



BUCKINGHAMSHIRE LOCAL PLAN

IMPORTANT UPDATE!

On the 13th February Matthew Pennycook MP, Minister of State for Housing and Planning, wrote a rare intervention letter to Cllr. Steve Broadbent, Leader of Buckinghamshire Council (BC), criticising BC's poor performance and failure to adhere to timetables for producing their Local Plan, whilst reminding them that without a five-year land supply there is a likelihood and risk of unwarranted speculative development.

A swift rebuttal was immediately issued by Cllr. Broadbent saying that the approach was completely unwarranted, not needed, that timescales were being adhered to and that the Ministers' direction should be retracted.

Without going into detail about differences of Government and Local Authority opinions, WPC can report that a very quick, poorly attended and frankly 'shambles' of an online meeting was arranged by BC presenting the Local Plan – on the very day that BC sent their rebuttal letter – without a proper agenda, which was aimed at providing Parish and Town Councils with the details of the next Local Plan stage. This includes the preferred and possible land allocations to provide the 95,500 new homes required to be built within Buckinghamshire over the Local Plan period to 2045.

The very next day (Tuesday, 17th February), BC published their 'Potential Site Allocations' document together with technical assessments and commenced a four-week 'Availability and Suitability' Engagement Exercise that is aimed purely at landowners, developers and other interested parties – including Parish Councils, whilst other preparatory work on the Plan continues. This exercise completes on 16th March, so WPC can report the findings of this critical stage of the Local Plan production, before the next consultation stage in July 2026, which will presumably firm up on proposed land allocations and involve full public participation.

This is what we know so far, with three sites for potential development impacting Whaddon:-

1) Paddock Land, Junction of Coddimoor Lane and Stock Lane.

Site area 1.1ha. Potential capacity 33 houses.

2) Shenley Park (2). West of the currently allocated Shenley Park Site.

Site Area 31ha. Potential capacity 745 houses.

This allocation does not include land around Thickbare Wood or Coddimoor Farm and the boundaries appear to be shaped around and to protect existing woodland when heading west towards Coddimoor Lane.

3) **Beachampton. A misleading site label, as this massive site includes most of the Whaddon Valley between Whaddon and Beachampton.**

This is recorded as a NESS site (New and Expanded Settlement Study). The Site Area runs to 382ha., with a potential capacity of 10,590 homes. As with all NESS sites, which are planned as potential New Towns, it would include employment, primary and secondary schools, local centre, green spaces and new accesses. The documentation notes that this new settlement has the potential "become an extension for Milton Keynes" and "a satellite suburb of the city."

IMPORTANT NOTE: This is not a site which will definitely be taken forward in the next Bucks Local Plan. There are nine sites which are definitely proposed (including Buckingham South, Winslow N/W and Winslow N/E) and another 6 where further assessment is being undertaken. **Beachampton is one of these 6 sites where research is being undertaken before suitability is concluded** (other sites in this category include S/Claydon, Cheddington, Oakley and Calvert).

WPC will respond to the current engagement exercise.

Should any residents have urgent comments to make at this stage please send them to the Parish Clerk, clerk@whaddonbucks-pc.gov.uk before the next WPC meeting – which will be on 12th March.

Anyone wishing to know more about the proposals can go on line and search for 'Bucks Local Plan'. From the Local Plan landing page an interactive map can be accessed showing the three sites for potential development around Whaddon.