

PART THREE

SOUNDNESS WEEDON VILLAGE SITE ALLOCATIONS

PART THREE SOUNDNESS – WEEDON VILLAGE

SUMMARY OF WEEDON PARISH COUNCIL'S OBJECTIONS

Our ref	Issue	Test relied upon	Objections and Modifications Sought
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.

Comments are made on:

Draft Local Plan Chapter 6 Site Allocations – Policy SMA001 Small Sites Policy
Draft Local Plan Appendix E – Housing Strategy Tables
Draft Local Plan Appendix K – List of Small Housing Allocations

SOUNDNESS

SWV1 - Development directed to Weedon village due to wrongly allocated tier in settlement hierarchy

DETAILED COMMENT SWV1

This is the Parish Council's principal objection to the Weedon Village site allocations.

The Plan is internally inconsistent with Buckinghamshire Council's own Settlement Review evidence. The published Settlement Review expressly removed settlements with populations below 500 from the hierarchy because they were considered to have insufficient services and facilities to constitute potentially sustainable locations.

Weedon, with a population of 377 (figure quoted in the Settlement Review for 2021) was one of those settlements. Nevertheless, the Regulation 19 Local Plan subsequently places Weedon in Tier 5 and allocates two sites and 65 new homes to it.

No evidence or reasoning has been identified which explains this departure from the methodology or demonstrates why Weedon has subsequently been considered suitable for Tier 5 treatment. The Plan in this respect therefore fails the Soundness tests in being neither positively prepared nor justified.

Evidence and Reasoning in the Settlement Review

1. The Settlement Review of May 2025 started with a Preliminary List of Settlements included in the Review, which had a population of at least 100 people. (Stage 1)

Weedon was included in the preliminary list for review, as it had a population stated as 377.

2. In Stage 2, each of the settlements in the preliminary list were assessed for their Key Services, Non-Key Services, Employment Premises, Distance to nearest Tier 1/2 settlement and Public Transport Availability.

3. A key decision was taken after collecting the above data. It is stated in Point 3.2.7 of the Settlement Review:

"3.2.7 A decision was then taken to raise the population threshold to include only settlements of 500 people and above ... as those below this threshold consistently demonstrated ... that they had too few services and facilities within them to be considered as potentially sustainable locations.

"Settlements removed from the study at this point were: (a list follows)"

Here is a screenshot of the pages showing the removed settlements, which includes Weedon (page 10 of Settlement Review).

[Our circling in red added]

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Buckinghamshire-wide study as those below this threshold consistently demonstrated, in the data acquired, that they had too few services and facilities within them to be considered as potentially sustainable locations. Settlements removed from the study at this point were:

Addington	Adstock	Ashendon	Aston Abbots	Aston Sandford
Barton Hartshorn	Beachampton	Biddlesden	Bishopstone	Boarstall
Bryants Bottom & Denner Hill	Chackmore	Chenies	Chetwode	Chilton
Cholesbury & St Leonards*	Creslow	Cryers Hill	Cublington	Dagnall
Dinton	Dorney**	Dorton	Drayton Beauchamp	Dunton
East Claydon	Edgcott	Fawley	Fleet Marston	Ford
Foscote	Great & Little Hampden	Hardwick	Hedsor	Hillesden
Hoggeston	Hogshaw	Hulcott	Ibstone	Ivinghoe Aston
Kingsey	Kingswood	Latimer & Ley Hill***	Leckhampstead	Lillingstone Dayrell
Lillingstone Lovell	Little Horwood	Little Missenden	Ludgershall	Mentmore
Middle Claydon	Nash	Nether Winchendon	Northall	North Dean
Oving	Pitchcott	Poundon	Preston Bissett	Radclive
Rowsham	Shalstone	Swanbourne	Thornton	Turville
Turweston	Upper Winchendon	Upton	Water Stratford	Weedon
Westbury	Westcott	Wexham****	Wheeler End	Woodham
Wotton Underwood				

* the three settlements in Cholesbury & St Leonards parish (Cholesbury, St Leonards and Buckland Common) all have fewer than 500 residents and so the parish has been removed

4. Chapter 4 of the Settlement Review finally states the full list of settlements assigned to tiers 1 to 5. **Weedon is NOT included in the list on page 17.** A screenshot of that page is below. *[Our circling in red added]*

