

# Local Plan for Buckinghamshire sites survey – Printed survey

## About you

### 1. In what capacity are you responding to this survey? (required)

Please tick ( ) one option

- As an individual resident (go to question 8)
- As a local councillor (go to question 8)
- On behalf of a town council, parish council or town committee (go to question 2)
- On behalf of a business, group or other organisation (go to question 5)
- Other (please state below, and go to question 8)

## Town and parish councils

### 2. Please give town council, parish council, parish meeting or town committee you represent (required)

### 3. Please give your role/position council, meeting or town committee (required)

### 4. Your council, meeting or town committee email address (required)

## Organisation details

### 5. What is the name of your business, group or organisation? (required)

### 6. What is your role or position at the business, group or organisation? (required)

**7. What is your business/group/organisation email address? (required)**

**Site response**

Please use the online interactive map to obtain the site reference number and address, and then provide your feedback on the suitability of the site for the proposed type of development.

**8. Please give the site reference number (required)**

OPUS REFERENCE 234

**9. Please give the site address (including postcode)**

Land to the north of Stoke Road MK17 0BB  
Potential housing capacity 82  
(Land to the east of Bletchley Road and north of Stoke Road, bordered by London End, Home Farm and The Slade.)  
The postcode given does not relate to the site as shown on the map, which does not have a postcode.  
The site is classified as “Mixed” but is wholly greenfield.  
Although shown as part suitable, there is no indication of which part is said to be suitable.  
The parish is shown as “Newton Longville, Drayton Parslow and Stoke Hammond” whereas as it is clearly only within Newton Longville Parish.  
It is unclear if the site size of 2.42 Ha and potential capacity of 82 relate to the site as shown on the map, or the whole site.  
Whilst referring to this site as 234 is more appropriate than as originally shown as part of 6570, it may have been more appropriate to have used site 232 “Land north and East of Newton Longville” from the Wider Call for Sites, than 234.  
Whilst the interactive map was updated to refer to this site as 234 rather than 6570, the HELAA spreadsheet does not appear to have been updated to refer to 234 (or 232).

**10. What is your connection with the site? (e.g. local resident, local councillor)**

Parish Council

**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.

**13. What opportunities and advantages could development of the site bring?**

**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

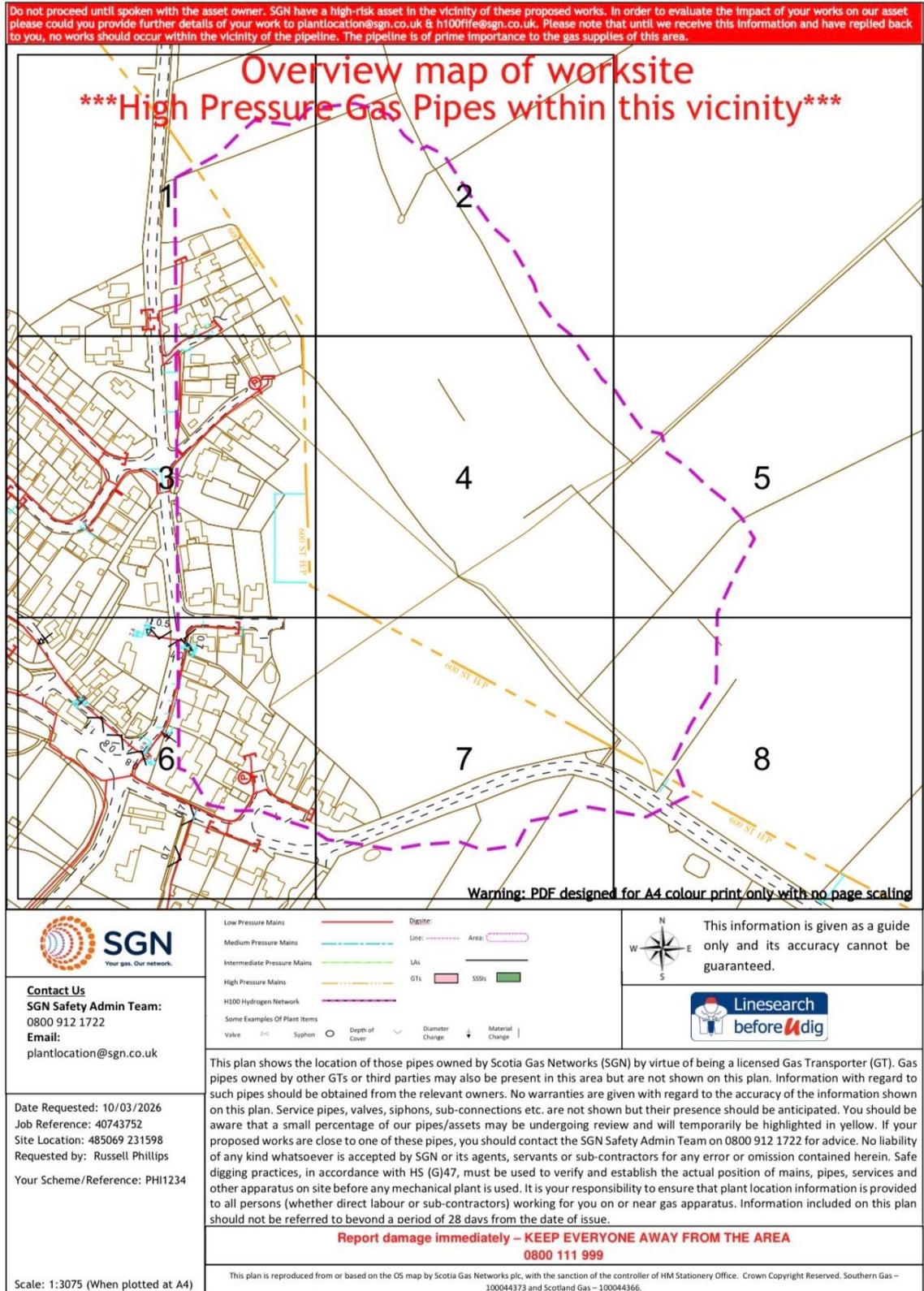
**15. If you answered 'yes', please provide further details**

