



Buckinghamshire Council
Draft Local Plan Consultation Period
17th September - 29th October 2025.

DON'T MISS YOUR CHANCE TO HAVE YOUR SAY!!!!

What Is It?

The Draft Local Plan has been prepared by Buckinghamshire Council and is about how local development like housing should take place during the period up to 2045. Part A covers vision, objectives, and spatial strategies for housing and employment. Part B covers Development Management Policies.

Why Is This Important to Me?

The Local Plan will affect where new growth areas are located and the provision of hard and soft infrastructure to support that growth.

The amount of new housing proposed is enormous. Where it is located; the provision of healthcare, education and highways; the loss of landscapes and agricultural land and rural character; and most of all who pays for all this; are serious concerns for all of us.

We must put forward our concerns around location and amount of development, and the provision of supporting infrastructure, in the strongest possible terms. If we say nothing it will be assumed we are happy to go with the flow.

A Strong Local Plan will help protect the unique character and qualities of our environment.

What Do I Do Next?

First - find out more....

Check out the information online - click on this link - [Buckinghamshire Council - 3D Room](#). Also, read through the notes provided by WPC to help you below.

To access Part A click here; [Draft Plan Consultation Part A - Spatial Strategy](#). To access Part B click here; [Local Plan for Buckinghamshire. Draft Plan consultation Part B - Development Management Policies](#). Supporting information can be found here; [Draft Local Plan for Buckinghamshire evidence | Buckinghamshire Council](#)

Next – have your say...

Click on this link to submit your views: [Have your say on the draft Local Plan for Buckinghamshire - Your Voice Bucks - Citizen Space](#)

Finally – watch this space for news on how this evolves and what to do next.

Many Thanks For Your Time And Effort To Support This Very Important Consultation!

WPC Supporting Information

Help for you have your say on the Draft Local Plan.

Buckinghamshire Council (BC) is preparing a new Local Plan (in two parts - A & B) that will identify where and how future development should take place up to 2045.

Part A: The Local Plan vision and objectives, proposes the spatial strategies for housing and employment, whilst Part B: lists the Development Management Policies.

The draft Local Plan documents, accompanying Sustainability Appraisal, the completed evidence studies, and details on how to respond to the consultation can be viewed at <https://www.buckinghamshire.gov.uk/draft-local-plan>

A virtual exhibition room has been produced which is available to view at <https://buckinghamshire.oc2.uk/exhibition/1>

The consultation period runs from Wednesday 17 September to 23:59pm on Wednesday 29 October 2025.

Whaddon PC will be responding to those elements of the plan of Importance to Whaddon, and strongly encourage residents to do likewise. At first glance there is little that we can realistically object to because the draft plan is not site specific, in terms of actual growth areas, and the principles of the Plan appear sound and sensible. However, the means and methods of providing appropriate and sufficient hard and soft infrastructure at the appropriate time, and to support the housing growth, is possibly where any concerns should lie - primarily due to the enormous amount of housing that is proposed by the current Government for Buckinghamshire.

Timely provision of necessary and vital infrastructure is a very serious area of concern that the BC Cabinet strongly advised everyone to become engaged with, when they recently approved this document for public consultation.

In other words, if you are concerned about, health, education, highways, traffic, loss of landscapes and agricultural land, solar farms, loss of rural identity, and how these

essential services are to be paid for, with the imposition of an extra 69,000 new homes (many of which could be located in the northern areas of bucks, due to the constraints in mid and south bucks), then these are the issues that you should raise strong concerns about now, through this consultation.

B.C. now has a fairly accurate assessment of housing requirements, with an annual need of some 4,332 homes per annum up to 2045. With the required 5% buffer this equates to some 95,000 new homes in total. They already have 22,000 in the pipeline (with planning consent already, or that are being progressed in the current Local Plan), **so therefore sites for some 69,000 additional homes still need to be identified within this plan.**

It is not possible, at this stage, for Bucks Council to consult on a full draft version of the Local Plan containing preferred or proposed site allocations because further technical studies are required and are currently ongoing, but certain sections of this consultation document should provide us with some possible guidance, and clues as to where major development might occur!.

It is suggested that residents concentrate on the 'Draft Plan Consultation - Part A, Spatial Strategy. (from page 3)', because whilst other sections may contain relevant information, most do not directly apply to Whaddon, or are specific/technical/policies etc.

Importantly, and as expected, BC is considering seven different strategic development approaches that have been identified as a means of accommodating this amount of housing growth. These approaches align with policy in the NPPF and are as follows:

Approach 1: Brownfield sites within existing towns and villages

Approach 2: Growth on the edge of existing main towns

Approach 3: New Towns

Approach 4: Development at transport hubs

Approach 5: Expansion near key employment areas

Approach 6: Limited expansion of villages

Approach 7: Expanding urban areas on the edge of Buckinghamshire

It is likely that BC will need to use all of these approaches to meet their housing need target. This, however will be confirmed through the completion of a number of additional technical studies which are still ongoing, including:

- Housing and Economic Land Availability Assessment; • Green Belt Review;
- New and Expanded Settlement Study; and • Transport Impact Assessment.

There is a section on New Towns, which is a separate Government Initiative to increase the

nation's housing supply. In a draft report earlier this year Milton Keynes was flagged up as a prime candidate, and was number one in a list of about 10 other possible nationwide locations. The Government is expected to announce the final list later this year, but wherever they are, this figure would be in excess of the specific chosen county's local requirement. i.e. if Buckinghamshire is identified as a location, then the 10,000 new town housing figure would be in excess of the 69,000 mentioned above!

Finally, the actual proposed site allocations will not be known until later next year 2026, when the final plan is submitted to the Planning Inspectorate for their approval. At this stage, there will be a further period of Public consultation, but very importantly any comments on the actual site allocations will go directly to the Planning Inspectorate for Government approval ... and NOT BC. It is therefore considered that any infrastructure or other concerns are raised at this stage, because if they are not, then the appointed Planning Inspector will assume that residents of North Bucks are not that concerned about the quantum and location of development that is being proposed.