4. Settlement Hierarchy	
4.1 Settlement Hierarchy	
4.1.1. Using the data gathered, each settlement has been assigned to one of the five tiers as follows:	
Tier 1 – Major Urban Areas	Aylesbury, High Wycombe
Tier 2 – Large Market/ Other Town	Amersham, Beaconsfield, Buckingham, Chalfont St Peter & Gerrards Cross, Chesham, Marlow, Princes Risborough, Wendover
Tier 3 – Small Market Town/ Other Large Settlement	Aston Clinton, Burnham, Chalfont St Giles, Farnham Common/ Farnham Royal, Great Missenden, Haddenham, Iver, Little Chalfont, Stoke Mandeville, Stokenchurch, Wing, Winslow, Wooburn and Bourne End
Tier 4 – Large Village	Bledlow-cum-Saunderton, Botley & Ley Hill, Brill, Chartridge, Cheddington, Cuddington, Denham, Edlesborough, Grendon Underwood, Hambleden, Hedgerley, Hughenden Valley, Hyde Heath, Ickford, Iver Heath, Ivinghoe, Jordans, Lane End, Little Marlow, Long Crendon, Longwick, Marlow Bottom, Marsh Gibbon, Naphill/ Walters Ash, Newton Longville, North Marston, Prestwood, Quainton, Richings Park, Seer Green, Steeple Claydon, Stewkley, Stoke Hammond, Stoke Poges, Stone, Taplow, Thornborough, Tingewick, Twyford, Waddesdon, Weston Turville, West Wycombe, Whitchurch, Wingrave
Tier 5 – Medium /Small Village	Akeley, Ashley Green, Bellingdon, Bierton, Bradenham, Buckland, Calvert Green, Charndon, Chearsley, Chesham Bois, Coleshill, Denham Green, Drayton Parslow, Ellesborough, Fulmer, Gawcott, George Green, Granborough, Great Brickhill, Great Horwood, Great Kingshill, Great/ Little Kimble, Great Marlow, Halton, Higher Denham, Lacey Green, Little Kingshill, Ludgershall, Maids Moreton, Marsworth, Medmenham, Mursley, New Denham, Oakley, Padbury, Piddington, Pitstone, Radnage, Shabbington , Slapton, Soulbury, South Heath, Stowe & Dadford, The Lee, Wexham Street, Whaddon, Winchmore Hill, Worminghall.

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5. For further confirmation that Weedon was NOT included in Tier 5, Appendix 3 on pages 28-31 contains “Data on smaller settlements (100-500 population) not included in final hierarchy”. Screenshots of pages 28-31 follow. *[Our circling in red added]*

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Appendix 3: Data on smaller settlements (100 – 500 population) not included in final hierarchy

Settlement	Population (2021 Census)	Key Services	Non Key Services	Employment Premises	Distance to Nearest Tier 1/2 settlement / similar town outside Bucks (miles)	Public Transport availability
Addington	152	0/7	1/6	3	5.0 to Buckingham	Good
Adstock	371	3/7	1/6	1	4.2 to Buckingham	Limited
Ashendon	264	2/7	1/6	0	9.9 to Aylesbury	Very limited or none
Aston Abbots	427	2/7	1/6	3	5.6 to Aylesbury	Limited
Aston Sandford	183*	0/7	1/6	2	4.5 to Princes Risborough	Good
Barton Hartshorn	82	0/7	1/6	0	6.0 to Buckingham	Extremely limited/ none
Beachampton	161	1/7	1/6	5	6.4 to Buckingham	Very limited or none
Biddesden	138	0/7	1/6	3	5.0 to Brackley	Extremely limited/ none
Bishopstone	275*	2/7	0/6	No data	4.1 to Aylesbury	Extremely limited/ none
Boarstall	101	0/7	1/6	0	7.2 to Bicester	Extremely limited/ none
Bryants Bottom/ Denner Hill	269*	3/7	0/6	No data	5.9 to High Wycombe	Extremely limited/ none
Chenies	287	3/7	1/6	2	4.0 to Rickmansworth	Limited
Chetwode	84	0/7	1/6	0	7.1 to Buckingham	Extremely limited/ none
Chilton	302	0/7	1/6	2	10.5 to Aylesbury	Limited
**Cholesbury-cum-St Leonards	942	5/7	1/6	12	4.2 to Chesham	Limited
Creslow	25*	0/7	0/7	0	6.6 to Aylesbury	Very limited/ none
Cryers Hill	358*	4/7	1/6	No	3.0 to High	Good

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				data	Wycombe	
Cublington	342	3/7	1/6	0	6.1 to Leighton Buzzard	Limited
Dagnall	495*	4/7	0/6	No data	4.7 to Dunstable	Extremely limited/ none
***Dinton	240*	4/7	1/6	30	5.1 to Aylesbury	Good
Dorton	149	0/7	1/6	No data	11.8 to Aylesbury	Extremely limited/ none
Drayton Beauchamp	162	0/7	1/6	0	5.6 to Aylesbury	Extremely limited/ none
Dunton	88	0/7	1/6	1	7.8 to Aylesbury	Extremely limited/ none
East Claydon	407	3/7	1/6	1	6.8 to Buckingham	Extremely limited/ none
Edgcott	260	1/7	1/6	0	8.2 to Bicester	Extremely limited/ none
Fawley	228	0/7	1/6	1	3.5 to Henley	Good
Fleet Marston	< 200*	0/7	1/6	No data	3.8 to Aylesbury	Good
***Ford	260*	1/7	0/6		5.0 to Aylesbury	Limited
Foscote	297*	0/7	0/6	0	2.3 to Buckingham	Extremely limited/ none
Great/ Little Hampden	251	5/7	1/6	0	3.1 to Princes Risborough (from GtH)	Extremely limited/ none
Hardwick	260	3/7	1/6	0	4.1 to Aylesbury	Good
Hedsor	101	0/7	1/6	3	5.1 to Maidenhead	Limited
Hillesden	205	0/7	1/6	0	4.2 to Buckingham	Extremely limited/ none
Hoggeston	120	0/7	1/6	0	8.3 to Aylesbury	Extremely limited/ none
Hogshaw	79	0/7	0/6	5+	9.3 to Aylesbury	Extremely limited/ none
Hulcott	100	0/7	1/6	0	3.3 to Aylesbury	Good
Ibstone	241	3/7	1/6	1	11.3 to High Wycombe	Limited
Kingsey	143	0/7	1/6	2	2.3 to Thame	Limited
Kingswood	111	1/7	0/6	0	9.5 to	Limited

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Latimer	370*	0/7	1/6	0	Aylesbury	Extremely limited/ none
Leckhamstead	197	1/7	1/6	1	4.6 to Buckingham	Extremely limited/ none
Lillingstone Dayrell	100	0/7	1/6	No data	3.5 to Buckingham	Extremely limited/ none
Lillingstone Lovell	136	1/7	1/6	2	5.5 to Buckingham	Extremely limited/ none
Little Horwood	492	3/7	1/6	36	6.2 to Bletchley	Limited
Little Missenden	276	4/7	1/6	No data	2.7 to Amersham	Extremely limited/ none
Ludgershall	393	3/7	1/6	1	13.3 to Aylesbury	Extremely limited/ none
Menmore	410	3/7	1/6	11	4.6 to Leighton Buzz	Extremely limited/ none
Middle Claydon	165	0/7	1/6	2	7.0 to Buckingham	Extremely limited/ none
Nash	469	2/7	1/6	1	7.0 to Buckingham	Extremely limited/ none
Nether Winchendon	144	0/7	1/6	1	7.8 to Aylesbury	Extremely limited/ none
Northall	456*	3/7	1/6	No data	3.9 to Leighton Buzzard	Extremely limited/ none
North Dean	325*	2/7	0/6	0	4.9 to High Wycombe	Extremely limited/ none
Oving	456	3/7	1/6	0	6.3 to Aylesbury	Limited
Pitchcott	59	0/7	0/6	3	7.0 to Aylesbury	Limited
Poundon	136	1/7	0/6	1	6.9 to Bicester	Limited
Preston Bissett	294	3/7	1/6	14	5.1 to Buckingham	Extremely limited/ none
Radclive & Chackmore	257	3/7	1/6	0	1.9 to Buckingham	Extremely limited/ none
Rowsham	140*	0/7	0/6	No data	3.6 to Aylesbury	Good
Shalstone	101	1/7	1/6	1	4.3 to Buckingham	Extremely limited/

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Swanbourne	419	6/7	1/6	3	8.4 to Bletchley	Limited
Thornton	160	0/7	1/6	0	5.1 to Buckingham	Extremely limited/ none
Turville	313	2/7	1/6	0	8.0 to High Wycombe	Extremely limited/ none
Turweston	197	3/7	1/6	6	1.5 to Brackley	Extremely limited/ none
Upper Winchendon	111	0/7	1/6	0	6.7 to Aylesbury	Extremely limited/ none
***Upton	310	0/7	0/6	1	4.4 to Aylesbury	Good
Water Stratford	124	1/7	1/6	1	3.3 to Buckingham	Limited
Weedon	377	3/7	1/6	0	3.5 to Aylesbury	Limited
Westbury	480	3/7	1/6	5	2.5 to Brackley	Limited
Westcott	445	4/7	1/6	83	8.2 to Aylesbury	Limited
Wheeler End	< 500	3/7	0/6	No data	4.3 to High Wycombe	Limited
Woodham	54	0/7	0/6	No data	8.7 to Aylesbury	Limited
Wotton Underwood	135	0/7	1/6	No data	13.2 to Aylesbury	Extremely limited/ none

*2020 estimates used where 2021 Census data does not provide a figure

**Cholesbury and St Leonards includes three separate settlements, all with a population of less than 500 each.

*** Dinton employment figure includes Ford and Upton

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Settlement Hierarchy in the Draft Local Plan

6. The Evidence from the Settlement Review therefore unequivocally determines that Weedon is NOT in any of Tiers 1 to 5 of the Settlement Hierarchy, due to its population of less than 500.

