

Newton Longville Pump Extra

September 2026



"... I am disappointed that the draft Plan prepared by Buckinghamshire Council is so disproportionate in how housing has been allocated across our county. The former Aylesbury Vale area accounts for just 29 per cent of identified housing need, yet it is allocated 92 per cent of all new homes in the Plan. By contrast, Wycombe accounts for 24 per cent of housing need but receives only 5 per cent of allocations. Chiltern accounts for 32 per cent of housing need but receives just 2 per cent of allocations, while South Buckinghamshire accounts for 15 per cent but receives only 0.4 per cent. Put simply, north Buckinghamshire is being treated as Buckinghamshire Council's housing release valve."

Callum Anderson, MP 27/08/2026

INTRODUCTION

Since it was released in late July a working group has been going through the 450 pages of the Regulation 19 version of the Draft Buckinghamshire Local Plan, along with the many supporting documents. We have found more than 160 issues where we do not believe the context information, objectives and policies in the draft plan meet the legal requirements and/or pass what are referred to as the 'tests of soundness'.

While most of the policies and supporting text looks OK, what we've found is serious inconsistencies when it comes to the site selections in and around Newton Longville. As our Member of Parliament has suggested (please see the quote on the front page of this leaflet), Buckinghamshire Council appear to have prioritised development in the north in order to protect the south of the county where there is the greatest housing need.

An example of an inconsistency between a policy and a site selection that we have found is with Policy BE4: Residential amenity which states "*All development must ensure a high standard of living for residents in new and existing dwellings... d) Good Outlook - All dwellings must provide good outlook, preferably onto high-quality green landscaping, and avoid outlook dominated by hard surfaces or car parking*". Despite this policy, Buckinghamshire Council are proposing sites SMA001/OPUS 234 ("Land north of Stoke Road") and SMA001/OPUS 298 ("Land West of Westbrook End and Lower End"). If those sites were to be developed then existing residents on Westbrook End, Drovers Way, Drayton Road, Pond Close, The Slade, Bletchley Road, Home Farm, London End and Stoke Road would be impacted in exactly the way that this policy is designed to avoid (the outlook onto agricultural fields being replaced instead with bricks, tiles and tarmac).

There are many other examples where a policy says one thing but in their site selections Buckinghamshire Council have done another. There are also many errors, such as the reference within Policy IN2: Healthcare and education infrastructure to Buckinghamshire Council having consulted "*... about primary healthcare needs from the Thames Valley Integrated Care Board (ICB) and from the Buckinghamshire Healthcare NHS Trust which provides acute and community healthcare in Buckinghamshire*". While those bodies cover the majority of Buckinghamshire, residents living in six parishes in north east Buckinghamshire, including Newton Longville, come under the Central East ICB and Milton Keynes University Hospital Trust.

We will be submitting our comments at the objective and policy as well as at the site allocation level. If you wish to take part in the consultation by commenting on the draft plan too then you are very welcome to also do so against any part of the document, but you may wish to focus on the specific sites in Newton Longville and the surrounding area which we expect will have most impact on residents. To help you to do this, we have provided information on the sites that we believe will have most impact on residents living in Newton Longville, which includes those within the parish boundaries plus those in Beachampton, Whaddon and Stoke Hammond where we believe the sites proposed there (amounting to 9,840 houses) could seriously worsen the already difficult traffic situation that we have in our village.

Newton Longville Parish Council

WHAT CAN WE DO?

For the Regulation 19 consultation stage it is not possible to simply “object” to the inclusion of a particular site by Buckinghamshire Council.

The law instead requires that representations (comments) must focus on whether the Plan is

LEGALLY COMPLIANT meaning that the draft local plan has been prepared, consulted on, and published strictly in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

and is **SOUND**, meaning:

1. It has been **POSITIVELY PREPARED**, so as a minimum it meets local housing and infrastructure needs.
2. It is **JUSTIFIED**, the strategy being the most appropriate option when compared to reasonable alternatives. It relies on clear, proportionate evidence.
3. It is **EFFECTIVE**, so the policies are deliverable throughout the target plan period (up to 2045).
4. It is **CONSISTENT WITH NATIONAL POLICY**, the framework enabling sustainable development (defined as *“development which meets the needs of the present without compromising the ability of future generations to meet their own needs”*) and it aligns directly with the rules in the National Planning Policy Framework (NPPF).

HOW TO USE THIS LOCAL PLAN SITE INFORMATION WHEN SUBMITTING YOUR COMMENTS

If you wish to take part in the consultation by commenting on the draft plan then you can of course do so about any part of that document (see www.buckinghamshire.gov.uk/local-plan). Alternatively, you may wish to focus on those specific sites in Newton Longville and the surrounding area which we would expect to have most impact on our residents.

To see the options on how you can submit your comments, go to the back page. You may then wish to use the tables that follow as a guide to the issues you may wish to raise. These tables are provided as below:

- Pages 6-15: The housing sites for 660 dwellings and the travellers' site proposed for Newton Longville parish.
- Page 16: The proposed greenfield, non-residential area cutting across Newton Longville and Stoke Hammond parishes that could potentially be used for solar farm developments.
- Pages 17-21: The housing allocation sites in nearby Beachampton, Whaddon and Stoke Hammond which could potentially see 9,840 houses built, generating even more traffic coming through the village.

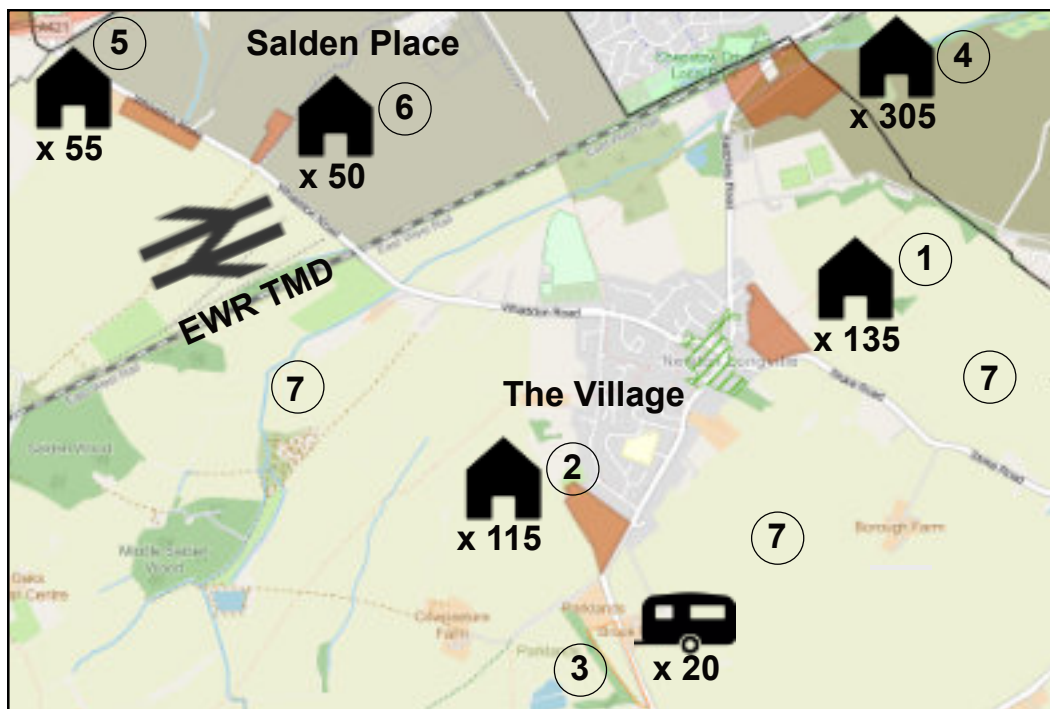
Colour coded red for previously assessed unsuitable sites, plus the solar site area, amber for others within the parish and for sites outside Newton Longville coded blue.

For each site, we have provided the relevant policy and OPUS reference numbers. It is important that you quote these in your comments, particularly when doing so by any other method than Buckinghamshire Council's online portal. After the site information you will see that we have provided a list of issues and then a policy reference where we believe the site selection is not in line with the requirements set out in the draft Plan.

Looking at an example, there is a proposal that the old brickworks off Bletchley Road would be a suitable site for 305 houses. If you wish to comment on that site then you could include the following:

- Quote site reference NEW02 and OPUS 6570.
- State your concerns about the flood risk in the area of Bletchley Road, the SGN gas depot and the EWR railway line, noting to the Environment Agency having classified that area as Flood Zone 3.
- State that you do not believe that the selection of this site meets the tests for soundness because it is not in alignment with Policy SP13: Natural Environment and climate resistance.

(You can then raise other concerns about the site, using the list that we have suggested along with any other issues you may want to raise).



PROPOSED DEVELOPMENT WITHIN THE NEWTON LONGVILLE PARISH BOUNDARIES

Local Plan Objective 1 on page 35 of the draft Plan claims:

"Aim: To conserve and enhance Buckinghamshire's valued natural, historic, and built environments, to ensure they are protected from inappropriate development".

but

The Draft Buckinghamshire Local Plan proposes 660 new homes plus the 20 pitch travellers' site. That is on top of the 1,855 dwellings already being constructed at Salden Place. Before that construction started, Newton Longville had around 830 homes.

On top of the above, Buckinghamshire Council is proposing that the agricultural fields within our parish boundaries (along with some in Stoke Hammond parish) could be made available for solar farms.

You may wish to make your views known!

Local Plan location description NLPC site description	Land North of Stoke Road, Newton Longville			1
	Land to the east of Bletchley Road and north of Stoke Road, bordered by London End, Home Farm and The Slade.			
Local Plan page(s)	267 and Appendix K	Local Plan site policy	SMA001	OPUS reference 234
Development	Greenfield Residential	Houses	135	Hectares & density 3.4 39.7
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026 (when the housing capacity was stated to be 82) Newton Longville Parish Council did challenge the classification of this site as 'Suitable' for development.			

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies	
This site is on the immediate outside edge of the village Settlement Boundary (as established in the Newton Longville Neighbourhood Plan 2025, Policy NL1), so represents unacceptable incursion into the open countryside and change to the settlement pattern		NE18: Development in the countryside outside the Green Belt BE4: Residential amenity	
Settlement creep towards neighbouring Newton Leys which would only be 1 kilometre away at its nearest point		BE5: Design of developments	
Negative impacts on the setting for adjacent/nearby Heritage listed properties (including Grade I St Faith church which is only 175 metres distant and the Newton Longville Conservation Area, which would have a shared boundary with one Grade II listed cottage).		BE2: Conservation Areas	

The land is part historic ridge and furrow (source Buckinghamshire Heritage Portal)	BE3: Heritage assets
Ecology considerations, including this site being the local habitat for a number of rare species (source Buckinghamshire and Milton Keynes Environmental Records Centre) and the location of three seasonal ponds	NE5: Biodiversity protection and conservation of species
Two public rights of way (footpaths) cross the site, NLO/01 and NLO/02	TR4: Public rights of way NE8: Resisting the loss of existing green space
The loss of 3.4 hectares of agricultural land	SP16: Healthy communities and tackling health inequalities
There is a high pressure gas main running diagonally from the vicinity Home Farm to Stoke Road	Local Plan Objective 6
The natural flow of surface water from this site is north to Water Eaton Brook, which is in the vicinity of Bletchley Road, the SGN gas depot and the EWR railway line. That area is classified as Flood Zone 3.	CC1: Flood risk
Traffic increase through the village and on already overstretched local roads (including A421) as the result of the addition of this residential development.	SP12: Community facilities and local services
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.	SP10: Infrastructure for transport, telecommunications, utilities, waste.
Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery

Local Plan location description	Land West of Westbrook End and Lower End, Newton Longville			2
NLPC site description	The extended 'Gladman' site, on the corner of Drayton Road and Westbrook End (with potential access via Pond Close)			
Local Plan page(s)	267 and Appendix K	Local Plan site policy	SMA001	OPUS reference 298
Development	Greenfield Residential	Houses	115	Hectares & density 3.8 30.3
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026 (when the housing capacity was stated to be 112.99), Newton Longville Parish Council did challenge the classification of this site as 'Suitable' for development.			

Identified site issues for Newton Longville residents	Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies
This site is on the immediate outside edge of the village Settlement Boundary (as established in the Newton Longville Neighbourhood Plan 2025, Policy NL1), so represents unacceptable incursion into the open countryside and change to the settlement pattern	NE18: Development in the countryside outside the Green Belt BE4: Residential amenity
Settlement creep towards neighbouring Drayton Parslow and Mursley, with the former only 1.6 kilometres distant.	BE5: Design of developments
Drainage/flooding issue (the street names Pond Close and Westbrook End are indicative of the flood problem in this part of the village)	CC1: Flood risk

The land is part historic ridge and furrow (source Buckinghamshire Heritage Portal)	BE3: Heritage assets
Ecology considerations, including this being the local habitat for a number of rare species (source Buckinghamshire and Milton Keynes Environmental Records Centre)	NE5: Biodiversity protection and conservation of species
The loss of 4.71 hectares of agricultural land	SP16: Healthy communities and tackling health inequalities
Traffic increase through the village and on already overstretched local roads (including A421) as the result of the addition of this residential development.	SP12: Community facilities and local services
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.	SP10: Infrastructure for transport, telecommunications, utilities, waste.
Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery

Comments - It is really important that comments are submitted now. Buckinghamshire Council will not be able to amend their Draft Plan before submitting it for Independent Examination, the most they will be able to do is propose minor changes to the Planning Inspectorate.

