



Have your say on the draft Local Plan for Buckinghamshire

Open date: 17 September 2025

Close date: 29 October 2025

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Overview

We want to hear your views on our draft Local Plan for Buckinghamshire to help us shape the final version of the Plan in time for the submission deadline of December 2026.

The new Local Plan for Buckinghamshire will set out the strategy for meeting Buckinghamshire's future housing and employment requirement through to the year 2045. It will set out what infrastructure is needed to support growth, whilst also protecting our most valued environments.

This consultation focuses on the approaches to the spatial strategy for meeting the housing and employment requirements along with development management policies on topics such as the natural environment, infrastructure, housing and employment.

Why we need a local plan

Our new local plan will set out how we plan to manage future growth across Buckinghamshire. It will show where development can happen and protect places where it needs to be carefully controlled.

It will set out what new development must do, such as:

- building the required number and size of homes
- allocating land for new jobs
- creating good places to live – including shops and public open spaces
- contributing to the infrastructure people need – such as roads, schools and health facilities
- helping to address climate change, protecting and preserving our most valued landscapes and habitats

The Local Plan will be a major factor when deciding if any planning application in Buckinghamshire is granted or refused.

We are continuing to work with residents, businesses and other stakeholders to plan for sustainable high-quality development, supporting infrastructure, and opportunities to protect the environment and address climate change, whilst meeting housing and economic development needs.

What we have done so far

This consultation is the third opportunity to influence the Local Plan, following on from the attitudes survey and the vision and objectives consultation.

Through the [attitudes survey](#) in 2021-22 you told us what is important to you in your area. You also provided feedback on our draft [vision and objectives](#) in 2023. The vision and objectives have now been updated and are included in the draft Plan.

We have, and will continue to, engage with specific groups on current and anticipated future infrastructure requirements and have carried out several 'call for sites' consultations through which landowners have submitted sites for potential development.

New government policy

In December 2024 the current government issued an update of the [National Planning Policy Framework \(NPPF\)](#). This sets a new deadline of December 2026 to submit a Local Plan for examination under the existing plan-making regime.

Delivering the high level of development now expected in the county will not be easy and there aren't any simple answers, but we are determined to bring forward the best options in the face of such challenge to achieve the best possible outcomes for Buckinghamshire.

Related documents

Before you respond to this activity, please have a look at the documents and links that are available on the Opus Consult platform at:
<https://buckinghamshire.oc2.uk>

How to have your say

You are invited to respond to this consultation in one of the following ways:

- The preferred method is to complete the online survey available at www.buckinghamshire.gov.uk/draft-local-plan
- complete, and return, a printed version of the survey
- email us at planningpolicyteam.bc@buckinghamshire.gov.uk
- write to us at Draft Local Plan Consultation, Planning Policy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA

If you have any questions about this activity, or require this information in another format or language, please email us at

planningpolicyteam.bc@buckinghamshire.gov.uk or phone us on 01296 383698.

Responses must be received by 11:59pm on 29 October 2025.

What happens next

We will use the feedback you provide in this consultation to update the Local Plan for Buckinghamshire which will be published for final feedback in July 2026. The Local Plan and any amendments will then be submitted to the government's [Planning Inspectorate](#) in December 2026.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [privacy policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Have your say on the draft Local Plan for Buckinghamshire – Printed survey

All questions and sections are optional – please respond to as many or as few as you wish.

	Survey sections
Part A Local Plan spatial strategies	1. Spatial Strategy for housing
	2. Spatial Strategy for travelling communities
	3. Spatial Strategy for employment
Part B Local Plan development management policies	4. Management policies on housing
	5. Management policies on economic development
	6. Management policies on the natural environment
	7. Management policies on transport
	8. Management policies on infrastructure
	9. Management policies on the built environment
	10. Management policies on the social environment
	11. Management policies on climate change
	12. Emerging policies

Question relating to Part A – Local Plan Spatial Strategy Spatial Strategy for housing

A) Are there any other approaches we should consider for meeting housing needs?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered 'Yes', please tell us the other approaches we should consider

B1) For the new settlement approach, are the three new towns that have already been promoted to the New Towns Taskforce appropriate locations?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

B2) Are there any other locations which should be considered for a new town?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered 'Yes', please give any other locations we should consider

C) Which are the aspects of Grey Belt that are important to you?

D) Do you have a preference or preferences for any of the approaches identified if technical work concludes that not all approaches are needed?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered 'Yes', please give your preferred approach or approaches

E) To support this housing need, what is the most important infrastructure needed for your area?

F) To what extent do you agree or disagree that the Local Plan should support health and wellbeing?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

G) How can the Local Plan best support health and wellbeing?

Approach to Meeting Travelling Communities Accommodation

Q2) Are there any other options we should consider to identify sites for the travelling community?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered 'Yes', please give any other options we should consider

Employment Spatial Strategy

The Local Plan includes the protection of strategic and key employment sites, the types of location where new employment growth can take place and identifies what amount of new employment land is needed in future.

Q3) Do you agree with the approaches to employment?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

Q4) Are there any other approaches to employment that should be considered?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

If you answered 'Yes', please identify the other approaches we should consider

Q5) Should the new Local Plan aim to balance new employment land more evenly throughout Buckinghamshire to help meet the needs of local businesses?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

Questions in relation to Part B – Development Management policies

Housing

HO1: Housing mix policy

The housing mix policy sets out the mix of housing types to be provided in new development. It seeks to ensure that new housing is of a size and type to meet the needs of different groups in the community.

HO1. Do you agree or disagree with the proposed housing mix for Buckinghamshire?

Please tick (✓) one option

- ☐ Agree
- ☐ Disagree
- ☐ I don't know

Please give the reasons for your answer

HO2: Affordable Housing

This policy sets out how affordable housing will be delivered. It sets out the size of developments on which affordable homes will be provided and the types of affordable housing required to address the needs of different groups in the community.

HO2. To what extent do you agree or disagree with the proposed approach to affordable housing in Buckinghamshire?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

HO3: Accessible Housing

This policy seeks to ensure that homes are accessible for all and an appropriate 30% of housing is wheel accessible and / or capable of being adapted for wheelchair use.

HO3. To what extent do you agree or disagree with the policy approach to accessible housing?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

HO4: Self and Custom-Build Housing

This policy aims to support individuals in building their own homes or commissioning custom homes.

HO4a. To what extent do you agree or disagree that the self and custom-build housing policy will help us meet the future needs of Buckinghamshire?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree

More answer options on the next page

- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

HO4b. Is the proposed threshold of 5% on sites over 60 dwellings appropriate?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

HO5: Housing in multiple occupation (HMOs)

This policy outlines the rules and regulations for managing properties where three or more people, forming two or more households, share common facilities like a kitchen or bathroom.

HO5. Please share your views on the appropriate definition of over-concentration of HMOs.

HO6: Travelling Communities' Accommodation Needs

This policy sets out the level of new accommodation needed to meet those in the travelling community.

HO6. Do you agree or disagree that the evidence setting out in the Gypsy and Traveller Accommodation Assessment will meet the needs of Buckinghamshire?

Please tick (✓) one option

- ☐ Agree
- ☐ Disagree
- ☐ I don't know

Please give the reasons for your answer

HO7: Travelling Communities Accommodation Policy

This policy seeks to ensure that sites can be provided for travelling communities in a way that recognises their traditional and nomadic way of life while respecting the interests of the settled community.

HO7. To what extent do you agree or disagree that the criteria listed are appropriate for meeting the needs of the travelling communities?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

HO8: Specialist Housing

This policy seeks to ensure that there is sufficient specialist housing provision for older and disabled people in Buckinghamshire.

HO8. Do you agree with the approach identified for meeting specialist and supported housing needs to be met in Buckinghamshire?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

HO9: Rural Exception Sites

Rural exception sites are located on the edge of rural settlements and are usually small. These sites would not normally be granted consent for development, but this policy sets out when an exception can be made in the interest of providing affordable housing that will help sustain the local community.

HO9. To what extent do you agree or disagree with the approach to rural exception schemes?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree

More answer options on the next page

☐ Strongly disagree

☐ I don't know

Please give the reasons for your answer

HO10: Windfall Housing

Windfall housing sites are sites for potential development that have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available. This policy regulates the process for taking such sites forward for development.

HO10. Does the windfall housing policy give enough direction but still allow some flexibility for development of sites not allocated?

Please tick (✓) one option

☐ Yes

☐ No

☐ I don't know

Please give the reason for your answer

HO11 Residential Annexes

HO11. To what extent do you agree or disagree with our policy approach to the development of residential annexes?

Please tick (✓) one option

☐ Strongly agree

☐ Agree

☐ Neither agree nor disagree

☐ Disagree

☐ Strongly disagree

☐ I don't know

Please give the reasons for your answer

Economy

General questions on employment not linked to specific policies

We need to plan for different types of employment sites. This could include incubator space for small businesses research and innovation, premises for medium-sized businesses (defined as one for 20 – 250 employees), and more support for rural business locations.

ECa. Which types of employment sites should we plan for?

Please tick (✓) all that apply

- ☐ Incubator space for small business research and innovation
- ☐ Premises for medium-sized businesses
- ☐ Locations for rural businesses
- ☐ Other (please state below)

ECb. Please tell us which towns or other locations you think could help meet the need for new employment sites.

EC1: Strategic and Key Employment Sites

This policy sets out the circumstances in which the regeneration and improvement of key employment sites will be supported.

EC1. To what extent do you agree or disagree with the policy approach to strategic and key employment sites?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

EC2: Other Employment Sites

This policy protects employment sites. It has an 18-month marketing requirement for the evidence needed to support changes from employment use to other uses.

EC2. Is this an appropriate timeframe?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

EC3: Skills and Local Employment

The policy states that new housing developments of over 100 dwellings or 1,000 square metres of office, industrial or storage/distribution floorspace

should have a component that delivers skills and employment for local workers. The policy also applies to new data centres.

EC3a. Do you agree that the threshold for new developments of 100 or more dwellings or 1,000 square metres or more floorspace is appropriate?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

EC3b. Should this policy be extended to other types of major developments, e.g. retail or other employment-generating developments?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

EC4: Data Centres

EC4. To what extent do you agree or disagree with our policy approach to the development of data centres?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree

More answer options on the next page

☐ Strongly disagree

☐ I don't know

Please give the reasons for your answer

EC5: Silverstone Circuit and Silverstone Park Enterprise Zone

EC5. To what extent do you agree or disagree with our policy for the future of Silverstone Circuit and Silverstone Park Enterprise Zone?

Please tick (✓) one option

☐ Strongly agree

☐ Agree

☐ Neither agree nor disagree

☐ Disagree

☐ Strongly disagree

☐ I don't know

Please give the reasons for your answer

EC6: Westcott Venture Park Enterprise Zone and Strategic Employment Site

EC6. To what extent do you agree or disagree with our policy for the future of Westcott Venture Park Enterprise Zone and Strategic Employment Site?

Please tick (✓) one option

☐ Strongly agree

☐ Agree

☐ Neither agree nor disagree

☐ Disagree

☐ Strongly disagree

☐ I don't know

Please give the reasons for your answer

EC7: Pinewood Studios

EC7. To what extent do you agree or disagree with our policy for the future of Pinewood Studios?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

EC8: Rural Diversification

EC8. To what extent do you agree or disagree with the policy approach to rural diversification?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

EC9: Tourism

EC9. To what extent do you agree or disagree with the policy approach to tourism in Buckinghamshire?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

EC10: Retail Hierarchy

The National Planning Policy Framework requires us to define a hierarchy of town centres as part of the promotion of their long-term vitality and viability.

EC10. To what extent do you agree or disagree with the retail hierarchy?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

EC11: Development Within Buckinghamshire's Centres

EC11. Do you agree with the approach to uses within and outside primary shopping frontages?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

EC12: Development for Main Town Centre Uses Outside Buckinghamshire's Centres

EC12. To what extent do you agree or disagree with the policy approach to this development?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

Natural environment

NE1: Water Quality

NE1. Does the policy identify the right priorities for improving water quality including where they affect Drinking Water Safeguard Zones in the Chilterns and Source Protection Zones?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE2: Watercourses and Associated Corridors

This policy seeks to ensure that developments conserve and enhance watercourses and their associated corridors in terms of biodiversity, landscape, flood management and amenity.

NE2a. Are the proposed watercourse buffers appropriate?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE2b. Are the measures proposed in the watercourse buffers sufficient?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE3: Protection and Enhancement of Sites of High Biodiversity and Geodiversity Importance

NE3. Are the proposed buffers to natural habitat appropriate?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE4: Protection and Enhancement of Notable Species

NE4. To what extent do you agree or disagree with the policy approach to protecting and enhancing notable species?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE5: Biodiversity Gain and Nature Recovery

This policy seeks to secure ambitious biodiversity net gain across the area and helps deliver the priorities of the Local Nature Recovery Strategy.

NE5. Do you agree with the policy to seek to incentivise the provision of Biodiversity Net Gain within Buckinghamshire rather than further afield?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE6: Green Infrastructure

This policy sets out the council's approach to green infrastructure. It aims to ensure that all new development is provided with green infrastructure and that any Green Infrastructure provided has a management plan in place to allow for its continuing maintenance.

When green infrastructure is not provided as part of a proposed development, the Council has the option of securing additional green infrastructure to support the development through two methods of obtaining developer contributions to funding: 'Section 106' payments and the Community Infrastructure Levy.

NE6a. What should the Council's preferred approach be to obtaining developer contributions to green infrastructure where it isn't provided as part of the planning application?

In January 2023, Natural England launched the [Green Infrastructure Framework](#) to guide the creation of high-quality green and blue infrastructure, maximizing benefits for both people and nature.

NE6b. Do you agree or disagree that the Council should use the national green and blue infrastructure standards proposed by Natural England?

Please tick (✓) one option

- ☐ Agree
- ☐ Disagree
- ☐ I don't know

Please give the reason for your answer

NE6c. Should we publish further technical guidance for the application of the national green and blue infrastructure standards?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE7: Resisting the Loss of Existing Green Space

This policy sets out the circumstances where the council can accept the loss of accessible natural green space.

NE7. To what extent do you agree or disagree with the policy approach to resisting the loss of green space?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE8: Trees, Ancient and Veteran Trees, Woodlands, Orchards

This policy seeks to protect trees, ancient and veteran trees, woodlands and orchards, and enhance canopy cover across Buckinghamshire

NE8. Please provide any comments you have on the policy approach for protecting trees and woodland.

NE9: Ecological Enhancements

This policy seeks to secure small scale ecological enhancements.

NE9. Do you agree with the proposed approach to ecological enhancements?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

NE10: Mitigating Light Impact

This policy sets out the criteria that must be met in developments where external lighting is required.

NE10. To what extent do you agree or disagree with the policy approach to mitigating light impact?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE11: Colne Valley Regional Park

View the Colne Valley Regional Park website at
<https://www.colnevalleypark.org.uk/>

NE11a. Are the policy aims for the Colne Valley Regional Park consistent with neighbouring councils and other relevant organisations?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE11b. Should the Council do more to deliver improvements to the Regional Park through contributions gained from housing or other development nearby in southeast Bucks?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

NE12: Special Areas of Conservation, Special Protection Areas and Ramsar Sites

This policy sets out the protections for existing Special Areas of Conservation, Special Protection Areas and Ramsar sites.

NE12. To what extent do you agree or disagree with the policy approach to protecting these sites?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE13: Suitable Natural Green Space

This policy sets out the criteria for supporting proposals for Suitable Alternative Natural Greenspace (SANG)

NE13. To what extent do you agree or disagree with the policy approach to supporting proposals for Suitable Alternative Natural Greenspace?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE14: Gateway Sites

A gateway site is a new type of mitigation to protect national sites from recreational pressure. This policy sets out how gateway sites can protect the Chilterns Beechwoods Special Area of Conservation at Ashridge.

NE14a. Beyond the measures to create and maintain the park as a Suitable Alternative Natural Greenspace (SANG), should there be further visitor facilities or infrastructure on or near the site?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

NE14b. If you answered 'Yes', what additional facilities or infrastructure would you like to see?

NE15: Little Marlow Lakes

View the Little Marlow Lakes Country Park website at
<https://www.littlemarlowlakes.co.uk/>

NE15. To what extent do you agree or disagree with the policy approach to Little Marlow Lakes?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE16: Protection of the Green Belt

This policy seeks to guide development in the Green Belt.

NE16a. To what extent do you agree that the protection of the Green Belt should be a priority?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

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NE16b. To what extent do you agree or disagree with the volume calculations proposed for extensions and outbuildings in the Green Belt?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

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NE16c. Would the policy benefit from a technical guide for clarity and consistency when using the volume calculations?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

NE17: Development in the Countryside Outside the Green Belt

NE17a. Is the policy clear on the land uses the council should support that come forward in the countryside outside the Green Belt?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

NE17b. Please give any suggestions for other land uses that should be supported and added into the policy.

NE18: National Landscapes and their Setting

This policy seeks to protect the Chilterns National Landscape and its setting

NE18. To what extent do you agree or disagree with the policy approach to protecting the Chilterns National Landscape?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree

More answer options on the next page

- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE19: Landscape Character and Visual Amenity

This policy sets out how development must protect and enhance Buckinghamshire's landscapes with an appropriate response to the site and its surrounding landscape.

NE19. To what extent do you agree or disagree with the policy approach to landscape character and visual amenity?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

NE20: Pollution, Air Quality and Contaminated Land

Policy NE20 seeks to provide the steps that development proposals must take to be acceptable where they may cause pollution, adversely affect air quality or involve contaminated land.

NE20. Are the steps needed to be taken to avoid adverse environmental impacts clear, including the assessments and mitigation required?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

Transport

TR1: Transport Requirements in New Developments

This policy sets out the requirements for new developments in terms of following a vision-led approach and providing active travel and sustainable transport.

TR1a. Given the vision-led approach to transport set out by the government, to what extent do you agree or disagree with the emphasis on active travel and public transport in the policy?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR1b. To what extent do you agree or disagree that the policy provides clarity on the active travel and public transport provision that is required from development?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR1c. To what extent do you agree that the private car is likely to remain an essential component of many journeys in Buckinghamshire?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR2: Transport Improvements

This policy sets out the requirements for major developments to identify, protect and help to deliver strategic transport infrastructure, both existing and new.

TR2. To what extent do you agree or disagree with the policy approach to transport improvements?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR3: Parking standards

This policy sets out the principle for following the latest parking standards requirements for new developments.

TR3a. To what extent do you agree or disagree that the future parking standards, once adopted, should be included in the Local Plan itself?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR3b. Please share your views on the key issues and challenges the future parking standards should address.

TR4: Public Rights of Way

TR4. To what extent do you agree or disagree with the policy approach to public rights of way?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR5: Freight and Logistics

TR5. To what extent do you agree or disagree with the policy approach to freight and logistics?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR6: Aviation Development

TR6. To what extent do you agree or disagree with the policy approach to aviation development?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR7: East West Rail

TR7. To what extent do you agree or disagree with the policy approach to East West Rail?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR8: High Speed Two

TR8. To what extent do you agree or disagree with the policy approach to High Speed Two?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

TR9: Former Bourne End to High Wycombe Railway Line

TR9. To what extent do you agree or disagree with the policy approach to the former Bourne End to High Wycombe railway line?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

Infrastructure

IN1: Infrastructure Delivery

IN1. To what extent do you agree or disagree with the policy approach to infrastructure delivery?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

IN2: Water Infrastructure

IN2. To what extent do you agree or disagree with the policy approach to water infrastructure?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

IN3: Telecommunications Infrastructure

IN3. To what extent do you agree or disagree with the policy approach to telecommunications infrastructure?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

Built environment

BE1: Sense of place

BE1. What improvements can be made to the Local Plan to support neighbourhood planning groups in the production of Neighbourhood Development Plans?

BE2: Space Standards

All new dwellings and conversions will be required to meet up-to-date nationally described technical housing standards for minimum internal space requirements.

BE2. Please provide any comments you have on space standards

BE3: Conservation Areas

BE3. To what extent do you agree or disagree with the policy approach to conservation areas?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

BE4: Heritage Assets

BE4. Do you agree with our proposed approach to protecting the heritage assets in Buckinghamshire?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

BE5: Residential Amenity

This policy seeks to ensure that all new residential development provides a high standard of living for residents in new and existing dwellings.

BE5. To what extent do you agree or disagree with the policy approach to residential amenity?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

BE6: Design of Developments

BE6. Do you agree with our proposed approach to the design off new developments within Buckinghamshire?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

Social Environment

SE1: Health Impact Assessments

SE1. To what extent do you agree or disagree with the criteria threshold of 100 dwellings to provide a Health Impact Assessment?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

SE2: Fast Food Outlets and Takeaways

SE2. Do you think the policy is specific enough in terms of establishing a walking distance to restrict fast food outlets and takeaways from around schools, playgrounds and leisure centres?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reasons for your answer

SE3: Community Food Growing

SE3. To what extent do you agree or disagree that the provision of a 150m² plot of land for a community garden, allotment or orchard is a suitable requirement for developments proposing 50 to 99 dwellings that do not have a private garden, or the provision of a 300m² plot of land for developments proposing 100 or more dwellings that do not have a private garden?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

SE4: Community Facilities, Infrastructure and Assets of Community Value

SE4. To what extent do you agree or disagree with the policy approach to community facilities, infrastructure and assets of community value?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

SE5: Sport, Leisure and Recreation

SE5. To what extent do you agree or disagree with the policy approach to sport, leisure and recreation?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

Climate change

CC1: Flood Risk

This policy seeks to manage flood risk across Buckinghamshire by following a sequential approach to the location of development and mitigating any residual risk. It will require sites to be safe for their lifetime and major developments to take a comprehensive approach to drainage.

CC1a. Is the policy clear on using the latest strategic flood risk assessment and flood map updates?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

CC1b. Will the policy be effective in steering development away from vulnerable areas and reducing risk to communities generally?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

CC2: Sustainable Drainage Systems (SuDS)

This policy seeks to ensure that SuDS are planned appropriately as part of new developments

CC2. Is the policy approach to exclude householder development from requiring SuDS correct?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

CC3: Water Efficiency Standards

This policy sets out the standards that have to be met by development proposals to demonstrate how they incorporate water efficiency measures to reduce the consumption of water. These are based on national requirements.

CC3. To what extent do you agree or disagree with the measures in the water efficiency standards policy?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

Emerging Policies

We welcome your thoughts to help further shape the plan and some of the emerging policies.