From this evidence, Weedon must therefore fall into Tier 6, which is described in the list of Tiers in the Local Plan on page 50 as “**Elsewhere in rural areas**”.

vi. Elsewhere in rural areas, housing development will be strictly limited. This is likely to be incremental infill development and should be principally in line with Policy HO10 and other relevant policies in the Plan.

On page 51, in section 5.18, this is recognised as Tier 6.

Internal Inconsistency in the housing evidence Appendix E/Appendix K

1. Settlement Review evidence has not been correctly carried forward from the Settlement Review to Appendix E and Appendix K.

AND the data in Appendix E and Appendix K for Weedon are not consistent with each other. However, they also both incorrectly place Weedon in Tier 5.

2. Weedon is listed in **Appendix E** as falling into Tier 5 – Medium/Small Villages, with a total development allocation of 30 houses (a **20%** increase on existing dwellings).

The data given for Weedon under Tier 5 in Appendix E is as follows:

Settlement	Completions 24-25	Commitments at Mar 25	Allocations	Total development excl windfall
WEEDON	0	0	30	30

3. Weedon is also listed in **Appendix K** as falling into Tier 5 – Medium/Small Villages. However, the total allocation is for 65 houses (a **45%** increase in existing dwellings).

The data given for Weedon under Tier 5 in Appendix K is as follows:

Site ref.	Address	Area (ha)	Indicative Dwelling capacity	Key development requirements
WEEDON				
3350	Land W of New Road, Weedon	1.21	35	(blank)
5318	Land N of Aston Abbotts Road Weedon	1.05	30	(blank)

4. This should not be treated as a minor drafting issue because the difference is material to the scale of development and therefore to the assessment of infrastructure, highways, landscape, heritage, drainage and community impact.

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PART THREE – SOUNDNESS – WEEDON VILLAGE SITE ALLOCATIONS

5. The Plan should not be submitted for examination with conflicting housing numbers unless Buckinghamshire Council can explain which figure is authoritative. The scale of potential development in Weedon is central to Weedon Parish Council's representations on the Plan.

Weedon Parish Council's position and modification sought

Weedon should be placed in Tier 6 of the Settlement Hierarchy, as per the evidence, and NO site allocations should be made in the Local Plan.

Evidence relied upon

- Local Plan for Buckinghamshire Settlement Review May 2025

SOUNDNESS

SWV2 - Site Allocation Reviews Weedon Village

DETAILED COMMENT

Weedon Parish Council considers that neither **Site 3350 Land W of New Road Weedon** nor **Site 5318 Land N of Aston Abbotts Road** meets the soundness tests of being justified or effective as presented.

As Weedon is a Tier 6 settlement the sites should not be allocated at all.

We consider the following assessment criteria over which there are significant questions. The first two are Infrastructure and Highways, which are relevant to BOTH sites.

Infrastructure and Highways for Weedon Village

The following information on the village infrastructure and highways is relevant to BOTH Site 3350 and Site 5318. Other criteria are considered for each individual site.

Infrastructure

Key and Non-Key Services (designated in Settlement Review)

- The Settlement Review of May 2025 identifies the relatively limited number of key services (3 out of 7), non-key services (1 out of 6) and public transport links (limited) in Weedon.

These do NOT include a shop, a school or pre-school, a GP or a post office.

The Parish Council considers that this evidence supports the Settlement Review's conclusion that Weedon is not an appropriate location for planned strategic housing growth.

The screenshot below is extracted from page 31 of the Settlement Review (reproduced in full earlier).

Appendix 3: Data on smaller settlements (100 – 500 population) not included in final hierarchy

Settlement	Population (2021 Census)	Key Services	Non Key Services	Employment Premises	Distance to Nearest Tier 1/2 settlement / similar town outside Bucks (miles)	Public Transport availability
Weedon	377	3/7	1/6	0	3.5 to Aylesbury	Limited

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The services are as follows:

Key Services (7)	In Weedon	
Food shop	NO	
Pub	Yes	1
Post office	NO	
GP	NO	
Community/village hall	Yes	1
Recreation ground / Playing field / Sports facilities	Yes, small park with play equipment NO playing field NO sports facilities	1
Primary school	NO	
TOTAL		3

Non-Key Services (6)	In Weedon	
Secondary school	NO	
Place of worship	Yes	1
Pharmacy	NO	
Library	NO	
Dentist	NO	
Leisure/indoor sports centre	NO	
TOTAL		1

