

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 3578

9. Please give the site address (including postcode)

Land west of Shenley Park (SP2)

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

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 3578), Whaddon (OPUS 6580) 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.

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

As detailed above.

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

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

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 Newton Longville, 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

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
- post it to Local Plan site survey, Planning Policy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA