

Buckinghamshire Council Local Plan – Reg 19

Bierton Village Meeting
11th August 2026



Agenda

1. Re-cap from March 7th Village Meeting
2. Where are we in the process?
3. What has changed?
4. What can you do next?
5. Discussion

What is the Local Plan and why is it necessary?

- Councils have a **legal duty** to prepare a development plan
- Buckinghamshire Council have been given a target of **95,500** new homes between 2026 - 2045
- Having a Local Plan is the **best defence against speculative development**
- **Thank you** for completing the feedback questionnaires for:
 - Aylesbury NESS003
 - Land at Gib Lane (OPUS Reference 735) – Permission Granted (conflict with Local Plan?)
 - Corner Farm, Gib Lane (OPUS Reference 3128) - 70 houses
 - Land north of The Paddocks, Marshalls Lea (OPUS Reference 238) - 33 houses

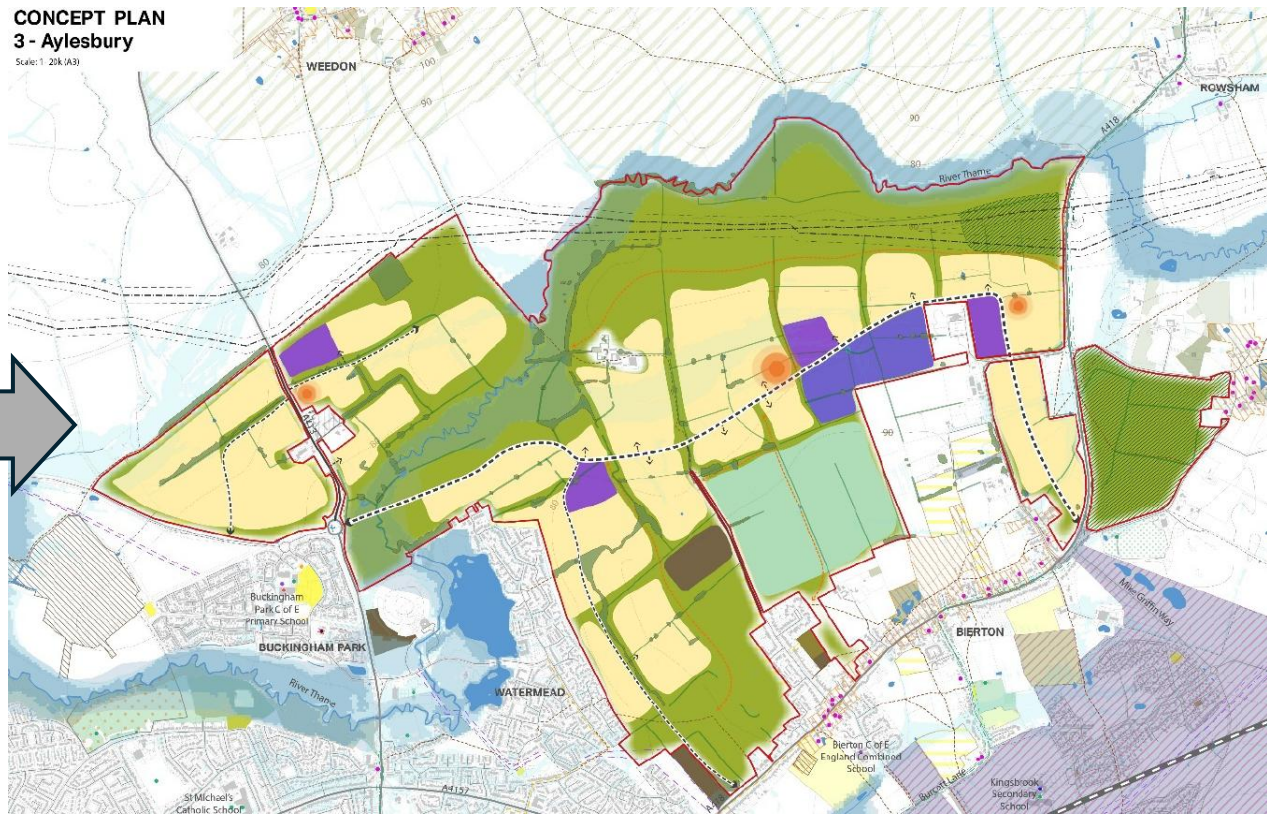
Where are we in the process?

Stages of Plan Making	Anticipated Timings
Stage 1: Plan Preparation • Duty to Cooperate • Evidence Gathering • Plan Writing • Sustainability Appraisal	Ongoing
Stage 2: Regulation 18 consultation on draft plan	September/October 2025
Stage 3: Further plan preparation	November 2025 to June 2026
Stage 4: Regulation 19 publicity period	July - September 2026
Stage 5: Submission of the plan for examination to the Planning Inspectorate	December 2026
Stage 6: Examination	December 2026 to September 2027
Stage 7: Receipt of Inspector's report and Plan Adoption	September 2027 to December 2027

Key points:

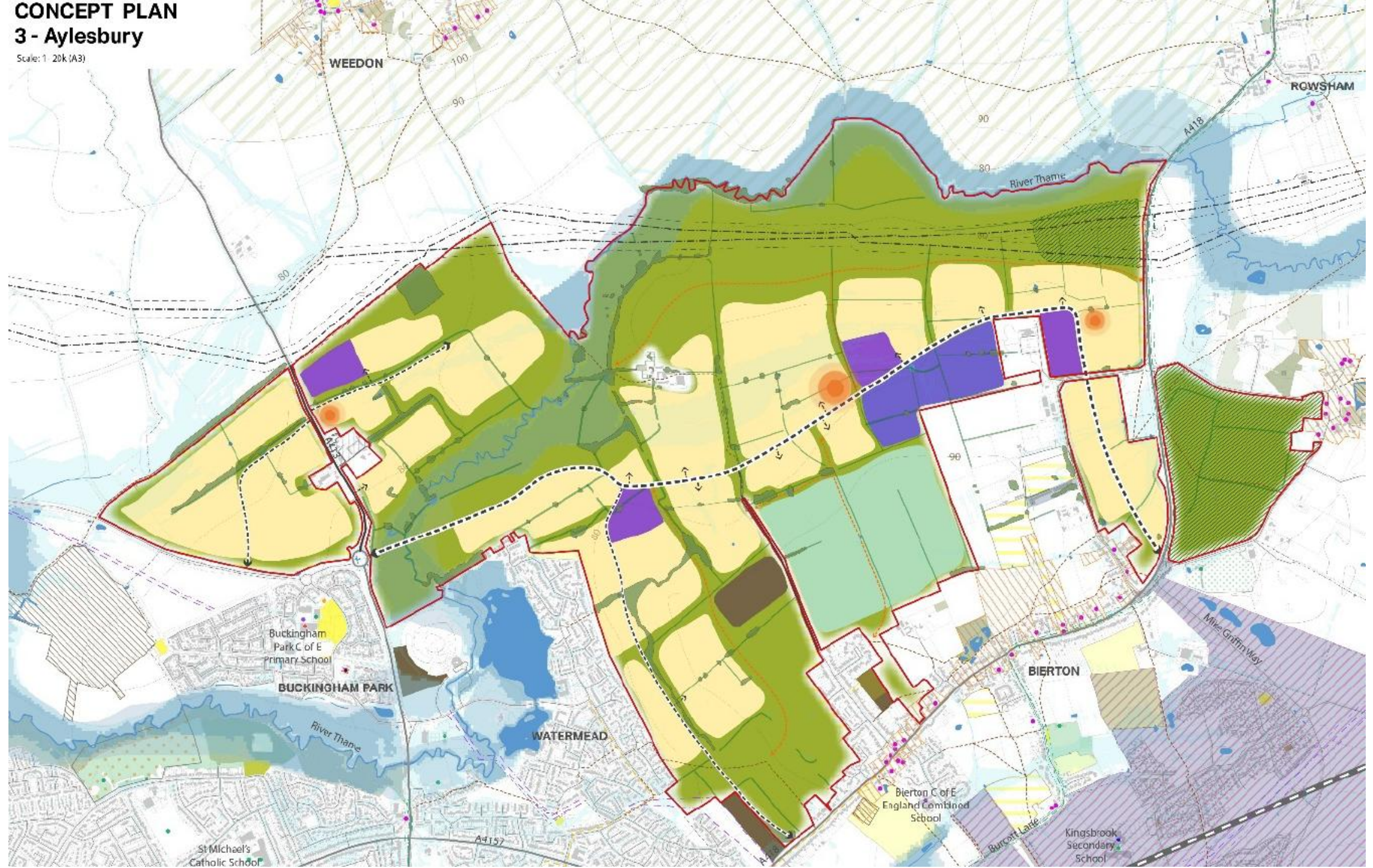
- Aylesbury NESS003 remains allocated
- Corner Farm, Gib Lane & Land north of The Paddocks, Marshalls Lea also allocated pending application (no further feedback invited).
- The **North-East Aylesbury Link Road** is fundamental & protected
- The allocation is **3,650** (2026-2045) approximately **9,080** homes overall
- Including **supporting infrastructure** and mixed-use development

What has changed?



CONCEPT PLAN 3 - Aylesbury

Scale: 1:20k (A3)



KEY

Key constraints

	NESS Growth Location
	District boundary
	Local Plan Housing/Employment Allocation
	HELAA (suitable site)
	HELAA (unsuitable site)
	Conservation Area
	Listed building
	Scheduled Monument
	Registered park and garden
	National Landscape
	Area of attractive landscape
	Green belt
	Employment site
	Golf course
	Local cycle network
	National Cycle Network
	Railway/station
	East West Rail
	HS2 Route
	HS2 Safeguarded land
	Existing hedgerows/trees
	Watercourse
	SAC (Special Areas of Conservation)
	SSSI (Site of Special Scientific Interest)
	National Nature Reserves
	Local Nature Reserves
	Local Wildlife Sites
	Woodland
	Ancient woodland
	Ancient woodland 50m buffer
	Environmentally Sensitive Areas
	Flood Zone 2
	Flood Zone 3
	Risk of flooding from surface water extent
	Historic landfill site
	Topography - 10m contour
	Solar farm
	Unavailable land in Haddenham

	Water mains
	Low pressure gas pipeline and buffer
	Medium pressure gas pipeline and 12.5m buffer
	High pressure gas pipeline and 50m buffer
	National Grid gas pipeline and 50m buffer
	Oil Pipeline and 5m buffer
	Substation
	Overhead line
	132kV overhead buffer 25m either side of centre line of pylon
	400kV overhead 30m either side of centre line of pylon
	Sewage Treatment Works
	Sewage Treatment Works 400m buffer

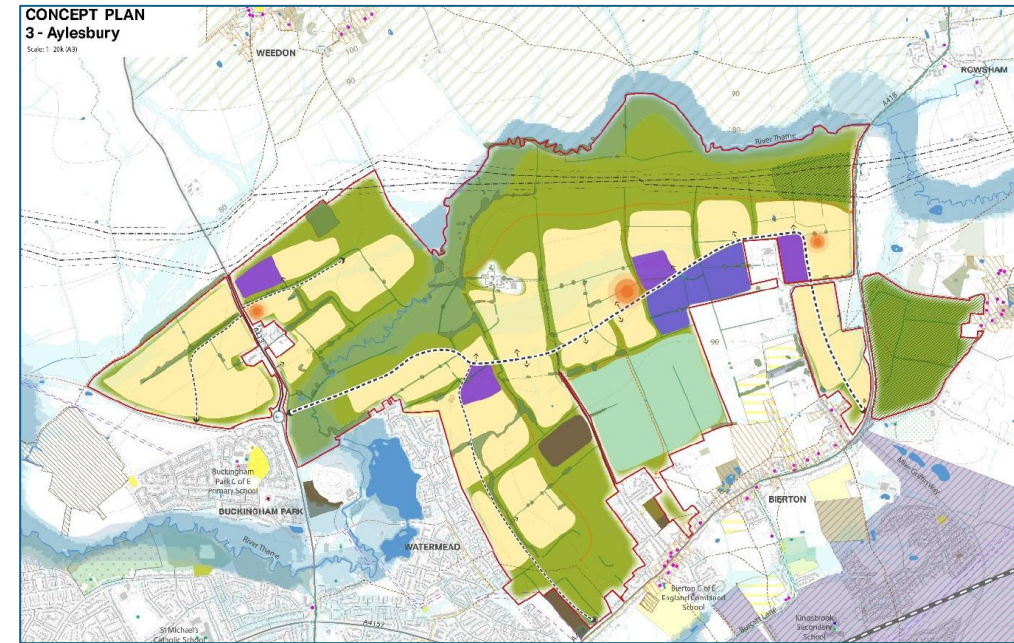
Masterplan options

	Development parcel
	Local centre
	Proposed employment
	Primary School
	Secondary School
	Formal outdoor sports
	SANG (Suitable Alternative Natural Greenspace)
	Allotment
	Open space
	Modified existing PRoW
	Proposed active travel route
	Greenway Corridor (former railway alignment)
	Existing roads within site
	Bypass
	Primary road
	Secondary road
	Access point

Some positive developments...

Policy wording specifically requires:

- Protection of the setting of **Bierton Conservation Area**
- Maintenance of a **strategic green gap**
- **Prevention of coalescence** with Bierton
- Landscape-led design
- Retention of existing hedgerows and trees
- Comprehensive master planning before development proceeds



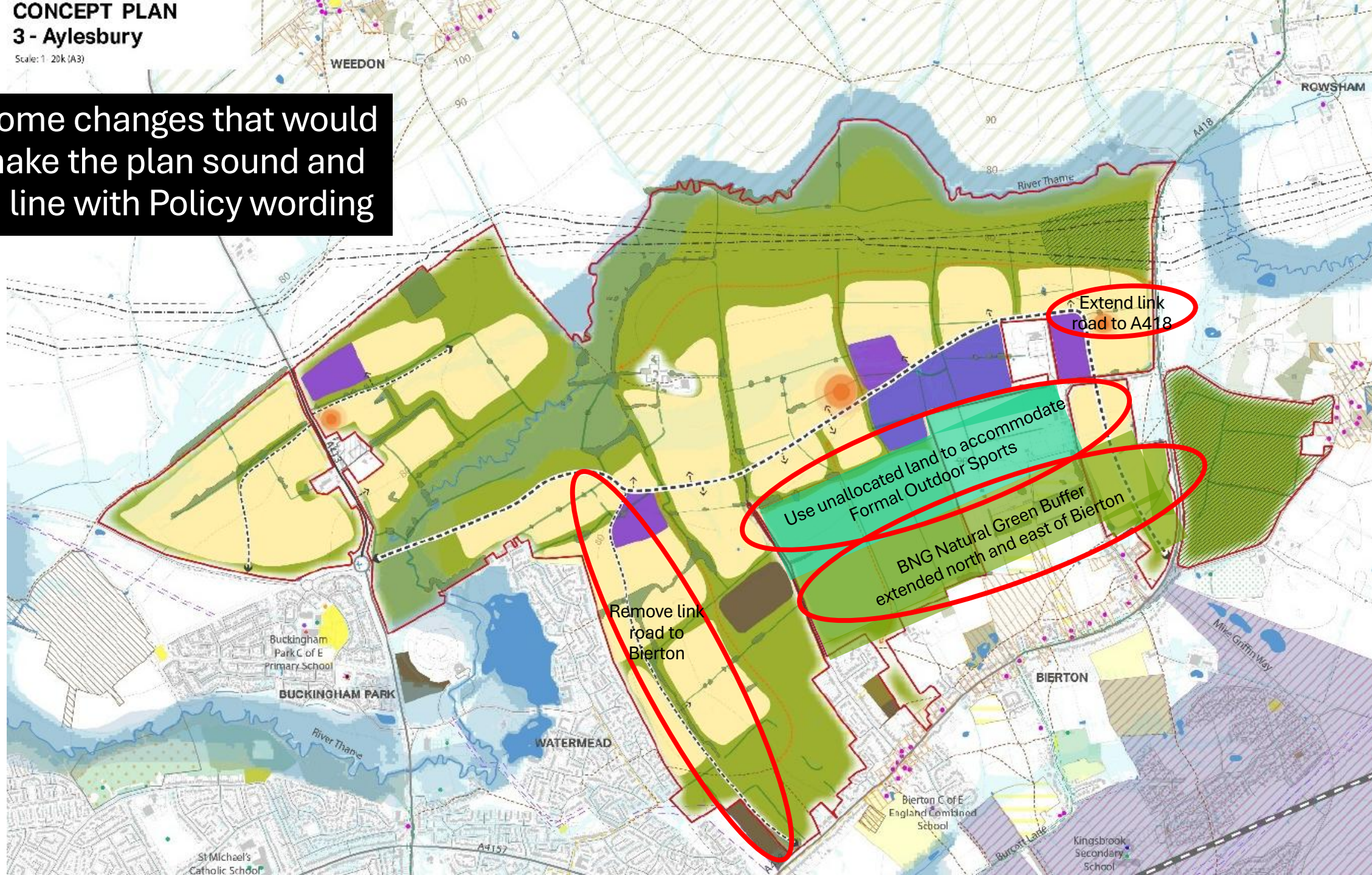
Some further key points to make

- To comply with the stated policy the strategic green gap:
 - Must be permanent BNG Natural and **Semi-natural Landscape buffer not urban Sports Fields**
 - Must protect views in and out of Bierton Conservation area
- Infrastructure delivery in advance of development through **binding delivery triggers and transparent Masterplanning**
- The Masterplan should **build out from Aylesbury** over time
- Housing numbers reduced and moved north to avoid coalescence
- Remove road from NLR into traffic calmed Bierton A418
- Route of NLR and the eastern junction with A418 illogical

CONCEPT PLAN 3 - Aylesbury

Scale: 1:20k (A3)

Some changes that would
make the plan sound and
in line with Policy wording



What can you do next?

- Provide feedback on the plan by Sunday 6th September 2026.
- Respond to the feedback questionnaire
- How?
 - Online: <https://buckinghamshire.oc2.uk/>
- Summary guidelines will be provided...