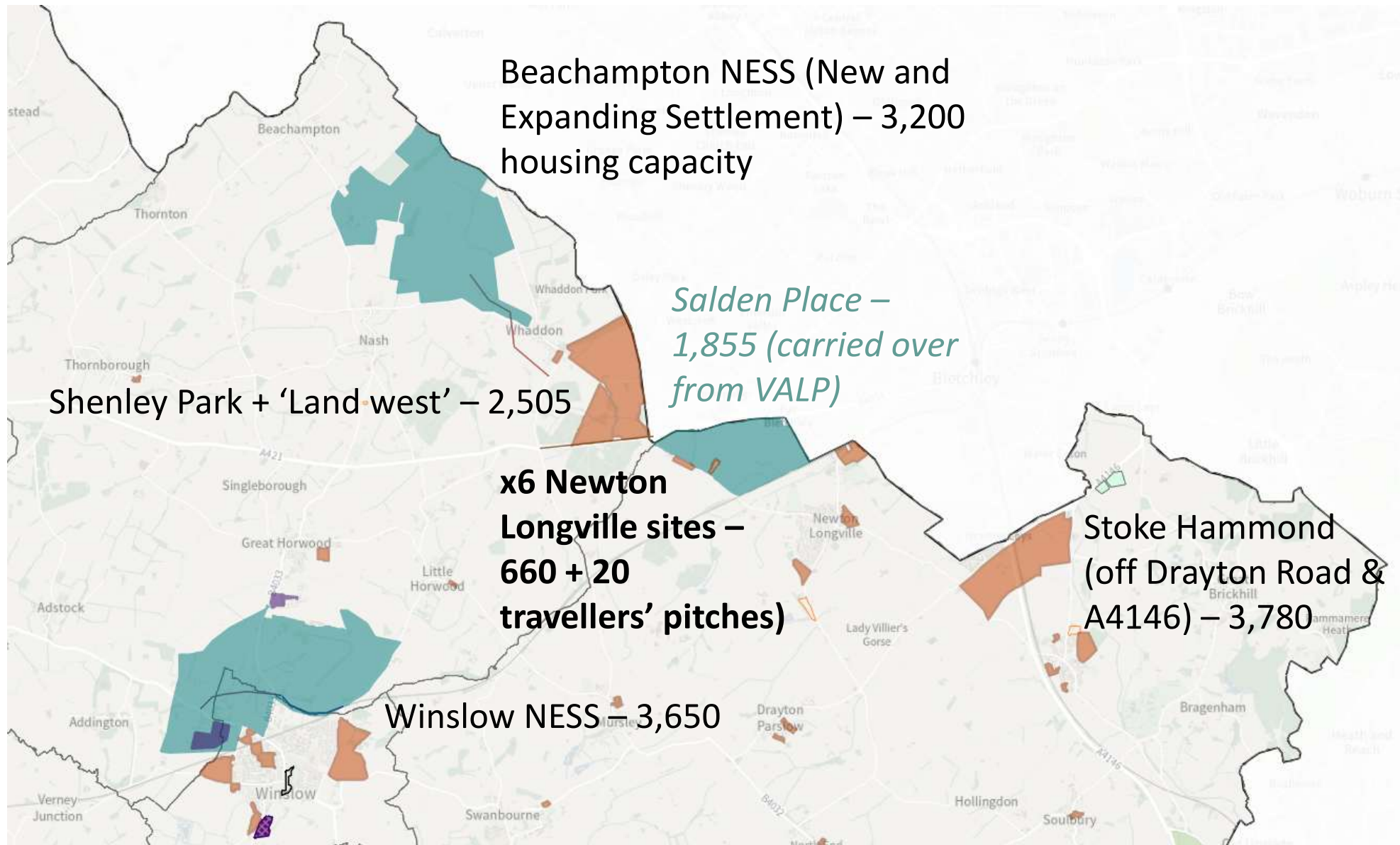
Growth, Infrastructure & Housing Select Committee

Friday, 10th July 2026 at 10:00am

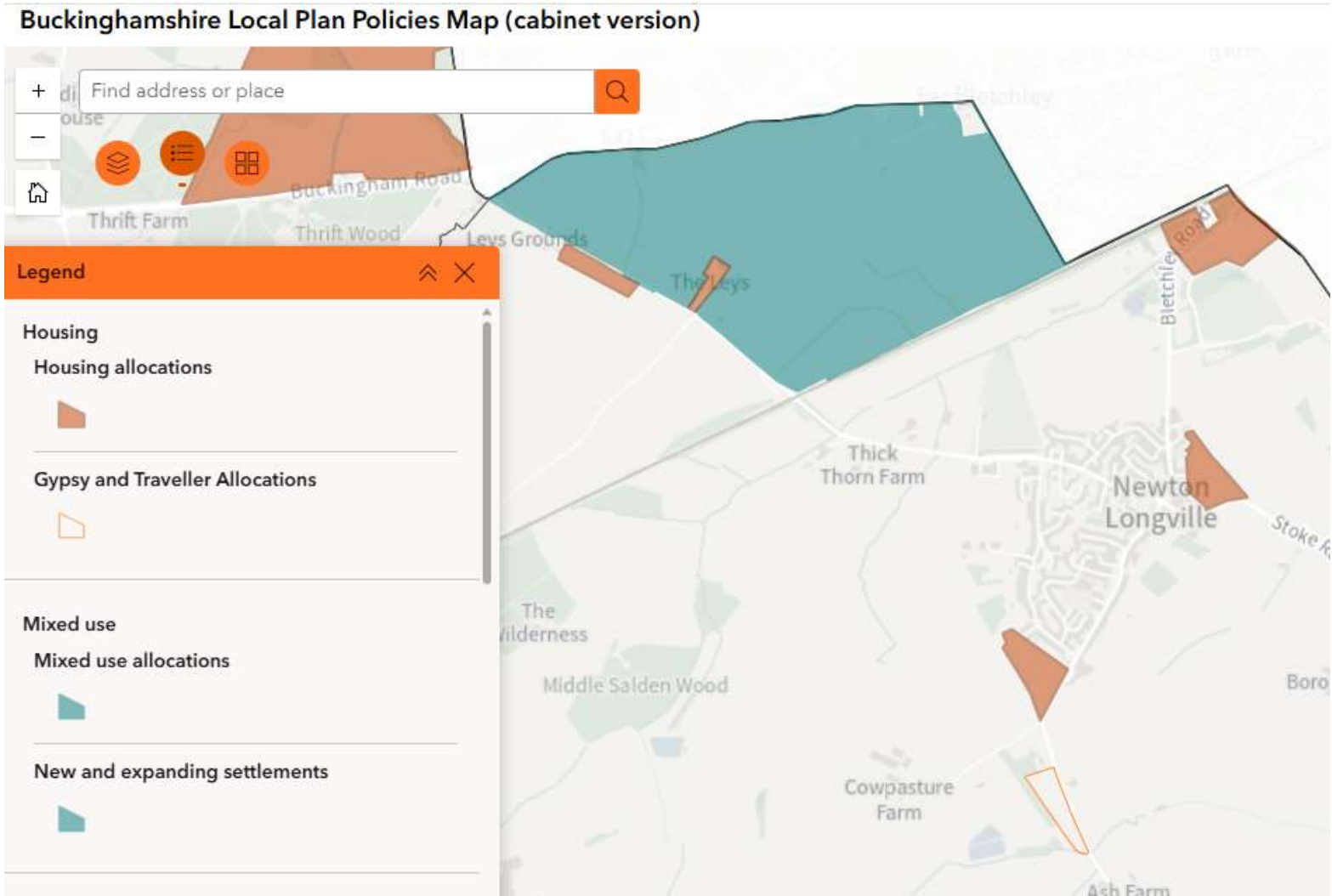
Regulation 19 – tests of soundness

1. **Positively Prepared:** The plan is based on a strategy that seeks to meet objectively assessed development and infrastructure requirements.
2. **Justified:** The plan is the most appropriate strategy, considered against reasonable alternatives, and is supported by proportionate, robust, and credible evidence.
3. **Effective:** The plan is deliverable over the plan period, based on effective joint working on cross-boundary strategic priorities, and is capable of being monitored.
4. **Consistent with National Policy:** The plan enables the delivery of sustainable development in accordance with the policies set out in the NPPF.



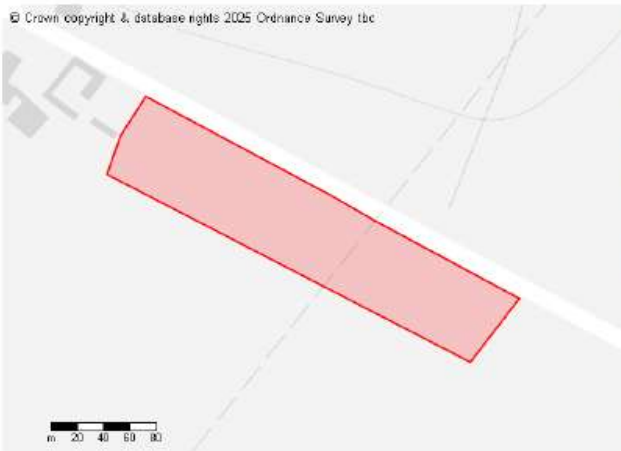


Draft Buckinghamshire Council Local Plan - Newton Longville sites



OPUS 3383 / LP Policy ref SMA01 – Land immediately to the west of Whaddon Road, adjacent to Bletchley Leys Farm, between Weasel Lane and the A421/Bottledump roundabout

3383: Land at Bletchley Leys



Post Code: MK17 0EG
Parish: Newton Longville
Nearest Settlement: Newton Longville
Site Size: 1.99 ha
Promoted for: Housing
Suitability: Suitable
Availability: Yes
Achievability: Yes
Capacity: 55 homes / 0 ha of employment
Site Assessment Conclusion: The site is considered suitable for housing development as part of the comprehensive development of the neighbouring Salden Chase allocation.

Potential capacity:
Feb/Mar was 48
July increased to 55

Newton Longville Parish Council submission comments included: Concerns about traffic impact that apply to any development in this area with the overstretched A421. Congestion/road safety issues with too many vehicles transiting the village often between the A421 and A4146 - Necessary to ensure good connectivity links across Whaddon Road to the Salden Place development - Speed limit reduction may be needed and potentially a signal controlled crossing.

11. Is the site suitable in principle for the proposed use?

Please tick () one option

- ☒ Yes
☐ No

12. Please give the reasons for your answer

The site is opposite the Salden Place development.

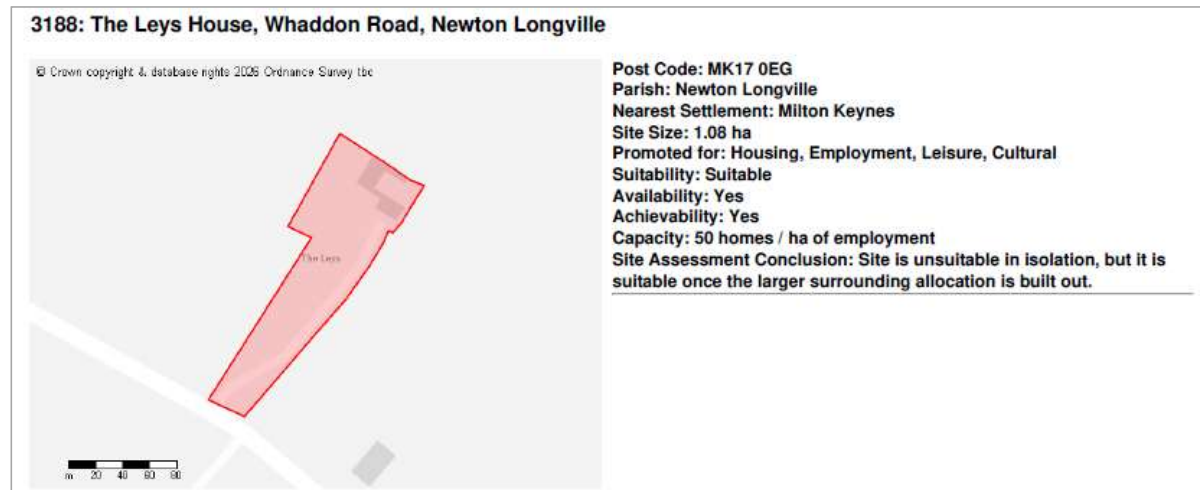
14. Are there infrastructure issues that would have to be addressed in the development of this site? Please tick () one option

- ☒ Yes
☐ No
☐ I don't know

15. If you answered 'yes', please provide further details

Traffic increase through the village and on already overstretched local roads (including A421)
Road safety on Whaddon Road with hidden dips
Location has no local public transport service within walking distance
Impact on already overburdened local services
Cumulative impact of development on this site along with Salden Place (1,855 dwellings), and other developments in the pipeline and/or proposed for the Buckinghamshire Local Plan inside or in close proximity to the Newton Longville parish boundary. To that list should be added the proposed East West Rail train maintenance depot (TMD) off Whaddon Road, the solar farm off Bletchley Road and the gas injection facility which is also off Bletchley Road.

OPUS 3188 / LP Policy ref SMA01 – The Leys House, to the east of Whaddon Road, adjacent to Weasel Lane



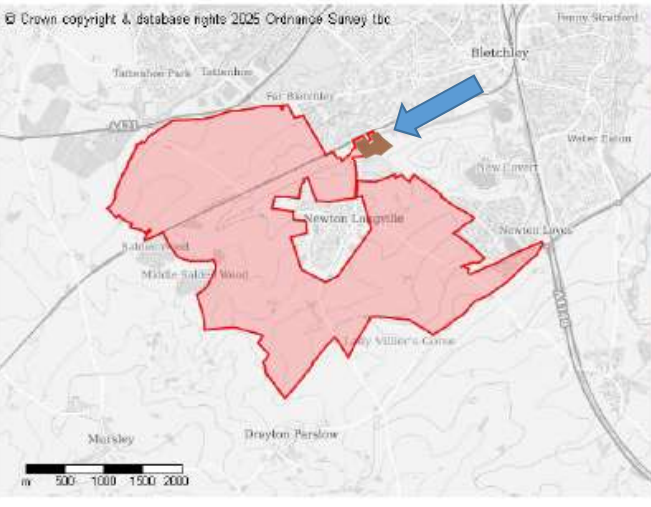
Potential capacity:
Feb/Mar was 0 (zero)
Site added July with 50

Newton Longville Parish Council did not make a submission for this site as it did not appear in the proposed allocation list made available by Buckinghamshire Council for the 'site engagement' exercise in February/March.



OPUS 6570 / LP Policy ref NEW02 – The former brickworks site off Bletchley Road plus land on the other side of the public road which was used for the First Class Transport HGV depot.

6570: Land to the South West of Milton Keynes



Post Code: MK17 0BG
Parish: Newton Longville, Drayton Parslow, Stoke Hammond
Nearest Settlement: Newton Longville
Site Size: 916.79 ha
Promoted for: Housing, Employment, Environmental = Landscaping and Open Space, Leisure = Open Space, Cultural = Community and Social Infrastructure and Other = Road Infrastructure
Suitability: Part Suitable
Availability: Yes
Achievability: Yes
Capacity: 305 homes / 0 ha of employment
Site Assessment Conclusion: The site is considered part suitable for residential development, on part of the site to the North adjacent to Milton Keynes.

