

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 4078

9. Please give the site address (including postcode)

Oaktree stables, Drayton Road, MK17 0BD
Potential 20 Gypsy & Traveller pitches
(Land to the west of Drayton Road and south of Cowpasture Farm.)
The site is classified as "Mixed" but is wholly greenfield.
The postcode given does not relate to the site as shown on the map,
which does not have a postcode. The name of the site is inaccurate.

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 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 NPPF, 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.

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

This is not a sustainable location (for example there is no footway to give safe access to local transport services operating from the village, as the nearest bus stop is over 600m away. The 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 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

Current planning application 'Awaiting decision' for change of use of a small part of the site to a mixed use of equestrian, a single pitch travellers caravan site including the relocation and internal modification of the approved stable block (24/01046/APP) as a stable and utility dayroom and associated works.

This site was not assessed either in the AECOM 2022 assessment for the Newton Longville Neighbourhood Plan or for the earlier HELAA 2017 assessment. However, the assessment of a nearby site (NLV010) was "Unsuitable - The site if approved for a potential allocation would be an isolated pocket of development protruding significantly into the

open countryside not related in any way to the existing village of Newton Longville and relatively remote from its services...”

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

All of the above in the answers to questions 12, 15, 16, 17, and 19, including concerns about road and pedestrian safety, access to local services, impact to those local services.

In addition, see comments made by residents on the current planning application 24/01046/APP.

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