General

GCa. Do you agree we have struck the right balance of policy requirements to deliver high quality development, whilst maintaining reasonable costs?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

GCb. To what extent do you agree or disagree with the topics proposed to be covered in emerging development management policies?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please give the reasons for your answer

GCc. Please share further suggestions for other topics that should be the subject of a development management policy.

Renewable energy allocation policy

Central government is suggesting we allocate sites for various types of land uses.

EPa. Do you think we should allocate sites for renewable energy generation (such as wind farms, solar farms)?

Please tick (✓) one option

- ☐ Yes
- ☐ No
- ☐ I don't know

Please give the reason for your answer

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

1. Which of the following describe you?

Please tick (✓) all that apply

- ☐ I live in Buckinghamshire
- ☐ I work in Buckinghamshire
- ☐ I study in Buckinghamshire
- ☐ I represent or own a business in Buckinghamshire
- ☐ I represent a community or voluntary group in Buckinghamshire

More answer options on the next page

- ☐ I am an elected representative in Buckinghamshire
- ☐ I represent a Parish / Town Council or Town Committee in Buckinghamshire
- ☐ I work for Buckinghamshire Council
- ☐ Other (please give details below):

2. How did you find out about this consultation?

Please tick (✓) all that apply

- ☐ Local media (newspaper, radio, TV, website or newsfeed)
- ☐ Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- ☐ Buckinghamshire Council website or Your Voice Bucks website
- ☐ Email or newsletter from Buckinghamshire Council
- ☐ Buckinghamshire Council staff or other professionals
- ☐ Through working at Buckinghamshire Council
- ☐ Poster or leaflet
- ☐ Friend or family member
- ☐ Local community or special interest group
- ☐ Councillor, town/parish council or community board
- ☐ Other (please give details below):

3. Are you responding as an individual or on behalf of an organisation (e.g. a business or a voluntary group)?

Please tick (✓) one option

- ☐ As an individual (go to question 5)
- ☐ On behalf of an organisation

On behalf of an organisation

4. Please provide the following details:

Name of organisation:

Your job title:

End of survey if responding on behalf of an organisation

More about you

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

5. What is your postcode?

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

6. What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- ☐ Under 16
- ☐ 16 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 to 84
- ☐ Over 85
- ☐ Prefer not to say

7.

8. Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- ☐ Disability / disabilities
- ☐ Impairment(s)
- ☐ Long term health condition(s)
- ☐ No
- ☐ Prefer not to say

9. Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

10. How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- ☐ Asian - British
- ☐ Asian - Bangladeshi
- ☐ Asian - Chinese
- ☐ Asian - Indian
- ☐ Asian - Pakistani
- ☐ Any other Asian background - Please give details below

- ☐ Black - African
- ☐ Black - British
- ☐ Black - Caribbean
- ☐ Any other Black, African or Caribbean background - Please give details below

More answer options on the next page

- ☐ Mixed or multiple ethnic groups - White and Asian
- ☐ Mixed or multiple ethnic groups - White and Black African
- ☐ Mixed or multiple ethnic groups - White and Black British
- ☐ Mixed or multiple ethnic groups - White and Black Caribbean
- ☐ Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- ☐ Any other Mixed or Multiple ethnic background - Please give details below

- ☐ White - English, Welsh, Scottish, Northern Irish or British
- ☐ White - Irish
- ☐ White - Gypsy or English traveller
- ☐ White - Irish Traveller
- ☐ White - European
- ☐ Any other White background - Please give details below

- ☐ Other ethnic group - Arab
- ☐ Other ethnic group - Arab British

- ☐ Other ethnic group - Please give details below

- ☐ Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on 29 October 2025.

You can:

- email it to planningpolicyteam.bc@buckinghamshire.gov.uk
- post it to Draft Local Plan Consultation, Planning Policy, Buckinghamshire Council, Walton Street, Aylesbury, HP20 1UA