Potential capacity:
Feb/Mar was 181
July increased to 305

NEW02 – Land to the southwest of Milton Keynes, Newton Leys

NEW02: Land to the southwest of Milton Keynes, Newton Leys

The site as shown on the Policies Map is allocated for an assumed number of 305 dwellings.

Development of this site will be supported where it:

Newton Longville Parish Council submission comments included: Protection of former brickworks cottages which are listed as Non-Designated Heritage Assets - Local wildlife - Cumulative impact on traffic and local services

11. Is the site suitable in principle for the proposed use?

Please tick () one option

- ☒ Yes
- ☐ No

12. Please give the reasons for your answer

This is considered suitable, subject to appropriate mitigation, for housing on the basis it is a brownfield site. The land to the east of Bletchley Road is between two existing clusters of houses and would be a more appropriate use for the site rather than commercial use.

14. Are there infrastructure issues that would have to be addressed in the development of this site? Please tick () one option

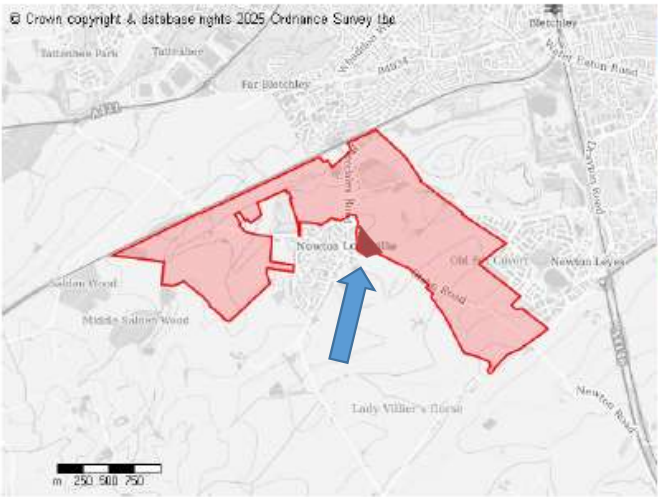
- ☒ Yes
- ☐ No
- ☐ I don't know

15. If you answered 'yes', please provide further details

Traffic increase through the village and on already overstretched local roads (including A421).
Impact on already overburdened local services.
Part of the proposed site allocation is prone to flooding in Zone 3.
The site to the west of Bletchley Road is very close to both the East West Rail line and a Gas Depot.
Cumulative impact of development on this site along with Salden Place (1,855 dwellings), and other developments in the pipeline and/or proposed for the Buckinghamshire Local Plan inside or in close proximity to the Newton Longville parish boundary.
To that list should be added the proposed East West Rail train maintenance depot (TMD) off Whaddon Road, the solar farm off Bletchley Road and the gas injection facility which is also off Bletchley Road.

OPUS 234 / LP Policy ref SMA01 – Land to the east of Bletchley Road and north of Stoke Road, bordered by London End, Home Farm and The Slade.

234: Land north of Stoke Road



Post Code: MK17 0BB
Parish: Newton Longville
Nearest Settlement: Newton Longville
Site Size: 307.66 ha
Promoted for: Housing, employment, environmental, leisure
Suitability: Part Suitable
Availability: Yes
Achievability: Yes
Capacity: 135 homes / 0 ha of employment
Site Assessment Conclusion: The site is considered part suitable for housing development, with the area closest to the centre of Newton Longville being well related to the existing settlement pattern. This part of the site is therefore suitable for allocation.

Potential capacity:
Feb/Mar was 82
July increased to 135

11. Is the site suitable in principle for the proposed use?

Please tick () one option

☐ Yes

☒ No

12. Please give the reasons for your answer

This site, if developed, would represent unacceptable intrusion into the open countryside, and would be outside the established settlement pattern (and it is for that reason that it is on the outside the Settlement Boundary as defined in the made Newton Longville Neighbourhood Plan and so the current Development Plan). Settlement creep towards neighbouring Newton Leys.

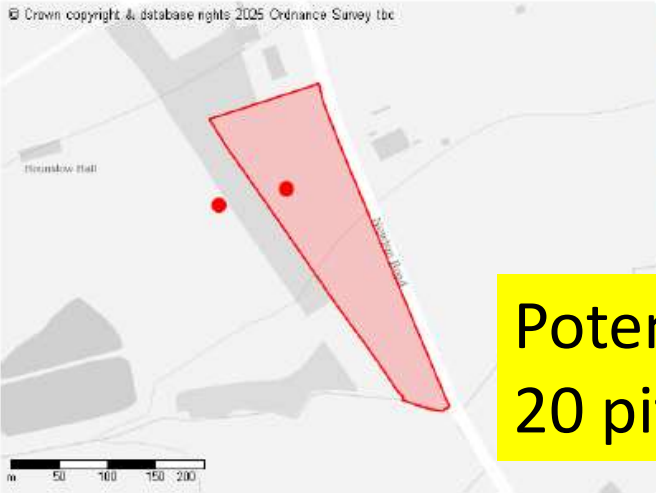
It is therefore unclear why this site has been assessed as suitable when elsewhere in Buckinghamshire account has been taken of settlement boundaries and settlement pattern on other sites (for example sites: 30, 44, 280, 364, 387, 428, 592, 1178, 1227, 2524, 3098, 3110, 3215, 3287, 3330, 3331, 3372, 3373, 3593, 3642, 3742, 5791). This shows an inconsistent approach to how sites have been assessed in the HELAA, contrary to HELAA methodology and established good practice.

And other reasons as detailed in answers to question 15, 16, 17, 19 and 24.

Newton Longville Parish Council submission comments included: Unacceptable intrusion into open countryside, and outside established settlement pattern – Inconsistency with decisions elsewhere in Buckinghamshire where account has been taken of settlement boundaries and settlement pattern – Settlement creep towards Newton Leys - High pressure gas main running across the site – Three footpaths - Setting for adjacent/nearby Heritage listed properties (including Grade I St Faith church, 8 Bletchley Road, 11 Bletchley Road; the Newton Longville Conservation Area and two Non-Designated Heritage Assets (Free Church on Bletchley Road and the Old Chapel, 7 London End) – Historic ridge & furrow - Proximity to Litslade farm care home – Loss of agricultural land - Cumulative impact on traffic and overburdened local services

OPUS 4078 / LP Policy ref SP3 – Land to the west of Drayton Road and south of Cowpasture Farm

4078: Oaktree stables Drayton road newton longville



Post Code: MK17 0BU
Parish: Newton longville
Site size: 2.67ha
Promoted for: Gypsy and Traveller site
Suitability: Yes
Availability: Yes
Achievability: Yes
Capacity: 20 pitches
Site Assessment Conclusion: The site is unconstrained, sustainable location close to Newton Longville

Potential capacity:
20 pitches (unchanged)

Newton Longville Parish Council submission comments included:
unacceptable intrusion into the open countryside, and would be outside the established settlement pattern - inconsistency with decisions for other LP sites elsewhere in Buckinghamshire - no footway to give safe access to local transport services operating from the village (nearest bus stop is over 600m away and local shops are also not in close proximity as over 1.5km away - Impact on already overburdened local public services - Cumulative impact of development on this site

11. Is the site suitable in principle for the proposed use?
Please tick () one option

☐ Yes

☒ No

12. Please give the reasons for your answer

This is not a sustainable location (for example there is no footway to give safe access to local transport services operating from the village). The site is classified as “Mixed” but is wholly greenfield. The site fails to comply with current government policy for plan making on Planning policy for traveller sites (December 2024) and the NPPE, particularly paragraph 13.

Whilst said to be suitable for 20 “pitches/plot”, as there is no fixed definition of “pitch”. LPAs should specify what size and maximum capacity of each pitch.

This site, if developed, would represent unacceptable intrusion into the open countryside, and would be outside the established settlement pattern (and it is for that reason that it is on the outside the Settlement Boundary as defined in the made Newton Longville Neighbourhood Plan and so the current Development Plan).

It is therefore unclear why this site has been assessed as suitable when elsewhere in Buckinghamshire account has been taken of settlement boundaries and settlement pattern on other sites (for example sites: 30, 44, 280, 364, 387, 428, 592, 1178, 1227, 2524, 3098, 3110, 3215, 3287, 3330, 3331, 3372, 3373, 3593, 3642, 3742, 5791). This shows an inconsistent approach to how sites have been assessed in the HELAA, contrary to HELAA methodology and established good practice.

And other reasons as detailed in answers to question 15, and 24.

OPUS 298 / LP Policy ref SMA01 – An extended site version of the current (Gladman) planning application on the corner of Drayton Road and Westbrook End, incorporating additional land.

298: Land West of Westbrook End and Lower End, Newton Longville



Post Code: MK17 0DG
Parish: Newton Longville
Nearest Settlement: Newton Longville
Site Size: 14.41 ha
Promoted for: Housing
Suitability: Part Suitable
Availability: Yes
Achievability: Yes
Capacity: 115 homes / ha of employment
Site Assessment Conclusion: Northern part of the site suitable.

Potential capacity:
Feb/Mar was 112.99
July increased to 115

Newton Longville Parish Council submission comments included:
unacceptable intrusion into the open countryside, and would be outside the established settlement pattern – Settlement creep towards Drayton Parslow and Mursley - Inconsistency with decisions for other LP sites elsewhere in Buckinghamshire – Drainage/flooding issues - Cumulative impact on traffic and local services

11. Is the site suitable in principle for the proposed use?

Please tick () one option

☐ Yes

☒ No

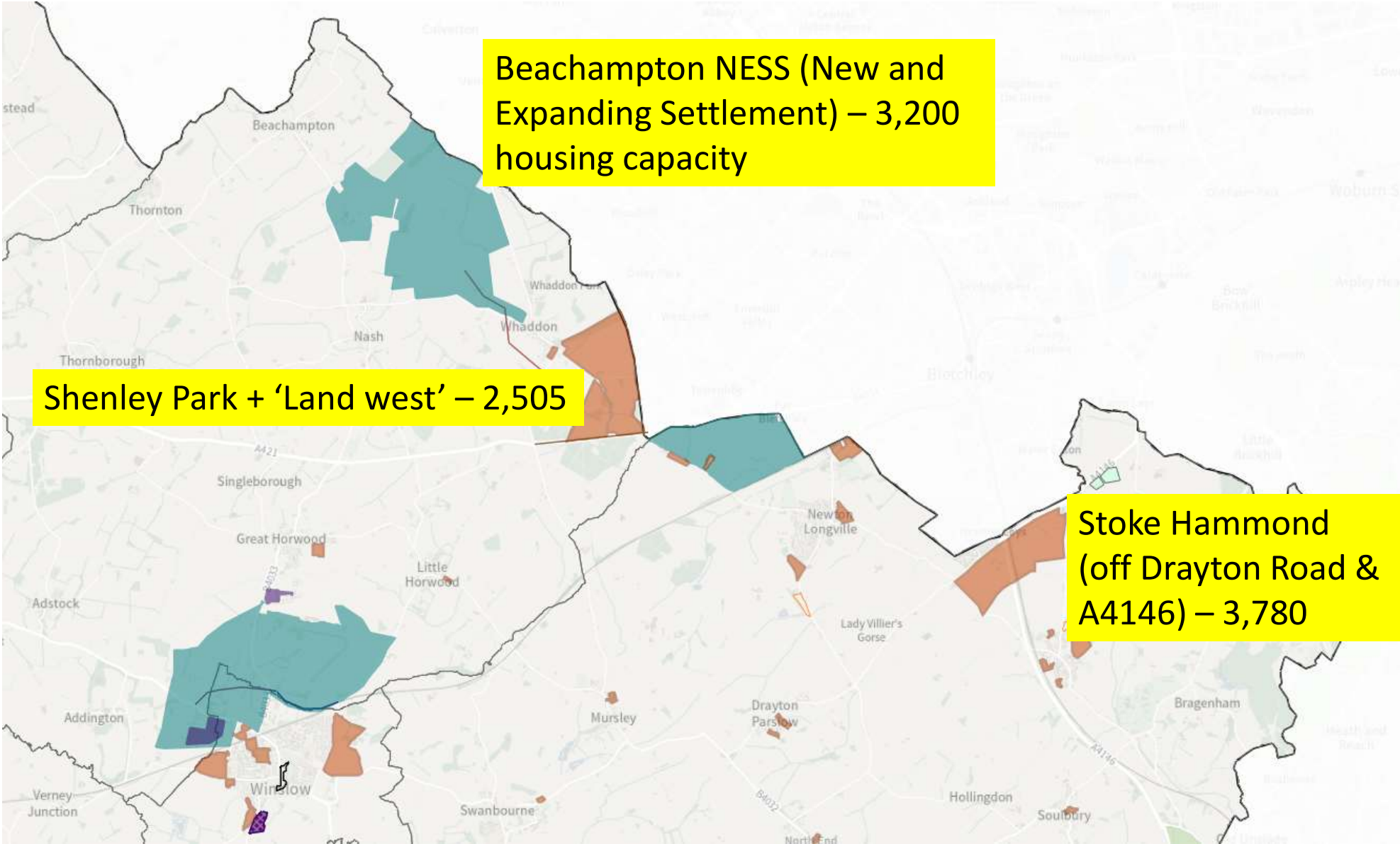
12. Please give the reasons for your answer

This site, if developed, would represent unacceptable intrusion into the open countryside, and would be outside the established settlement pattern (and it is for that reason that it is on the outside the Settlement Boundary as defined in the made Newton Longville Neighbourhood Plan and so the current Development Plan).

Settlement creep towards neighbouring Drayton Parslow and Mursley. It is therefore unclear why this site has been assessed as suitable when elsewhere in Buckinghamshire account has been taken of settlement boundaries and settlement pattern on other sites (for example sites: 30, 44, 280, 364, 387, 428, 592, 1178, 1227, 2524, 3098, 3110, 3215, 3287, 3330, 3331, 3372, 3373, 3593, 3642, 3742, 5791). This shows an inconsistent approach to how sites have been assessed in the HELAA, contrary to HELAA methodology and established good practice.

And other reasons as detailed in answers to question 15, 16, 17, 19 and 24.

The site is said to be “part suitable” but there is no indication of which part of the site is said to be “suitable”, or “not suitable”. Nor is there any indication what part of the site the size and capacity relate to.



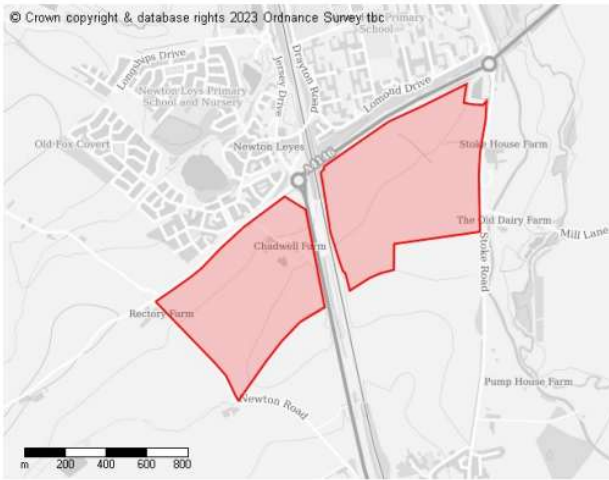
Beachampton NESS (New and Expanding Settlement) – 3,200 housing capacity

Shenley Park + 'Land west' – 2,505

Stoke Hammond
(off Drayton Road & A4146) – 3,780

OPUS 680 / STO01 - Large site adjacent to the A4146 in Stoke Hammond parish

680: Land South of Drayton Road, Newton Leys & Land West of Stoke Road, Newton Leys



Post Code: MK17 0EE
Parish: Stoke Hammond
Nearest Settlement: Milton Keynes
Site Size: 94.45 ha
Promoted for: Housing, employment, environmental and leisure
Suitability: Suitable
Availability: Yes
Achievability: Yes
Capacity: 3780 homes / 0 ha of employment
Site Assessment Conclusion: Suitable site which could form an extension to Newton Leys to the north.

Potential capacity:
Feb/Mar was 2,100
July increased to 3,780

Newton Longville Parish Council submission comments included: *“NPPF section 116 refers to development being ‘...prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into all reasonable scenarios’. On that basis, this site should be classed as unsuitable for inclusion in the new Buckinghamshire Local Plan... In addition to the traffic issues, this development (along with the others noted above) would add to the increasing pressure on local services (NHS, schools, etc.).”*

11. Is the site suitable in principle for the proposed use?

Please tick () one option

☐ Yes

☒ No

12. Please give the reasons for your answer

Roads in this part of north Buckinghamshire are already overstretched with the A421 in particular carrying far more traffic than it was ever designed to carry. There are already road safety concerns in Newton Longville, with both local and through traffic causing serious congestion, particularly in the morning and afternoon rush hours.

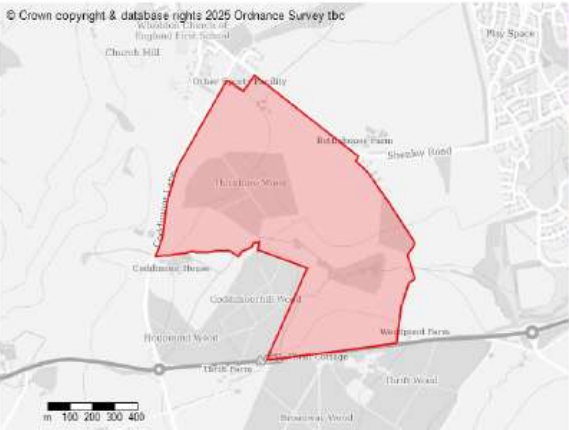
There is already have the 1,855 house development at Salden Place within the Newton Longville parish boundary which is adding further to the volume of road traffic in this area. On top of this potentially could be added vehicle movements related to five other sites proposed around Newton Longville (OPUS 234, 298, 3383, 4078 & 6570) potentially adding a further 440+ residences (including 20 traveller pitches). On top of this, a further 4,000+ appear to be being proposed close to our parish boundary for this site, Stoke Hammond (OPUS 680) and Whaddon (OPUS 3578 & 6580).

NPPF section 116 refers to development being *“...prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into all reasonable scenarios”*. On that basis, this site should be classed as unsuitable for inclusion in the new Buckinghamshire Local Plan.

In addition to the traffic issues, this development (along with the others noted above) would add to the increasing pressure on local services (NHS, schools, etc.). Again, this site should not be included in the new Local Plan because of the cumulative impact the development would impose on residents in this area.

OPUS 3578 + 6580/ LP Policy ref WHA02 – Two large sites in Whaddon parish (one being the existing Shenley Park development)

3578: Land west of Shenley Park (SP2)



Post Code: MK17 0EQ
Parish: Whaddon
Nearest Settlement: Whaddon
Site Size: 77.90 ha
Promoted for: Housing, leisure
Suitability: Part Suitable
Availability: Yes
Achievability: Yes
Capacity: 1240 homes / 0 ha of employment
Site Assessment Conclusion: Part suitable for development. The site could form an extension to the Shenley Park allocation. Southern and eastern part only.

Potential capacity:
Feb/Mar was 2,022
July increased to 2,505

Newton Longville Parish Council submission comments for this site proposal were very similar to those made for the Stoke Hammond site, so focused on cumulative impact for traffic and on local services.

11. Is the site suitable in principle for the proposed use?

Please tick () one option

☐ Yes

☒ No

12. Please give the reasons for your answer

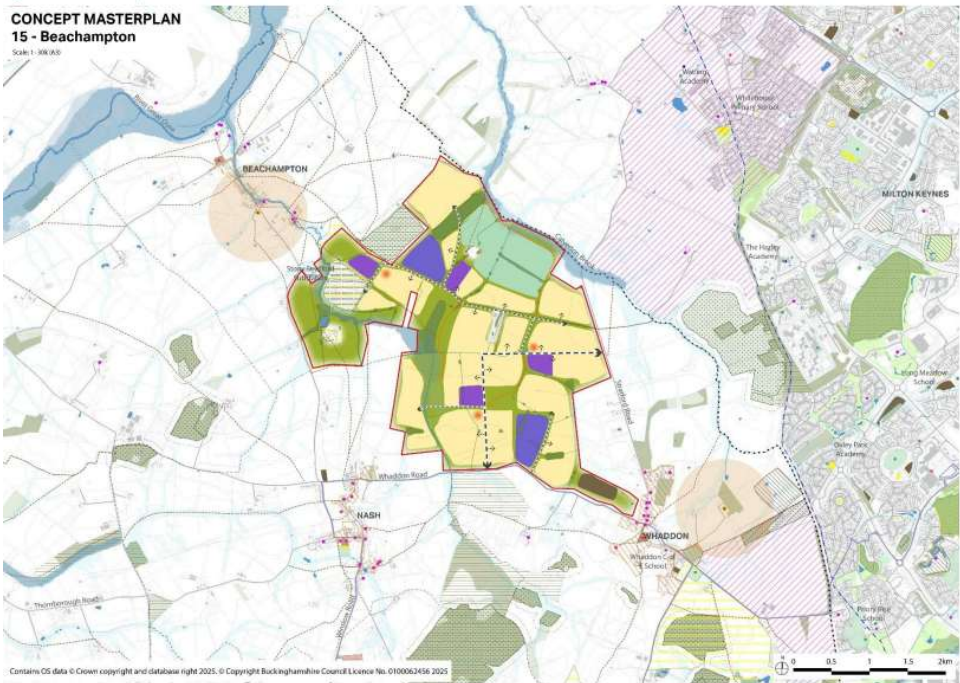
Roads in this part of north Buckinghamshire are already overstretched with the A421 in particular carrying far more traffic than it was ever designed to carry. There are already road safety concerns in Newton Longville, with both local and through traffic causing serious congestion, particularly in the morning and afternoon rush hours.

There is already the 1,855 house development at Salden Place within the Newton Longville parish boundary which is adding further to the volume of road traffic in this area. On top of this potentially could be added vehicle movements related to five other sites proposed around Newton Longville (OPUS 234, 298, 3383, 4078 & 6570) potentially adding a further 440+ residences (including 20 traveller pitches). On top of this, a further 4,000+ appear to be being proposed close to our parish boundary for this site, Whaddon (OPUS 6580), Whaddon (OPUS 3578) and Stoke Hammond (OPUS 680).

NPPF section 116 refers to development being "...prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into all reasonable scenarios". On that basis, this site should be classed as unsuitable for inclusion in the new Buckinghamshire Local Plan.

In addition to the traffic issues, this development (along with the others noted above) would add to the increasing pressure on local services (NHS, schools, etc.). Again, this site should not be included in the new Local Plan because of the cumulative impact the development would impose on residents in this area.

LP Policy ref NESS015 - Beachampton NESS (New and Expanding Settlements) site



Buckinghamshire New and Expanded Settlement Study Part 3 Concept Framework Plan Updates (Stage 4)	
Buckinghamshire Council	
15. Beachampton	
Table 15-1 – Concept Framework Summary	
Topic	Summary
Location and General Area Description	Site is in the north of Buckinghamshire, adjoining Milton Keynes administrative boundary.
Site Area	Total Site Area: 381.6 ha
NESS Typology	- New Settlement - Village Scale - Major New Settlement - Umbilical or Co-Dependent relationship with nearest large scale settlement
Scale of Housing Development	- Theoretical Capacity of Site: 8,232 - Estimated homes within Plan Period: 3,200
Concept Plan overarching statement	The proposed concept masterplan is shaped by several constraints and defining features across the site. These include: - Existing land uses, including a solar farm, residential and employment uses, which are to be retained and integrated - Hedgerows and woodlands distributed throughout the site - Ancient Woodland located to the north-west of the site, with part of its 50-metre buffer extending into the site, and Local Wildlife Sites located within the centre and to the south - Two sewage treatment works are located outside the site boundary to the north-west and south-east, where an odour impact assessment may be required to inform development - Whaddon CA located to the south-east of the site - Areas of Flood Zones 2 and 3, including one extending across the west and south-west of the site and another along the north-eastern boundary, with associated surface water flooding along watercourses The masterplan has been carefully developed to respond to these constraints, using the site's environmental features and infrastructure corridors to structure development parcels, movement networks, community infrastructure, and open space provision.

Newton Longville Parish Council did not make a submission for this site as it did not appear in the proposed allocation list made available by Buckinghamshire Council for the 'site engagement' exercise in February/March.

Potential capacity:
Feb/Mar was 0 ('further testing')
July increased to 3,200

Before publication of the plan under Regulation 19

1.1. The plan that is published for consultation at Regulation 19 stage should be the plan that the LPA intends to submit to the Planning Inspectorate for examination. This is a key premise of delivering an efficient examination timetable. Therefore, the LPA should rigorously assess the plan before it is published under Regulation 19 to ensure that, in their view, it is sound and meets all the necessary legal requirements. The pre-examination checklist should help the LPA with that assessment. In particular, they should ensure that it takes full account of all relevant policies in the NPPF and relevant guidance in the PPG. The plan should identify all the matters which need to be planned for, and provide policies to address them, paying careful attention to deliverability and viability. This approach may raise uncomfortable questions but the purpose of preparing a plan is to address all the necessary matters as far as possible, and not defer them to future updates or rely on the Inspector to deal with them, or to 'fix' deficient plans at examination.

Is the draft Buckinghamshire Local Plan 'sound'? Does it meet all the necessary legal requirements?

Is the draft Buckinghamshire Local Plan 'sound'? Does it meet all the necessary legal requirements?

1. There is misleading information provided to support the Draft Buckinghamshire Local Plan and/or issues raised in Feb/Mar appear to have been ignored
2. There is inconsistency in the decisions taken on whether a site is/is not suitable (an issue with one site that is given as the reason for a site being judged unsuitable does not appear to have been significant for another)
3. Sites have been included in the Regulation 19 Draft Buckinghamshire Local Plan which have not been presented for public consultation (not listed for the February/March 'site engagement')
4. There have been significant increases in the housing capacity quoted for some sites for the Regulation 19 stage, since the Feb/Mar 'site engagement'.

1. There is misleading information provided to support the Draft Buckinghamshire Local Plan and/or issues raised in Feb/Mar appear to have been ignored

EXAMPLE: OPUS 234 policy ref SMA01 – Site between The Slade/Home Farm/London End

AECOM

OPUS Reference	Site Name	Postcode	Parish	Current Status	Use of Site to be taken forward	Heritage Constraints within 500m	RAG Rating	Priority Site for HIA?
						outside of the CA, the barn south of Manor Farmhouse (1201431) approx 100m north-west of the Site.		
5590	Land East of Chapman Lane, Bourne End	SL8 5TX	Little Marlow	Greenfield	Housing	Abbotsbrook CA and Well End CA are both located in the south-west of the Site including various grade II listed buildings within.	Amber	
6567	Land Southwest of Westcott Venture Park, Aylesbury	HP18 0XB	Westcott	Greenfield	Employment	Wotton House RPG (1000608) to north-west of Site and listed buildings to north.	Amber	
6570	Land to the South West of Milton Keynes1	MK17 0BG	Newton Longville, Drayton Parslow, Stoke Hammond	Mixed	Housing	Two sections of Site. Southern section approx 35m east of Longville Conservation Area, within which is one Grade I and 8 Grade II listed buildings Closest is 8 Bletchley Road, 50m west of Site (NHLE 1216028). Northern section of Site: No designated assets within 500m. Closest asset, Grade II listed Elm Farmhouse (NHLE 1332229), approx 570m north-east of Site. Newton Longville Conservation Area 700m south-west of Site.	Amber	

Local Plan Cabinet Papers 22/07/2026 – Heritage Impacts Assessment July 2026

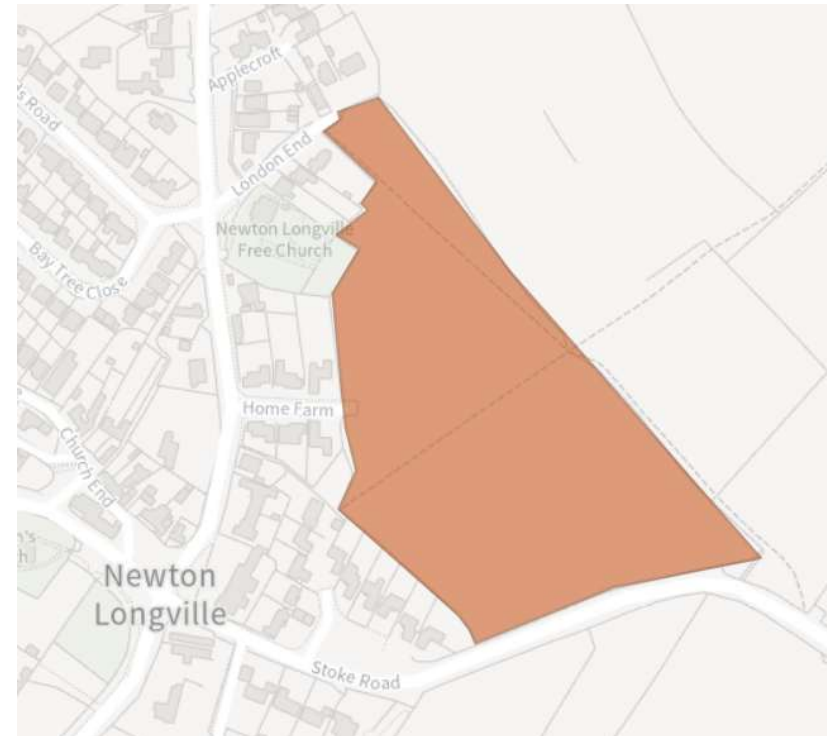
1. There is misleading information provided to support the Draft Buckinghamshire Local Plan and/or issues raised in Feb/Mar appear to have been ignored

EXAMPLE: OPUS 234 policy ref SMA01 – Site between The Slade/Home Farm/London End

✗ The agricultural field is definitely not 'Mixed' and the Grade II listed Home Farm cottage is 100 metres from 'the most northerly part of the site (claim made that there are "*No designated heritage assets within 500m*").



✗ The nearest part of the site is just 175 metres from the Grade I listed St Faith church.



1. There is misleading information provided to support the Draft Buckinghamshire Local Plan and/or issues raised in Feb/Mar appear to have been ignored

EXAMPLE: OPUS 234 policy ref SMA01 – Site between The Slade/Home Farm/London End

The Newton Longville Parish Council submission clearly stated:

- *“The site is classified as “Mixed” but is wholly greenfield.”*
- Site is close to the Listed buildings at 8 and 11 Bletchley Road... Land is part historic ridge and furrow (source Buckinghamshire Heritage Portal)... Setting for adjacent/nearby Heritage listed properties (including Grade I St Faith church, 8 Bletchley Road, 11 Bletchley Road; the Newton Longville Conservation Area and two Non-Designated Heritage Assets (Free Church on Bletchley Road and the Old Chapel, 7 London End).

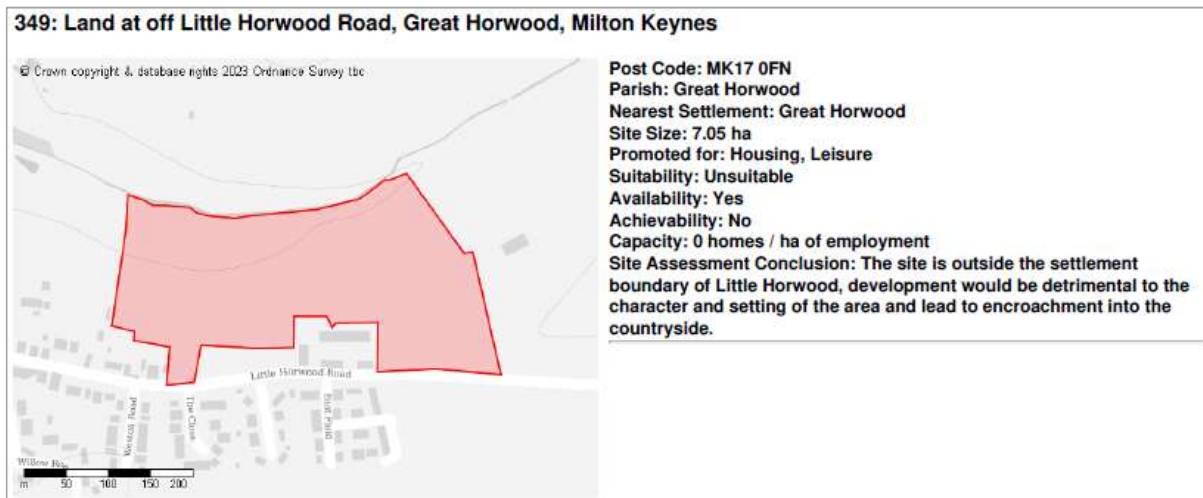
Other issues were also identified including location of the site on the edge of the Newton Longville Settlement boundary so ‘so unacceptable intrusion into the local countryside’ the high-pressure gas main running corner to corner and impact on three public footpaths.

The HELAA for this Regulation 19 stage just says:

- *“The site is considered part suitable for housing development, with the area closest to the centre of Newton Longville being well related to the existing settlement pattern. This part of the site is therefore suitable for allocation.”*

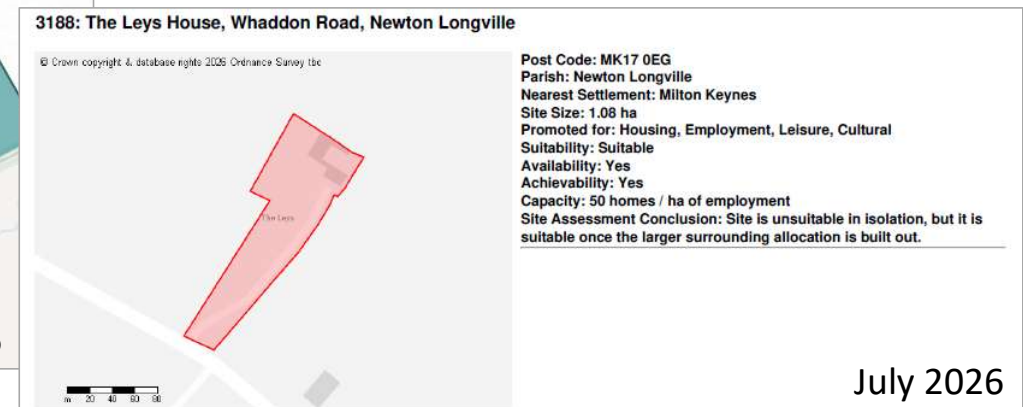
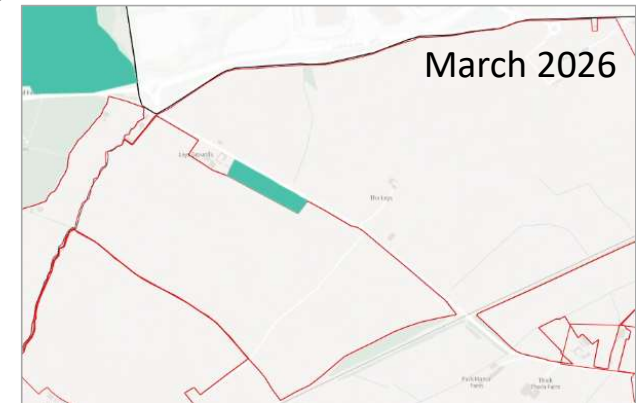
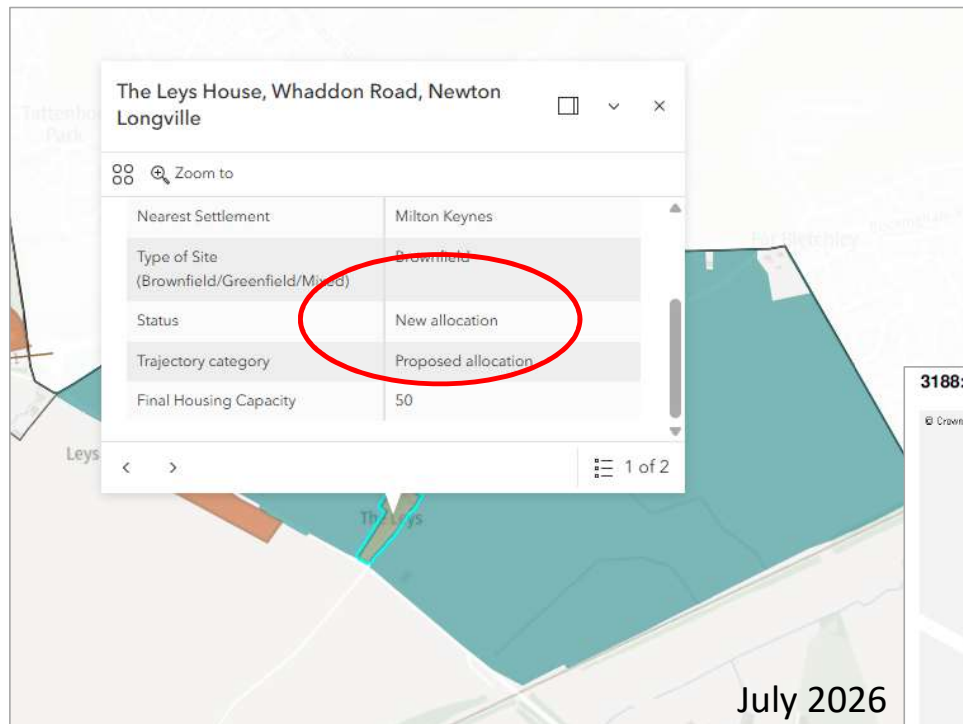
2. There is inconsistency in the decisions taken on whether a site is/is not suitable (an issue with one site that is given as the reason for a site being judged unsuitable does not appear to have been significant for another)

EXAMPLES: The OPUS 349 site in Great Horwood was classed as unsuitable and not included in the draft Buckinghamshire Local Plan as *“The site is outside the settlement boundary of Little Horwood, development would be detrimental to the character and setting of the area and lead to encroachment into the countryside”*. Newton Longville’s OPUS 298 /SMA01 Westbrook End/Pond Close/Drayton Road) and OPUS 234/SMA01 (The Slade/Home Farm/London End) sites which are agricultural fields on the edge of our settlement boundary and were classed as suitable



3. Sites have been included in the Regulation 19 Draft Buckinghamshire Local Plan which have not been presented for public consultation (not listed for the February/March 'site engagement')

