

PART ONE

LEGAL COMPLIANCE

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SUMMARY OF WEEDON PARISH COUNCIL'S OBJECTIONS

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.

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LC1 - Insufficient consideration of local evidence and previous representations

DETAILED COMMENT LC1

Comment on

Draft Local Plan Chapter 1 Introduction - Previous Engagement

Buckinghamshire Council's failure to process and take into account Weedon Parish Council's Regulation 18 representation raises a serious question as to whether the statutory plan-making process was properly undertaken and whether the Regulation 19 Plan was prepared with proper regard to representations received.

Weedon PC provided a full response to the February 2026 Regulation 18 consultation. This was sent by email and a read receipt was received. Buckinghamshire Council now admits that this was completely overlooked.

Therefore, Weedon's representations have not been taken into account in the preparation of the current draft plan.

Weedon Parish Council's position and modification sought

Buckinghamshire Council has offered the following rectification in an email in respect of this oversight.

"We have now located and logged your Regulation 18 representation within our system. To ensure full transparency, this matter will be explained in the Consultation Statement accompanying the Regulation 19 submission. The representation itself will be included within the evidence submitted to the Planning Inspector for consideration as part of the examination process."

As a minimum, the omission undermines confidence in the evidential basis for the Plan and Weedon Parish Council requires the Inspector to be satisfied that Buckinghamshire Council's proposed rectification is sufficient.

Evidence relied upon

- Regulation 18 Response Email read receipt 23-03-26
- Regulation 18 Response Email sent 16-03-26
- Attachment to Regulation 18 Response Email – Completed Feedback Request for 5 sites
- Email 19-08-26 from Planning Policy Team admitting the original response had not been "processed" and proposing a rectification

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LC2 - Consultation may not have been adequate

DETAILED COMMENT LC2

Comment on

Draft Local Plan Chapter 1 Introduction – Evidence Base

Weedon Parish Council considers that consultation may not have been adequate, and therefore not legally compliant, as material changes and evidence have not been properly exposed to public scrutiny.

Examples of this are:

1. The changes in the Aylesbury NESS003 site extent. No new detailed assessments of the NESS sites have been made available in the NESS Stage 4 report for what is a very much altered masterplan from the one that was assessed in the NESS Part 3 Pro Forma report.
2. What was previously Site 3113 and is now AYL06 has been materially changed in density and housing numbers – increasing by 66% from 1,891 homes to 3,150.

There are likely to be many more instances of this within the Plan evidence.

Weedon Parish Council has identified what appear to be serious and numerous errors in the published documents and evidence base, such that the published evidence is not legally compliant for matters of fact.

A significant amount of time has been taken by Weedon Parish Council in considering its Regulation 19 Response simply to identify these critically important errors.

Weedon Parish Council's position and modification sought

Publish and/or update evidence necessary to assess the materially changed proposals and correct factual inconsistencies before submission to examination.

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LC3 - Consultation at Regulation 19 stage is discriminatory in process and timetabling

DETAILED COMMENT LC3

Comment on

Draft Local Plan Chapter 1 Introduction – Stage of Plan Preparation

Weedon Parish Council considers that the current Regulation 19 consultation, which Buckinghamshire Council’s own material confirms is the final opportunity for representations before a submission, is discriminatory in its process and timetabling, and therefore not legally compliant.

It fails to comply with Buckinghamshire’s Statement of Community Involvement (SCI) adopted in 2021 and specifically updated in March 2025 (published July 2025) to confirm community engagement in relation to a draft local plan.

1. The Draft Local Plan and its evidence were published with very little advance or direct publicity on 23rd July 2026, just as the school summer holidays began. Residents were given just 6 weeks to respond, via a very hard-to-navigate online consultation portal.
2. The Leader of Buckinghamshire Council sent out a very unengaging email to those residents who had signed up to receive emails, telling them that the consultation period had begun.
3. Parish Councils were invited to a Local Plan Briefing online on 16th July 2026, only a week before the launch of the consultation. The Draft Plan had still to be approved for publication by Buckinghamshire Council’s Cabinet on 22nd July, so this was only available to be seen as part of the Cabinet reports pack.

Weedon Parish Council had heard nothing from Buckinghamshire Council about any evidence for the Plan since March 2026 when we submitted our response to the Regulation 18 “Site Feedback Request”.

4. The evidence base for the Plan is exceptionally large and technically complex. The absence of any local public exhibitions coupled with the difficulty in accessing paper material has compounded the inadequate steps taken by Buckinghamshire Council to ensure an effective consultation. The printed version of the Local Plan was placed **ONLY** at the council offices and in libraries. People had to go and read the Plan on site or buy a paper copy at a cost of nearly £40.
5. Weedon Parish Council informed its residents by email of the Draft Plan and how it might affect them. We then arranged a public exhibition and requested publicity material to facilitate this. Not one piece of printed publicity material was made available by Buckinghamshire Council.
6. A critically important future plan for local government in their neighbourhoods has been made difficult for residents – the Local Plan’s ultimate stakeholders – to respond to.

Weedon Parish Council's position and modification sought

Show sufficiently effective compliance with adopted Statement of Community Involvement and, where material deficiencies identified, undertake further consultation as necessary.

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LC4 - Sustainability Appraisal deficiencies

DETAILED COMMENT LC4

Weedon Parish Council considers that the Sustainability Appraisal requires further scrutiny, in respect of its methodology, alternatives appraisal and site assessment because the Plan includes material changes in the scale of the configuration of strategic development.

The particular methodology for selection of which strategic large sites, such as the NESS sites, to progress is not transparent. This is particularly important where the effects are likely to be cumulative across northern Aylesbury and the surrounding rural settlements.

Weedon Parish Council's position and modification sought

Further sustainability work, adjustments to methodology and transparent publication of appraisal decisions – including reasonable alternatives considered – should be undertaken, with consequential amendments to the Plan and explanation of why the preferred strategy was selected.
