



Local Plan for Buckinghamshire sites survey

Open date: 16 February 2026

Close date: 16 March 2026

Name: Planning Policy Team

Email: planningpolicyteam.bc@buckinghamshire.gov.uk

Overview

This survey gives you the opportunity to comment on the availability and suitability of a site identified as being potentially suitable for development under the Local Plan for Buckinghamshire's plan-making process.

Buckinghamshire is updating its Local Plan in line with national planning requirements ahead of the December 2026 deadline and we are currently engaging with partners and infrastructure providers to help shape the plan, ahead of publication in the Summer.

Having conducted detailed land suitability work, including a Grey Belt Assessment, and a review of more than 1,300 sites identified by communities and the Council, over 400 sites have been identified as potentially suitable. The Council is now liaising with landowners and infrastructure providers to confirm ongoing site availability and understand the capacity of supporting infrastructure.

Having a Local Plan in place is the best defence against speculative development and ensuring new infrastructure is adequately planned for. Once adopted, Buckinghamshire's Local Plan will provide a clear framework for the county's future development. It will address needs and opportunities relating to housing, the economy, community facilities and infrastructure, while also conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and securing well-designed places for decades to come.

The plan-making process is well underway with 1,335 residents, businesses and community partners already having shared their views via [formal consultation](#).

The sites identified as being potentially suitable for development can be found on an [interactive map](#).

Before responding to the survey, please look at the supporting documents and information on the [Local Plan for Buckinghamshire web page](#).

How to have your say

You can tell us your views in one of the following ways:

- complete the online survey at www.buckinghamshire.gov.uk/sites-survey
- complete, and return, a printed version of the survey below

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

If you are a landowner of one or more of the sites deemed suitable and you haven't received a direct written correspondence from us, please email planningpolicyteam.bc@buckinghamshire.gov.uk

Please tell us your views by 11:59pm on Monday 16 March 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.

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)

3. Please give your role/position council, meeting or town committee (required)

4. Your council, meeting or town committee email address (required)

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)

9. Please give the site address (including postcode)

10. What is your connection with the site? (e.g. local resident, local councillor)

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

Flooding – large areas of the Parish are in flood zones. Site 3351 is very close to flood zones 1,2 and 3
Drainage – the soil in site 3351 consists of Kimmeridge clay which is impermeable. The fields are permanently waterlogged in Winter. The capacity of ditches, to deal with surface water is regularly overwhelmed. There are frequent discharges of sewage into the fields surrounding site 3351 during heavy rainfall.
Access – the existing lane from Marsh Road to the site is narrower than the 4.45m width required by the Highways Dept. The lane is 53 metres long, it has no footpath and is restricted by surrounding properties. The junction at Marsh Road does not meet the minimum line of sight of 43m in both directions. This would require major road development to make the lane safe and legally compliant
Sewage – the sewage works are within metres of site 3351. It is a dominant feature and will overlook any development. It was upgraded in 2026 but is still below the capacity of the current population and is inadequate for any expansion of population
Amenities – Shabbington has a pub, church, village hall and playing fields but no schools or shops. There is pressure on education provision – local nurseries, primary and secondary schools are oversubscribed with waiting lists
Transport – the public bus service is poor. There is a near 100% reliance of private cars.

13. What opportunities and advantages could development of the site bring?

None

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

Sewage - the recent upgrade increased the PE (Population Equivalent) from 515 to 530. The current population is 538. Despite the upgrade, on Feb 15th 2026, sewage was discharged for over thirty four hours on to the playing fields and the childrens' playground
Access - assuming the track is upgraded to meet width legal and safety requirements there are access problems onto Marsh Road which is effectively a single track road due to parked cars, and is restricted by surrounding properties. This is compounded by a blind corner at the junction of Long Crendon road and Marsh Road
Education – There are no schools in Shabbington and poor provision locally. The nursery in Long Crendon has a two year waiting list. The primary schools in Long Crendon and Ickford are oversubscribed. The nearest secondary school is in Thame Oxfordshire who are under pressure to exclude children living in Bucks
Roads – The country roads are narrow, in poor condition and have no cycle lanes or pavements. They are only suitable for vehicles, the number of which is increasing. Road closures due to flooding, result in a road system under significant pressure with little capacity for increased number of cars which will be inevitable if site 3351 is approved for development

16. Other than infrastructure, please provide details of any other potential barriers or challenges relating to development of the site

Sustainability - the current capacity to meet the needs of the people of Shabbington (energy, food, housing) is at it's limit. Further development would not constitute sustainable development.
Environmental harm - the character and appearance of the area would be compromised. the dependence on motor vehicles would add further damage to the environment.
Community cohesion - the Shabbington community is close knit and supportive. We have a small (self built) village hall providing limited space for social, educational and physical activities. We are unable to accommodate any significant increase in population.

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

The development would negatively impact habitats for many of the birds and amphibians who are drawn to the area because of its rural nature and prevalence of water and flooding. The River Thames Conservation Trust has identified Shabbington as a high priority site for the preservation of the endangered Eurasian Curlew.

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

At the end of Marsh road adjacent to site 3351 there is a communal playing field and childrens' play area.
There is an upgraded sewage works adjacent to site 3351. The structure is described as "dominant" in the Parish Council minutes of January 2026 and will overlook any development.
Despite the upgrade there are still regular sewage discharges into the adjacent fields and ditches in heavy rain

20. Are you aware of any previous promotion of this site for development?

Please tick (✓) one option

Yes

No

21. If you answered 'yes', please provide details

Sites adjacent to 3351 have been the subject of unsuccessful applications in the past. The main reasons were due to drainage, sustainability, and access challenges.

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

There is great concern in the village that the proposed development does not constitute sustainable development. The main issues are - flooding, drainage, sewage capacity, lack of amenities, increased motorised traffic, road safety, poor provision of education, loss of intrinsic rural character and harm to the environment and wildlife. The proposed development would fail to comply with the core principles of the NPPF and with policy GP35 of The Aylesbury Vale District Local Plan

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

The Parish Council and the inhabitants of Shabbington have written an in-depth assessment of site 3351. The report is fact based, technically detailed and supported by data and photographic evidence. It concludes that the proposed sites are unsuitable for development and should be removed from the local plan. The report, along with an executive summary and covering letter from the Parish Council will be submitted in addition to this survey.

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