

# 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)

Newton Longville Parish Council

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

Clerk to the Parish Council on behalf of the Parish Council

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

Office@NewtonLongville.gov.uk

## 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 298

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

Land West of Westbrook End and Lower End, MK17 0DG

Potential housing capacity 112.99

Whilst the site is west of Westbrook End, the other roads that relate to it are Drayton Road and Pond Close. Lower End is over 600m from the centre of the site.

The postcode given does not relate to the site as shown on the map, which does not have a postcode. It relates to Yew Tree Close, some 250m away from the centre of site.

**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 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.

**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 public services.

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

Drainage/flooding issues as raised by local residents and the parish council for the Gladman application 24/01220/AOP.

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**

As detailed above.

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

As detailed above.

**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**

Cowpasture Farm – Experience the Countryside

**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**

It was considered in the 2017 HELLA and assessed:

*“NLV002 - Unsuitable - The site is in the open countryside and very exposed to the south. There is no corresponding development to the east development of this site would represent a prominent protrusion into the open countryside.”*

AECOM 2022 assessment for the Newton Longville Neighbourhood Plan (sites 2A, 2B & 2C) states was not suitable for allocation in the NP, apart from potentially one dwelling on a small area near to Pond Close.

**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**

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.

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

No reference is made to the current undetermined planning application for the part of this site off Drayton Road (Gladman 24/01220/AOP) on part of the site nearest to Drayton Road.

Unless it can be shown to the contrary, this is three separate sites in separate ownerships (as shown in previous Call for Sites 2021 – 2023 map) and were separately assessed by AECOM for the Newton Longville Neighbourhood Plan, that appear to have been merged together by Buckinghamshire Council without the knowledge or consent of individual owners/promoters and so cannot be said to be available without confirmation from each landowner.

### **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