Every comment submitted goes to the Independent Inspector to consider.

**Newton Longville
Neighbourhood Plan
2023 - 2033
Made Version**

settlement pattern, that it would mean coalescence with adjoining settlements (and that it would not be in alignment with the Development Management Policy in this Draft Buckinghamshire Local Plan which states "All development must ensure a high standard of living for residents in new and existing dwellings" and " d) Good Outlook - All dwellings must provide good outlook, preferably onto high-quality green landscaping, and avoid outlook dominated by hard surfaces or car parking").

site at:

Local Plan location description	Oaktree Stables, Drayton Road, Newton Longville				3
NLPC site description	Land to the west of Drayton Road and south of Cowpasture Farm				
Local Plan page(s)	303 + Topic Paper - G&T page 18	Local Plan site policy	HO7	OPUS reference	4078
Development	Mixed Gypsy & Traveller site	G&T pitches	20	Hectares	2.65
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026, Newton Longville Parish Council did challenge the classification of this site as 'Suitable' for development.				

Identified site issues for Newton Longville residents	Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies				
Site would represent unacceptable residential development in the open countryside, outside the village Settlement Boundary	NE18: Development in the countryside outside the Green Belt				
Site is 100 metres from the nearest footway on unlit 60 & 40mph road	TR1: Transport requirements for new developments				
Site access for vehicles (particularly if towing a caravan or trailer) is restrictive with the unclassified Whaddon Road being narrow, and the near-right-angle bend into the village being under 100 metres distant	IN1: Infrastructure delivery				
Limited local facilities and services within the village	IN1: Infrastructure delivery				
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.	SP10: Infrastructure for transport, telecommunications, utilities, waste.				
Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery				

Local Plan location description	Land to the southwest of Milton Keynes, Newton Longville					4
NLPC site description	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.					
Local Plan page(s)	225	Local Plan site policy	NEW02	OPUS reference	6570	
Development	Brownfield Residential	Houses	305	Hectares & density	7.6 40.1	
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026 (when the housing capacity was stated to be 181) Newton Longville Parish Council did not challenge the classification of this site as 'Suitable' for development.					

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Alms or Policies	
With the adjacent Water Eaton Brook, part of the proposed site is prone to flooding, and is classified as Flood Zone 3		SP13: Natural environment and climate resilience	
Ecological impact with the loss of a wildlife habitat		SP13: Natural environment and climate resilience	
Traffic increase through the village and on already overstretched local roads (including A421) as the result of the addition of this residential development.		SP10: Infrastructure for transport, telecommunications, utilities, waste IN1: Infrastructure delivery	
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.		SP12: Community facilities and local services	

Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.

SP10: Infrastructure for transport, telecommunications, utilities, waste.
IN1: Infrastructure delivery

NEED HELP MAKING YOUR COMMENTS?

Please come to the parish council drop-in on Thursday 3 September at the Free Church (Bletchley Road, MK17 0AD). From 5-7pm parish councillors will be available to talk through the issues we've identified in the draft Buckinghamshire Local Plan, and how you may wish to comment.

You can also email Office@NewtonLongville.gov.uk

Local Plan location description	Land at Bletchley Leys, Newton Longville			
NLPC site description	Land immediately to the west of Whaddon Road adjacent to Bletchley Leys Farm, between Weasel Lane and the A421/Bottledump roundabout (opposite to the entrance to Salden Place).			
Local Plan page(s)	267 and Appendix K	Local Plan site policy	SMA001	OPUS reference 3383
Development	Greenfield Residential	Houses	55	Hectares & density 2 27.5
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026 (when the housing capacity was stated to be 48), Newton Longville Parish Council did not challenge the classification of this site as 'Suitable' for development.			

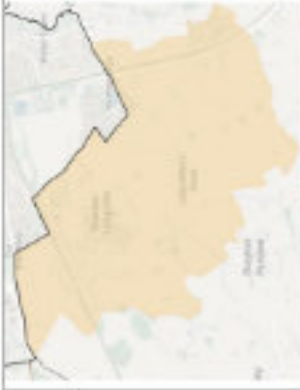
Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies		
Traffic increase through the village and on already overstretched local roads (including A421)		SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery		
Road safety on Whaddon Road with hidden dips		TR1: Transport requirements for new developments		
Location has no local public transport service within walking distance		SP10: Infrastructure for transport, telecommunications, utilities, waste.		
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.		SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery		
Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.				

Local Plan location description	The Leys House, Whaddon Road, Newton Longville				6
NLPC site description	The Leys House, to the east of Whaddon Road, adjacent to Weasel Lane				
Local Plan page(s)	267 and Appendix K	Local Plan site policy	SMA001	OPUS reference	3188
Development	Brownfield Residential	Houses	50	Hectares & density	1.07 46.7
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026, this site was not listed. On a similar basis to the response to SMA001/3383, Newton Longville Parish Council would have been likely to not challenge the classification of this site as 'Suitable' for development.				

Identified site issues for Newton Longville residents	Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies
Traffic increase through the village and on already overstretched local roads (including A421)	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery
Road safety on Whaddon Road with hidden dips and this site being very close to the ridge and Weasel Lane (bridleway, NCR51 and PROW NLO20)	TR1: Transport requirements for new developments
Location has no local public transport service within walking distance	TR1: Transport requirements for new developments
Impact on already overburdened local services, including health and education as the result of the addition of this residential development.	SP10: Infrastructure for transport, telecommunications, utilities, waste.
Cumulative impacts of development on this site (road congestion and local services) along with other proposed developments (Local Plan, East West Rail train maintenance depot and the Bletchley Road solar farm) and the existing Salden Place 1,855 dwelling development.	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery

RENEWABLE ENERGY SOLAR FARMS

Buckinghamshire Council are also proposing to designate much of the remaining greenfields in Newton Longville and Stoke Hammond parishes for solar panel installation.

Local Plan location description	4.9 Newton Longville-Stoke Hammond Claylands						
NLPC site description	Non-residential land largely between the EWR railway line in Newton Longville parish through to an area on the eastern side of the A4146 around Stoke Hammond village						
Local Plan page(s)	85 and Appendix B	Local Plan site policy	SP11 (site reference 4.9)	OPUS reference	N/A		
Development	Renewable energy opportunity area (solar)	Houses	N/A	Hectares & density	1,726 N/A		
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026, this site was not listed for renewable energy/solar development. Although the Parish Council has previously supported the proposal for a solar farm on the FCC waste tip site, the potential impact of this larger scale development on residents would seem to be significantly greater.						

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies	
Loss of up to 1,726 hectares of agricultural land		SP16: Healthy communities and tackling health inequalities	
Loss of residential amenity, including from noise, emissions and/or visual effects		SP11 Energy efficiency and natural resources BE4: Residential amenity	
Loss of trees and hedgerows		NE9: Trees, ancient and veteran trees, woodlands, orchards	

In total Buckinghamshire Council have proposed further sites in Beauchampton, Whaddon and Stoke Hammond parishes which could potentially deliver 9,840 houses. There are clearly implications for us in terms of further traffic coming through the village and even greater strain on local services (NHS and education). Residents may therefore like to comment on these too.



Local Plan location description		Beachampton NESS				8
NLPC site description	Beachampton New and Expanded Settlement Site, utilising land in the area of Beachampton, Nash and Whaddon, some of which has recently seen solar farm development					
Local Plan page(s)	165	Local Plan site policy	NESS015	OPUS reference	N/A	
Development	Greenfield Residential-led	Houses	To deliver a minimum of 8,230 dwellings, of which approximately 3,200 dwellings will be delivered within the plan period	Hectares & density	381.6 21.6	
Note	When Buckinghamshire Council carried out their site engagement in February/March 2026, this NESS site was not listed. Newton Longville Parish Council challenged the assessment of the large developments in Whaddon and Stoke Hammond parishes, so it seems likely that we would have objected to this one also.					

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies	
Loss of 381.6 hectares of agricultural land		SP16: Healthy communities and tackling health inequalities	
Impact of traffic congestion in Newton Longville, on the A421 and other surrounding roads. We already see a large number of cars and HGVs transiting the village, having come from or going to the Newton Leys, the A4146, Milton Keynes and locations to the west. A further 3,200 houses (rising to 8,230) in this area would see a commensurate increase in traffic volumes.		SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery	
Impact on local services such as NHS services and schools from an additional 1,265 dwellings in north east Buckinghamshire.		SP12 Community facilities and local services	

Local Plan location description	Land south of Drayton Road, Newton Leys & land west of Stoke Road, Newton Leys					9
NLPC site description	Large site adjacent to the A4146 in Stoke Hammond parish (one having an expanded footprint from the Richborough development recently approved following an appeal)					
Local Plan page(s)	226	Local Plan site	STO01	OPUS reference	680	
Development	Greenfield Residential	Local Plan policy	Houses	Hectares & density	94.5 40	
Note	When Buckinghamshire Council carried out their public site engagement exercise in February/March 2026 (when the housing capacity for this site was stated to be 2,100), Newton Longville Parish Council challenged the classification of this site as 'Suitable' for development.					

Identified site issues for Newton Longville residents	Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies
Loss of 94.5 hectares of agricultural land	SP16: Healthy communities and tackling health inequalities
Impact of traffic congestion in Newton Longville, on the A421 and other surrounding roads. Newton Longville already sees a large number of cars and HGVs transiting the village, having come from or going to the Newton Leys, the A4146, Milton Keynes and locations to the west. A further 3,200 houses (rising to 8,230) in this area would see a commensurate increase in those traffic volumes.	SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery
Impact on local services such as NHS services and schools from an additional 1,265 dwellings in north east Buckinghamshire.	SP12 Community facilities and local services

Local Plan location description	Shenley Park, Whaddon						10
NLPC site description	One of two large sites in Whaddon parish, this one being the existing 'Shenley Park' development which was in the Vale of Aylesbury Local Plan (VALP) and for which there is has been outline planning applications which have just gone to appeal due to non-determination by both Buckinghamshire Council and Milton Keynes City Council.						
Local Plan page(s)	231	Local Plan site policy	WHA01	OPUS reference	6580		
Development	Greenfield Mixed-use development	Houses	1,265	Hectares & density	98.5 12.8		
Note	When Buckinghamshire Council carried out their public site engagement exercise in Feb/Mar 2026, Newton Longville Parish Council challenged the classification of this site as 'Suitable' for development. At the time the combined total for the two 'Shenley Park' sites within Whaddon parish was 2,022 (now 2,505)						

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies
Loss of 98.5 hectares agricultural land		SP16: Healthy communities and tackling health inequalities
Impact of traffic congestion in Newton Longville, on the A421 and other surrounding roads. Newton Longville already sees a large number of cars and HGVs transiting the village, having come from or going to the Newton Leys, the A4146, Milton Keynes and locations to the west. A further 1,265 houses area (making a total of 2,505 when site WHA01/OPUS 6580, also in Whaddon parish, is included) would result in a commensurate increase in those traffic volumes.		SP10: Infrastructure for transport, telecommunications, utilities, waste. IN1: Infrastructure delivery
Impact on local services such as NHS services and schools from an additional 1,265 dwellings in north east Buckinghamshire		SP12 Community facilities and local services

Local Plan location description	Land west of Shenley Park, Whaddon					11
NLPC site description	The second of two large sites in Whaddon parish, this one being to the west of the existing 'Shenley Park' development					
Local Plan page(s)	234	Local Plan site policy	WHA02	OPUS reference	3578	
Development	Greenfield Residential	Houses	1,240	Hectares & density	31.1 39.9	
Note	When Buckinghamshire Council carried out their public site engagement exercise in Feb/Mar 2026, Newton Longville Parish Council challenged the classification of this site as 'Suitable' for development. At the time the combined total for the two 'Shenley Park' sites within Whaddon parish was 2,022 (now 2,505)					

Identified site issues for Newton Longville residents		Site selection not compliant with these Draft Buckinghamshire Local Plan Aims or Policies			
Loss of 31.1 hectares of agricultural land		SP16: Healthy communities and tackling health inequalities			
Impact of traffic congestion in Newton Longville, on the A421 and other surrounding roads. Newton Longville already sees a large number of cars and HGVs transiting the village, having come from or going to the Newton Leys, the A4146, Milton Keynes and locations to the west. A further 1,240 houses in this area (making a total of 2,505 when site WHA01/OPUS 6580, also in Whaddon parish, is included) would result in a commensurate increase in those traffic volumes.		SP10: Infrastructure for transport, telecommunications, utilities, waste. Plus National Planning Policy Framework (NPPF) 2024 version - paragraph 116 re: 'cumulative impacts on the road network'. IN1: Infrastructure delivery			
Impact on local services such as NHS services and schools from an additional 1,265 dwellings in north east Buckinghamshire		SP12 Community facilities and local services			

What happens next?

Buckinghamshire Council have been ordered by the government to submit their draft local plan by 31 December 2026.

After a local plan is submitted for examination, an independent planning inspector is appointed to test the plan's legal compliance and "soundness". (See more details on page 3.)

Key Stages of the Examination Process

- **Initial Assessment:** The Planning Inspectorate appoints one or more inspectors who reviews the submitted plan, supporting evidence and consultation responses, including those made by us now, to identify core issues and potential flaws.
- **Inspector concludes a plan has fundamental flaws:** If the inspector considers there are catastrophic flaws in its spatial strategy and that those flaws cannot be fixed via main modifications, the process follows a specific procedural route outlined in the guidance below. The inspector will formally write to the Local Planning Authority (LPA) to explain their "fundamental concerns". In this letter, the inspector will state clearly that the plan is legally non-compliant or structurally unsound, and that main modifications cannot save it. Otherwise, examination of the plan will proceed as below.
- **Matters, Issues, and Questions (MIQs):** The inspector sets out targeted questions for the Local Planning Authority (LPA) and participants to address, publishing a timetable for the upcoming stages.
- **Public Hearing Sessions:** Public hearings are held where the inspector probes key topics and invited participants or stakeholders give verbal evidence.
- **Main Modifications:** If the plan has shortcomings, the inspector may recommend "main modifications" (changes required to make the plan sound), which the LPA will then publish for public consultation.
- **Final Report:** The inspector reviews all evidence and consultation responses on modifications before issuing a binding final report to the LPA, officially concluding the examination.
- **Adoption:** Following a positive final report, the local council formally decides whether to adopt the local plan as its official planning policy.

Should I take part in the Public Hearing Session?

Newton Longville Parish Council will be taking part in the Public Hearing Session for this Local Plan. Members of the public are also able to request to do so.

If you submit your comments on this Draft Buckinghamshire Local Plan by email, then you should say whether or not you wish to take part in the hearing session. You should also say why you think this is necessary. If you submit your comments online www.buckinghamshire.gov.uk/local-plan

If you are considering whether to speak at the hearing session, then it is important to understand that the process is entirely different from a council meeting as it functions more like a **legal tribunal** than a public debate.

Before making your decision, on whether to speak or not at the hearing, you should weigh several critical procedural and practical considerations:

Should you take part?

- **Yes, if:** You have hard evidence that a specific policy or site allocation violates national policy, is physically undeliverable due to proven infrastructure/environmental constraints, or you represent a coordinated local group with a technical case to present.
- **No, if:** You have already submitted a thorough written objection covering all your points, or your objections are purely based on local opposition rather than technical or legal flaws. Your written case is already safely in the inspector's hands.

For more details on taking part in the public hearing session, see government guidance at:
www.gov.uk/guidance/taking-part-in-local-plan-examinations

How to make a representation (comment)

Representations must be received by Buckinghamshire Council by 11.59pm on Sunday 6 September 2026.

Buckinghamshire Council strongly encourages the use of their consultation portal OPUS, they say *“this assists with the efficient processing and consideration of representations and enables participants to receive updates on the progress of the Plan”*.

When making a representation, you will be asked whether you wish to participate in the Examination hearings and why.

Representations may be submitted:

- Online: www.buckinghamshire.gov.uk/local-plan
- By email to: planningpolicyteam.bc@buckinghamshire.gov.uk

After you send your representation please send a copy to the parish council by email to: Office@NewtonLongville.gov.uk

Further information, consultation documents, and links to the OPUS portal can be found on the Buckinghamshire Council Local Plan consultation webpage: www.buckinghamshire.gov.uk/local-plan



NEED HELP MAKING YOUR COMMENTS?

Please come to the parish council drop-in on Thursday 3 September at the Free Church (Bletchley Road, MK17 0AD). From 5-7pm parish councillors will be available to talk through the issues we've identified and how you may wish to comment.