Site is on the immediate outside edge of the village Settlement Boundary (so unacceptable intrusion into the local countryside)

Impact on already overburdened local services.

Traffic increase through the village and on already overstretched local roads (including A421).

High pressure gas main crosses through the site from the vicinity of Home Farm to Stoke Road as shown in SGN plan below.



Three public footpaths cross the site (NLO/01, NLO/02 & NLO/04). 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.

**16. Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site**

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).

**17. Please provide details of any important environmental features on or near the site**

Land is part historic ridge and furrow (source Buckinghamshire Heritage Portal).  
Ecology, including this 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.

**18. Are there any important community assets near the site?**

Please tick ( ) one option

Yes

No

I don't know

**19. If you answered 'yes', please provide details**

Heritage asset issues as identified in the answer to question 16 above.  
The Free Church on Bletchley Road which backs directly on to the site is also used as a community facility.  
The site would also be very close to Litslade Farm (2 Bletchley Road) which is a Residential Care Home with accommodation for eight adults with a Learning Disability, Autism, Physical Disability, Dementia or sensory impairment, and complex needs.

**20. Are you aware of any previous promotion of this site for development?**

Please tick ( ) one option

Yes

No

I don't know

**21. If you answered 'yes', please provide details**

The site was assessed as part of a larger site in the 2017 HELAA, in which it was assessed as:

*NLV008: "Part Suitable - for housing - approx. 3 hectares of the site the part east of Bletchley Road and two fields r/o 11 The Slade, 5 Home Farm and 14 London End." It was assessed as suitable for 70 houses to be built out with 35 in years 1 to 5, and 35 in years 6 to 10.*

*It was not then taken forward in the VALP for development.*

It is noted that there has been further development since 2017 and this assessment which has brought the Newton Leys development closer to this part of the village.

The AECOM 2022 assessment for the Newton Longville

Neighbourhood Plan (a slightly larger site 7) was that the site is unsuitable, stating "...development would appear as an insensitive minor intrusion into open countryside and would not relate well to the village."

**22. Have any issues been raised by local residents or businesses in relation to development of the site?**

Please tick ( ) one option

Yes

No

I don't know

**23. If you answered 'yes', please provide details**

Residents have raised concerns about a number of issues, which we have described in the answers to question 12, 15, 16, 17, and 19, loss of open countryside, the high pressure gas main, loss of public footpaths, the heritage issues, ecology, traffic and the cumulative impact of the multiple developments potentially within this area.

**24. Please provide any further local information or context that you think is relevant to the development of this site**

This agricultural land is actively used along with adjoining fields for sheep grazing throughout the year and growing of animal feed by a local farmer through a tenancy agreement.

**End of the survey**

**Thank you for taking the time to complete this survey.**

**If you would like to respond in respect of other sites, please print out pages 3-7 of this document again for each site and add these to your submission.**

Please return your completed survey by 11:59pm on Monday 16 March 2026.  
You can:

- email it to [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk)
- post it to Local Plan site survey, Planning Policy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA