

INTRODUCTION

SUMMARY OF OBJECTIONS

and

MODIFICATIONS SOUGHT

REPRESENTATION BY WEEDON PARISH COUNCIL

Buckinghamshire Local Plan – Regulation 19 Consultation

Date of Draft Plan publication: 23 July 2026

Consultation deadline: 6 September 2026

Representation by Weedon Parish Council

Area: **Weedon Parish**, incorporating **Weedon Main Village Settlement** and **Weedon Hill Hamlet Settlement**

1. Weedon Parish Council Resolution

At a duly convened meeting on 2 September 2026, Weedon Parish Council reviewed the Buckinghamshire Local Plan Regulation 19 consultation documents and approved the submission of this representation to Buckinghamshire Council. The Parish Council considers the representation accurately reflects local circumstances and planning evidence and authorises the Clerk to submit it on behalf of the Parish Council.

Weedon Parish Council also requests that it be invited to participate in the examination hearings in respect of matters raised in this representation, particularly the settlement hierarchy, the Weedon site allocations and the implications of the Northern Aylesbury allocations for Weedon Village and Weedon Hill.

2. Executive Summary

Weedon Parish Council recognises the statutory requirement for Buckinghamshire to prepare a new Local Plan and the very substantial increase in the housing requirement imposed upon the county.

Weedon Parish Council supports appropriately located development which is proportionate to the scale and character of our rural communities and which is accompanied by the infrastructure necessary to support it.

Weedon Parish Council's objection is not to development in principle. It is that the proposed strategy and allocations affecting Weedon Village and Weedon Hill Hamlet **do not** adequately demonstrate that the level and location of development is **sustainable, deliverable, properly evidenced, appropriately located with respect to landscape and heritage assets and proportionate to the capacity of these settlements and their surrounding infrastructure**.

Settlement Hierarchy and Weedon Village

The principal objection to this element of the Local Plan is that the Regulation 19 Plan appears to place Weedon in Tier 5 and allocate housing to it, notwithstanding Buckinghamshire Council's own May 2025 Settlement Review evidence, which states that settlements below 500 population were removed from the hierarchy because they consistently had too few services

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and facilities to be considered potentially sustainable locations. Weedon is recorded at a population of 377.

The evidence produced in the Settlement Review indicates that Weedon was removed from the final Tier 1 to 5 hierarchy, yet the Regulation 19 Local Plan subsequently treats it as Tier 5.

If there are to be site allocations in Weedon Village, despite its evidenced position in Tier 6 of the hierarchy, there is a further material inconsistency in the housing evidence. Appendix E identifies one site allocation with 30 dwellings for Weedon Village, whereas Appendix K identifies two site allocations with an indicative capacity totalling 65 dwellings. This requires clarification because the scale of development is central to the assessment of infrastructure, highways, landscape, heritage and community impact.

Northern Aylesbury Expansion and Weedon Hill Hamlet

Weedon Parish Council also raises concerns about the reliability and completeness of the evidence supporting the Northern Aylesbury extensions, particularly where the extent or scale of development has materially changed.

Buckinghamshire Council's evidence identifies an increase in AYL06 from 1,891 homes to 3,150 homes, approximately 66%, and a materially different extent/configuration for NESS003.

The Parish Council submits that the consequences of those changes should be demonstrably reassessed rather than relying on assessments of materially different development propositions. The existing historic Weedon Hill Settlement should be properly considered and recognised with appropriate buffers to development.

3. Tests of Legal Compliance and Soundness

This representation is made principally on the basis that the Local Plan, insofar as it affects Weedon and Weedon Hill, is **not** presently demonstrated to be **sound**.

The relevant soundness tests are that a plan should be positively prepared, justified, effective and consistent with national policy. The Parish Council also raises specific procedural/legal compliance issues concerning the consultation, the treatment of representations and the Sustainability Appraisal.

The Parish Council asks the Inspector to distinguish between matters of legal/procedural compliance and matters of soundness. Where the evidence presently supports a soundness objection more clearly than a legal compliance conclusion, the Parish Council deliberately frames the objection as one of justification, effectiveness or consistency with national policy rather than overstating the legal point.

4. Preparation of Weedon Parish Council's representation

We feel it important to stress that Weedon Parish Council represents a very small number of people – **under 400** (at current 2026 estimates, based on the 2021 total of 377 used in the Plan evidence documents and limited additions since then).

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There are 146 homes in the main settlement of Weedon Village, 12 farms and homes outlying on the Buckingham Road, and 13 homes in the small hamlet of Weedon Hill. We take our responsibility to our residents very seriously; however, our resources in time and money are extremely limited.

All parish councillors work on a completely voluntary basis; the Parish Clerk is employed on a part-time basis of 7 hours per week. The precept for the council for 2026-27 is just over £16,000.

Our responses to the Local Plan in respect of Weedon Village in the Settlement Hierarchy are detailed. We know our village and the planning framework that relates to it very well. We also responded fully to the previous site review exercise in February 2026. However, our representations were not “processed”.

When it comes to responding to the New and Expanded Settlement Study – in particular the NESS003 for Aylesbury – and the strategic site AYL06, the task to make a reasoned representation has been a challenge. The NESS003 is described in Plan Point 6.4, as:

“... one of the most significant growth opportunities in Buckinghamshire and will play a key role in meeting housing and infrastructure needs over the Plan period and beyond.”

However, we hope our points will be considered carefully, among the many representations about the Aylesbury NESS and AYL06 that we expect to be forthcoming from other much larger strongly impacted parishes such as Bierton, Watermead, Buckingham Park and Berryfields.

We would draw the Inspector’s attention particularly to the representations being made by the Weedon Hill Residents’ Group, on behalf of Weedon Hill Hamlet, both individually and as a community, which will be overwhelmingly impacted by the proposals in the Local Plan.

Weedon Parish Council objects in the strongest possible terms to the way the Weedon Hill Hamlet has been treated.

5. Summary of Weedon Parish Council's Objections and the Modifications Sought

Weedon Parish Council has prepared a summary table of the objections made, followed by detailed consideration of each of the objections and of modifications sought

Our ref	Issue	Test relied upon	Objections and Modifications Sought
PART ONE - LEGAL COMPLIANCE			
LC1	Insufficient consideration of local evidence and previous representations	Legal Compliance/ Soundness	Confirmation that local evidence and previous representations have been properly considered and are demonstrably reflected in the Consultation Statement and final Plan. Explanation of any consequential changes made.
LC2	Material changes and errors in evidence	Legal Compliance/ Soundness	Material changes and evidence have not been properly exposed to public scrutiny, and there are errors in evidence, particularly the significant changes to the extent of NESS003 between the Part 3 Pro Forma and Stage 4 reports, the change in housing numbers on AYL06 and the question over Settlement Hierarchy tiers. Publish and/or update evidence necessary to assess the materially changed proposals and correct factual inconsistencies before submission to examination.
LC3	Consultation at Regulation 19 stage is discriminatory in its process and timetabling	Legal Compliance/ Soundness	Show sufficiently effective compliance with adopted Statement of Community Involvement and, where material deficiencies identified, undertake further consultation as necessary.
LC4	Sustainability Appraisal deficiencies	Legal Compliance/ Soundness	The Sustainability Appraisal does not properly assess reasonable alternatives, cumulative impacts or the effects on particular communities. Consequential amendments to be made after reassessment.
PART TWO - SOUNDNESS – Buckinghamshire Plan as a Whole			
SBP1	Housing numbers are excessive and	Soundness – Justified / Positively Prepared	The total housing requirement and distribution fail to take proper account of environmental, infrastructure and settlement constraints.

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	insufficiently justified		Overall housing need in relation to spatial strategy to be reviewed.
SBP2	Deliverability	Soundness – Effective	Over-reliance on large-scale strategic sites. Reassess allocations to properly take account of where delivery is realistic and place, environment and infrastructure constraints can be overcome.
SBP3	Sustainability Appraisal	Soundness / Legal compliance	Reasonable alternatives and cumulative effects need to be demonstrably assessed.
PART THREE - SOUNDNESS – Weedon Village site allocations			
SWV1	Development directed to Weedon village due to wrongly allocated tier in settlement hierarchy	Soundness – Positively Prepared / Justified	The published Settlement Hierarchy places Weedon with a population of 377 in Tier 5, when evidence states that villages under 500 population should be in Tier 6 with no allocations. Place Weedon in Tier 6, consistent with the Settlement Review evidence, unless reasoned and evidence-based departure demonstrated.
SWV2	Site Allocation Review – Weedon Village Sites 3350 and 5318	Soundness – Justified / Effective	We consider that the site allocations are not justified. We do not believe there should be any allocations (see SWV1 above). Delete each allocation, as not justified in relation to Deliverability, Scale of development, Highways, Infrastructure, Environment, Heritage, Community Impact.
SWV2A	Site Review Site 3350 Land W of New Road Weedon	Soundness – Justified / Effective	Delete this allocation. Using the HELAA Conclusion Categories from February 2026, we believe the following conclusions are justified. - Out of character - Settlement pattern - Unacceptable harm on Heritage Assets - Unacceptable harm on Landscape - Unacceptable intrusion into the open countryside
SWV2B	Site Review Site 5318 Land N of Aston Abbotts Road, Weedon	Soundness – Justified / Effective	Delete this allocation. Using the HELAA Conclusion Categories from February 2026, we believe the following conclusions are justified. - Out of character - Settlement pattern - Unacceptable harm on Heritage Assets - Unacceptable harm on Landscape Plus, Unacceptable harm on Community Asset.

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PART FOUR - SOUNDNESS – Northern Aylesbury and its Proposed Extensions			
SNA1	Cumulative impact on place, environment and infrastructure	Soundness – Effective	The Plan does not effectively consider the combined effect of multiple developments on all aspects of place, environment and infrastructure. The cumulative impact of Aylesbury NESS003 and AYL06 should be properly assessed.
SNA2	Flood risk and drainage	Soundness – Justified / Effective	The River Thames catchment presents a significant constraint which requires proper consideration of cumulative development.
SNA3	Highway capacity	Soundness – Effective / Justified	Roads and junctions must be demonstrated to be capable of safely accommodating additional traffic. OR new roads and junctions must be planned and delivered by developers to keep pace with building.
SNA4	Landscape and settlement character	Soundness – Justified	The scale of development should not overwhelm the existing rural settlement pattern. A green buffer around Weedon Hill could be a means of mitigating the harm.
SNA5	Site selection	Soundness – Justified	The Council should demonstrate why these sites are preferable to reasonable alternatives.
PART FIVE - SOUNDNESS – Northern Aylesbury Site allocations affecting Weedon Hill hamlet			
SWH1	Site Allocation Review – Weedon Hill NESS03 Aylesbury development extent surrounding Weedon Hill hamlet	Soundness – Positively Prepared / Justified	The published Concept Framework Plan extends the proposed development without having proper re-assessment. The previous iterations of the NESS Study assess a significantly different layout and extent for NESS003. Completely reassess NESS003 for the proposed masterplan or revise the masterplan again to properly reflect impact on Weedon Hill Hamlet and other nearby settlements.
SWH2	Site Allocation Review – Weedon Hill AYL06 Land N of Martin Dalby Way	Soundness – Justified / Positively Prepared	The published proposals, with no mapping detail, increase the density and number of homes on the same 79-hectare site from 1,891 in February 26 to 3,150 now – a 66% increase. Allocation AYL06 should be re-assessed, particularly in respect of its size, housing density, impact on landscape and neighbouring settlements and deliverability.

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			Cumulative impact for the area, and Weedon Hill Hamlet particularly, must be given the highest priority.
PART SIX - SOUNDNESS – Local Traveller site allocations			
ST1	Weedon traveller site incorrectly described as committed, with planning permission	Soundness – Justified / Effective	The planning permission decision to approve in September 2025 was quashed after a Judicial Review. There is no extant permission for the Old Stables, Cooks Hill site as at 03/09/2026. The application is awaiting re-determination.
ST2	Hardwick traveller allocation	Soundness – Justified / Effective	The proposed 10-pitch allocation east of the A413 requires particularly careful examination of access, landscape, infrastructure and cumulative impacts.
PART SEVEN - SOUNDNESS – Solar Opportunity Area			
SO1	Solar “opportunity area” under Policy SP11 gives inadequate safeguards to protect landscapes	Soundness – Justified / Effective	The area identified should be further assessed to give appropriate protection from large-scale developments or multiple small-scale developments overwhelming inappropriate locations. Consider additional strategy of solar panels on roofs of new housing and employment buildings.