EXAMPLE: OPUS 3188 policy ref SMA01 – The Leys House site off Whaddon Road



4. There have been significant increases in the housing capacity quoted for some sites for the Regulation 19 stage, since the Feb/Mar 'site engagement'

Policy Ref	Description	Feb/Mar potential housing capacity	NEW - Draft Local Plan potential housing capacity
SMA001	Land immediately to the west of Whaddon Road adjacent to Bletchley Leys Farm, between Weasel Lane and the A421/Bottledump roundabout	48	55
SMA001	The Leys House, to the east of Whaddon Road, adjacent to Weasel Lane	N/A (site added)	50
NEW02	The former brickworks site off Bletchley Road plus land on the other side of the public road which was used for the First Class Transport HGV depot.	181	305
SMA001	Land to the east of Bletchley Road and north of Stoke Road, bordered by London End, Home Farm and The Slade.	82	135
SP3	Land to the west of Drayton Road and south of Cowpasture Farm.	20 (Gypsy & Traveller pitches)	20 (Gypsy & Traveller pitches)
SMA001	An extended site version of the current (Gladman) planning application on the corner of Drayton Road and Westbrook End, incorporating additional land.	112.99	115 (despite removal of one of the three land parcels)

4. There have been significant increases in the housing capacity quoted for some sites for the Regulation 19 stage, since the Feb/Mar 'site engagement'

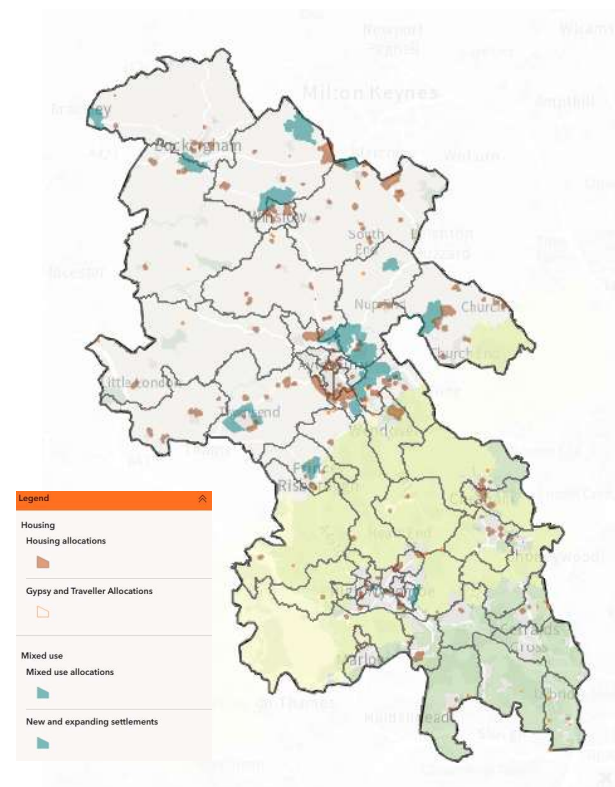
Policy Ref	Description	Feb/Mar potential housing capacity	NEW - Draft Local Plan potential housing capacity
WHA02	Two large sites in Whaddon parish (one being the existing Shenley Park development site)	2,022	2,505
STO01	Large site adjacent to the A4146 in Stoke Hammond parish (one having an expanded footprint from the Richborough development recently approved following an appeal)	2,100	3,780
NESS015	Beachampton NESS (New and Expanding Settlements) site	0 (further testing)	3,200

Growth, Infrastructure & Housing Select Committee

Friday, 10th July 2026 at 10:00am

Soundness of Local Plan

- Having followed the hierarchy for allocations the Plan **does not allocate any new sites within the Grey Belt or Green Belt** for housing and employment development:
- Housing requirements are met outside the Green Belt (including Grey Belt), therefore no exceptional circumstances apply
- Limited allocations for gypsy and travellers on existing sites within the Green Belt
- On this basis the Plan is considered to meet the tests of soundness.



7 The Local Plan for Buckinghamshire

Speaking: Mr Steve Bambrick

*“And as a consequence of following the hierarchy of allocations, so Brownfield first, **we have been able to meet the needs and present what we believe to be a sound plan without the need to allocate any new sites either in grey belt or green belt for either housing or employment.***

*There is, as I've just mentioned, some limited allocations on existing sites within the green belt for gypsy and travellers and I've talked about that in the previous slide. **But on that basis we believe the approach and the strategy of the plan meets the tests of soundness.***”

Another consistency issue... Infrastructure requirements – A421 improvements

Strategic Transport Assessment Final.pdf

4.8 The mitigation strategy broadly consists of 4 key areas; new highways infrastructure, infrastructure upgrades, sustainable transport measures, and network management measures such as speed limits or parking restrictions.

Key infrastructure requirements

4.9 The transport mitigation work has identified some key strategic highways schemes needed to support the Local Plan. These are all included in the Infrastructure Delivery Plan (IDP) Infrastructure Schedule and classified as 'critical' or 'essential'. The key infrastructure requirements include:

- a. Eastern Aylesbury Link Road (south) (between A41 and Mike Griffin Way);
- b. Southern Aylesbury Link Road (between A41 and A413);
- c. South East Aylesbury Link Road (between A413 and B4443);
- d. South Western Aylesbury Link Road (between A4010 and A418);
- e. North East Aylesbury Link Road (NESS Site) (between A413 and A418);
- f. Wing West Link Road (between Cublington Road and Stewkley Road);
- g. Buckingham South Link Road (between the A413 to the A421);
- h. Princes Risborough Relief Road (between Shoot acre Lane junction with A4010 and Grove Lane junction with A4010 via the NESS site);
- i. Whaddon bypass (between Coddinmoor Lane and Nash Road);
- j. Horton bypass (between B488 Horton Road / Station Road junction and B488 North Horton via Land at Horton);
- k. A421 capacity improvements (between Bottledump Roundabout and A421 / Coddinmoor Road / Whaddon Road roundabout).
- l. Winslow Link Roads (between A413 Buckingham Road and Great Horwood Road; and between Great Horwood Road and Little Horwood Road)

BUT...

A421 Corridor Study Report.pdf

7.3. Partial dualling of the A421

The option comprises dualling of approximately 1.6 kilometres of the A421 between the Coddinmoor Road / Whaddon Road roundabout and Bottledump Roundabout. This includes necessary alterations at the two roundabouts.

Forecasting predicts that traffic volumes on the proposed dualled section would increase by 6-7% but that there would be relatively modest changes to traffic further afield including on local roads. Journey times between Buckingham and Milton Keynes are forecast to reduce by only approximately 30 seconds.

Due to the cost of the scheme and limited benefits, partial dualling is expected to offer low value for money. Sources of funding for a scheme of this cost are also limited and uncertain, and there are many areas of potential risk.

It is recommended for the reasons set out above that the partial dualling option is not considered further in relation to the objectives of this study. Dualling this section may remain a worthwhile consideration in terms of local access to developments in this area but that is a matter for the development planning process to consider.



Support papers for the Regulation 19 version of the
Buckinghamshire Local Plan

“Newton Longville is a rural and unspoilt community with limited infrastructure”

Councillor Steve Broadbent, Leader of Buckinghamshire Council - 30/01/2026 statement on EWR's proposed Newton Longville TMD

Growth, Infrastructure & Housing Select Committee

Friday, 10th July 2026 at 10:00am

[Agenda](#) [Transcript](#) [Resources](#) [Speakers](#) [Feedback](#)

Agenda



7 The Local Plan for Buckinghamshire

Speaking: Cllr Steven Broadbent

- 5
- 1
- 2
- 3
- 4
- 5
- 6
- 7

“It has to be sound, it's a legal requirement...”

“We've got a legal duty to make this be compliant in front of the inspectors...” Councillor Steve Broadbent commenting on the Local Plan - 10/07/2026 Select Committee meeting

3.Draft Buckinghamshire Council Local Plan

c) Your views

d) Next steps