

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 6570

9. Please give the site address (including postcode)

Land to the South West of Milton Keynes, MK17 0BG

Potential housing capacity 181

(The former brickworks site off Bletchley Road plus land on the other side of the public road which was used for the currently unused HGV depot.)

Note: the postcode given does not relate to the site as shown on the map.

We do not believe this is the most appropriate OPUS site reference to use for this specific site. It may have been more appropriate to have used brownfield site 31 "Jubilee Brickworks, Newton Longville" from the Brownfield Call for Sites than 6570.

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 considered suitable, subject to appropriate mitigation, for housing on the basis it is a brownfield site. The land to the east of Bletchley Road is between two existing clusters of houses and would be a more appropriate use for the site rather than commercial use.

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

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

Impact on already overburdened local services.

Part of the proposed site allocation is prone to flooding in Zone 3.

The site to the west of Bletchley Road is very close to both the East West Rail line and a Gas Depot.

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 and the seven former brickworks cottages (108-120 Bletchley Road) are of historical interest and are listed as Non-Designated Heritage Assets in the current Newton Longville Neighbourhood Plan. These back directly onto the brickworks site.

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

As detailed above. It was noted that during the use of the brickworks site by East West Rail Alliance (2020-2023) measures were taken to protect local wildlife, including newt fencing.

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

See answer to question 16 above.

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 former brickworks site has been promoted several times, including in the 2017 HELAA, in which it was assessed as:

NLV029: "Unsuitable. – the site is in the open countryside outside and separate from Newton Longville and Bletchley. In terms of economic development, the site is not on the primary road network and the road brings traffic into the centre of Newton Longville village. ... A development on the site (presently open land, previous buildings demolished) would also be likely to have an adverse landscape and visual impact."

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

NLV009: "Unsuitable for housing - The site if developed would be building in the open countryside in an exposed location (views in from public rights of way) and not be related to adjacent building lines which are established as the end of the housing existing to the south."

The site is also disconnected from Bletchley's housing by a railway line."

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.

Also the cumulative impact of development of all of the potential construction in the area, see details in answer to question 15 above.

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

We note that the use of the part of the site which is to the west of Bletchley Road has been used as an HGV depot and is currently being advertised for commercial storage.

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