Other Infrastructure

- We have no information on whether there are sufficient school places available in other settlements. The nearest primary schools are in Whitchurch (3 miles), Buckingham Park (2.1 miles) and Berryfields (3.7 miles), which require private car transport for families to access.
- GP capacity is unlikely to be sufficient.
- Water supply and drainage are unlikely to be adequate for a significant number of new homes, as the pipes are very old. Thames Water comes out to make mains water pipe and sewage pipe repairs frequently and water pressure is not at full strength.
- Electricity cables are overhead and old. Additional electricity infrastructure would be needed for a significant number of new homes.
- There is no mains gas in the village.
- Fibre broadband is available, but speeds depend on location close to the hub in the High Street.
- Public transport is limited. Residents will not be able to easily access employment, schools, healthcare, shops, leisure, public services and railway stations without depending on a private car. Sustainability assessment of a substantial site allocation should be reviewed using realistic rather than aspirational assumptions about public transport.

While the Village Connect “on demand” bus service is welcome, this does not substitute for a proper timetabled bus service. The A413 timetabled services are a significant walk away from any part of the village.

Highways

- Highway capacity within the village is limited. The roads are of designation “Unclassified”.
- The junction of New Road with the 60-mph A413 trunk road is provenly dangerous. Accidents – with injuries and even fatalities – already take place there regularly when vehicles are turning right off the A413 into New Road.
- Traffic in Weedon has increased substantially, with more HGVs and faster speeds since the traffic control measures on the A418 in Birtton were introduced.

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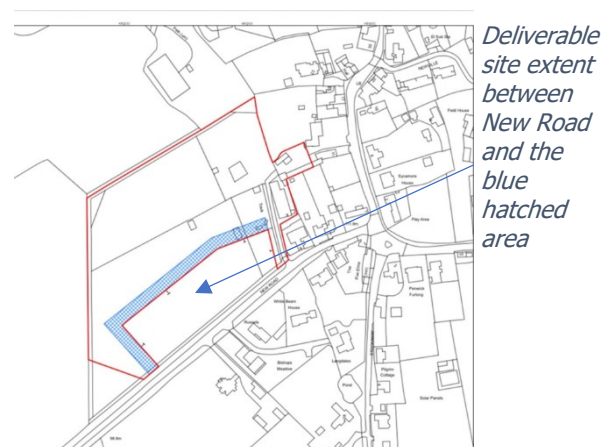
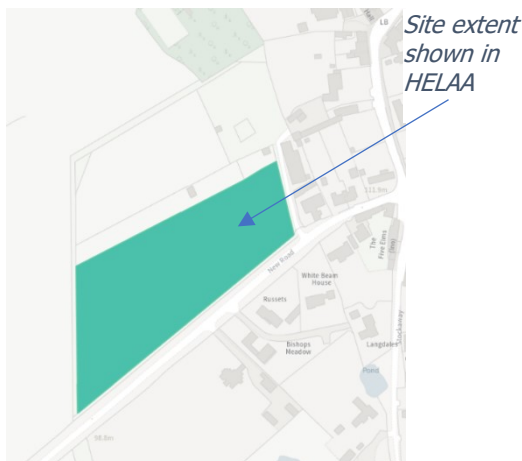
SWV2A - Site Allocation Reviews Weedon Village

3350 Land W of New Road Weedon

DETAILED COMMENT Site 3350 Land W of New Road Weedon

Deliverability

- Not all of the site that is outlined is actually available for development, due to parts of the property and land having changed ownership. The previous owner of 8 New Road offered the site under the Call for Sites.
- The land enclosed within the red lines on the map below, we believe is NOT available, being owned by the new landowner living in the bungalow at 8 New Road.



- There is no defined approved vehicle access on the available land

Scale of development

- We consider that the proposed housing density of 30 per hectare is totally inappropriate for a rural village-edge development in an Area of Attractive Landscape (AAL).
- The site area available is less than 1 hectare. This density specification would still lead to an allocation of 20-25 new homes.
- The main Weedon village settlement has under 150 homes currently. 30 new homes would represent a 20% increase. This would be a disproportionate scale of development.
- The number, design, style and spacing of any new houses should respect the adjacent Conservation Area and AAL with existing settlement patterns.

Village character and identity

- The rural character of Weedon is an important component in its identity. The village is surrounded by extensive agricultural fields.
- The site would extend built development well beyond the current edge of the village, completely out of character with the settlement pattern.

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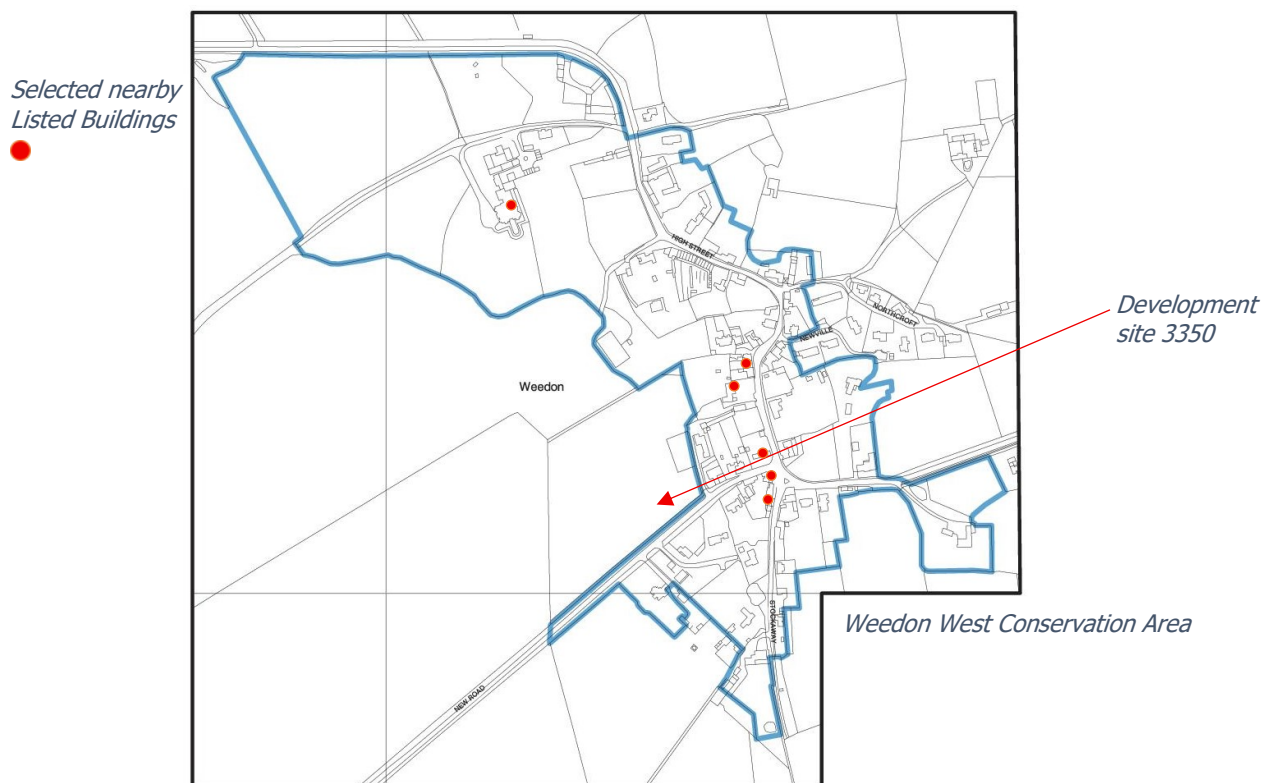
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- The existing field contributes to the rural setting and identity of the village so overdevelopment will erode the transition between countryside and village and cause unacceptable harm.
- The site borders the edge of the Weedon Conservation Area (CA) to the east and south, with its southern boundary ancient hedge on to New Road in the CA.
- The site and all of Weedon are in the locally designated Area of Attractive Landscape.

Heritage

- Out-of-character development on this site would have a significant impact on the historic setting of the village and the neighbouring Conservation Area.
- Heritage in the built and the natural environment can never be regained once new building has taken place. It is essential to protect them, as laid down in the National Planning Policy Framework.
- The house at 8 New Road is in the Conservation Area, as are the rest of the widely spaced houses in New Road to the east and south. The ancient hedgerow along the New Road boundary to the south is also itself in the Conservation Area.
- There are several Listed Buildings in the near vicinity of the site (listed on the next page). The inappropriate development of this site would negatively impact the setting of these nationally designated assets.



LEAR HOUSE List Entry Number: 1159682 Heritage Category: Listing Grade: II
13, HIGH STREET, Weedon

LILIES List Entry Number: 1159749 Heritage Category: Listing Grade: II
HIGH STREET, Weedon

THE ROYAL GEORGE List Entry Number: 1124340 Heritage Category: Listing Grade: II
1, HIGH STREET, Weedon

THE OLD FORGE List Entry Number: 1332764 Heritage Category: Listing Grade: II
15, HIGH STREET - 17, HIGH STREET, Weedon

YEW TREE COTTAGE List Entry Number: 1124303 Heritage Category: Listing Grade: II
2, STOCKAWAY, Weedon

THE FIVE ELMS List Entry Number: 1124304 Heritage Category: Listing Grade: II
STOCKAWAY, Weedon

Environment

- Particular consideration should be also be given to Weedon’s status in a locally designated “Area of Attractive Landscape” (AAL).
- This site is at the edge of the village. A public footpath follows the boundary of the site around the western and northern boundaries – the two edges that are not in the Conservation Area. Public views into and out of Weedon would be negatively impacted.
- Development in an AAL should respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value
- Development should carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates).
- An ancient hedgerow along the southern edge of the site is within the Conservation Area and should not be removed.

Weedon Parish Council’s position and modification sought

Weedon to be placed in Tier 6, as per the evidence, and Site Allocation 3350 should be deleted for that reason, and per the following Conclusion Categories given in the HELAA February 2026 –

Out of character – Settlement Pattern – Unacceptable harm on Heritage Assets –
Unacceptable harm on Landscape – Unacceptable intrusion into the open countryside

Evidence relied upon

- Local Plan for Buckinghamshire Settlement Review May 2025
- Housing and Economic Land Availability Assessment (HELAA)
- Conservation Area designation for Weedon
- Listed Buildings Register
- Landscape Assessments from previous Local Plans
- Buckinghamshire Rights of Way map

SOUNDNESS

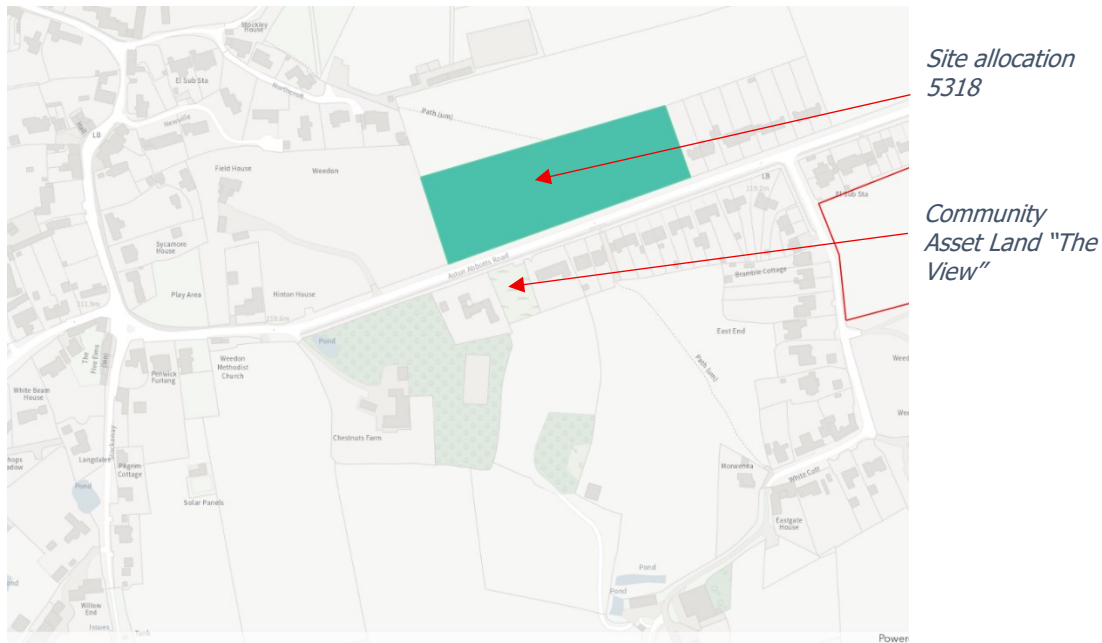
SWV2B - Site Allocation Reviews Weedon Village

5318 Land N of Aston Abbots Road Weedon

DETAILED COMMENT Site 5318 Land N of Aston Abbots Road Weedon

Deliverability

- The site is being offered by a local farmer. However, we are not aware that a developer has been identified.



- There is no defined approved vehicle access on the available land.
- The Parish Council therefore asks that deliverability be demonstrated rather than assumed.

Scale of development

- We consider that the proposed housing density of 30 per hectare is totally inappropriate for a rural development in an Area of Attractive Landscape.
- The main Weedon village settlement has under 150 homes currently. 30 new homes would represent a 20% increase. This would be a disproportionate scale of development.
- The number, design, style and spacing of any new houses should respect the existing settlement patterns.

Village character and identity

- The rural character of Weedon is an important component in its identity. The village is surrounded by extensive agricultural fields.

- There is a constraint in terms of settlement pattern and the location within the Area of Attractive Landscape.
- The existing field contributes to the identity of the village by providing a substantial “gap” in housing along the north side of Aston Abbots Road between numbers 17 and 81. On the south side of the road, the gap is smaller and is now enshrined by the Parish Council’s ownership of “The View” as a Community Asset – a biodiverse wildflower meadow with a prohibition on building development.
- The settlement pattern could make sense of a small number of houses between no. 81 and a point opposite the western boundary of no. 50 on the south side, with the western end of the site given to the Parish Council to be retained in perpetuity as an open green space, with public access.
- The site and all of Weedon are in the currently locally designated Area of Attractive Landscape.

Environment and Community Asset

- Particular consideration should also be given to Weedon’s status in a locally designated “Area of Attractive Landscape” (AAL).
- Opposite the western end of the site, between the buildings at no. 40 (Turpins Orchard) and no. 50 Aston Abbots Road, is a Community Asset – a field owned by Weedon Parish Council, managed as a biodiverse wildflower meadow with a prohibition in perpetuity on any building development.
This land, now known as “The View”, at the very top of the Weedon Ridge, has a public bench from which the wide-reaching landscape views towards Aylesbury and the Chiltern Hills are preserved.
- Development in an AAL should respect local character and distinctiveness in terms of settlement form and field pattern, topography and ecological value.
- Development should carefully consider spacing, height, scale, plot shape and size, elevations, roofline and pitch, overall colour palette, texture and boundary treatment (walls, hedges, fences and gates).
- A public footpath crosses the site. The impact on public views out of Weedon would be negatively impacted.

Heritage

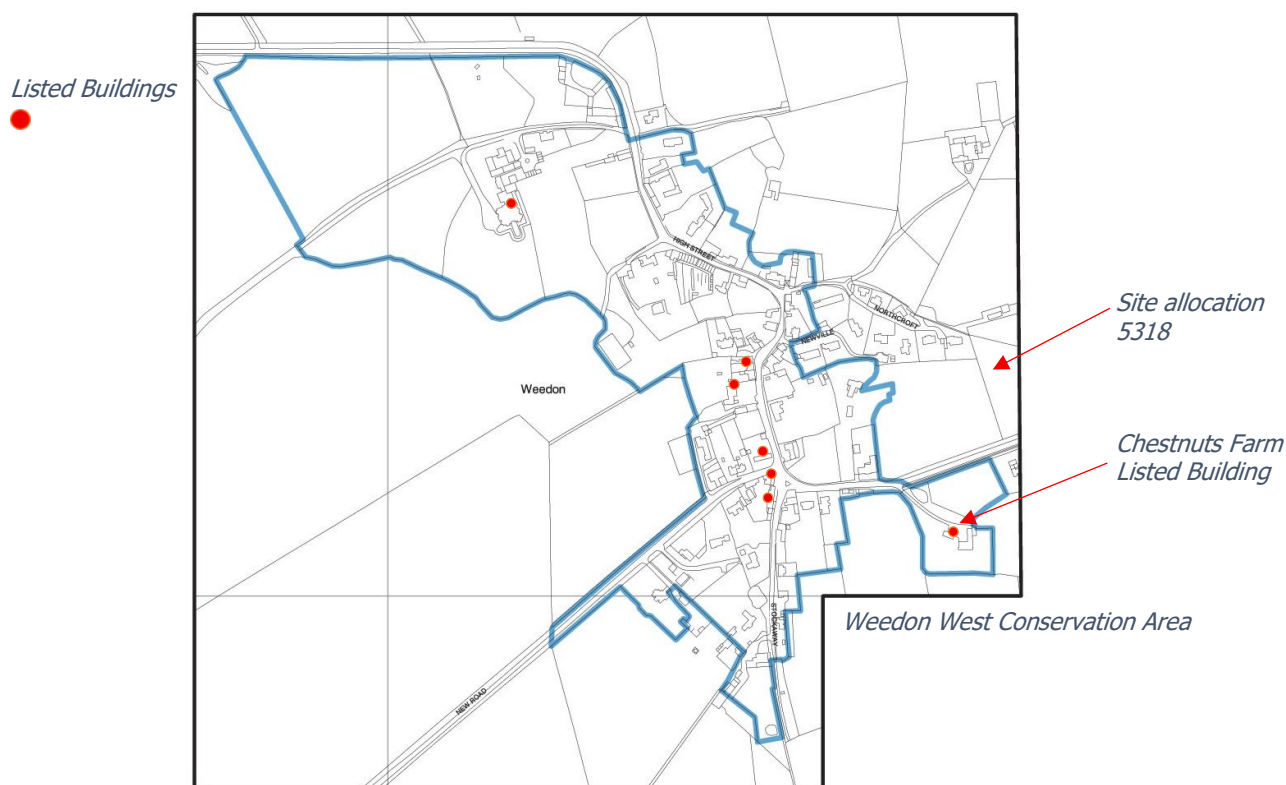
- Out-of-character development on this site would have a significant impact on the historic setting of the village and the nearby Conservation Area.
- Heritage in the built and the natural environment can never be regained once new building has taken place. It is essential to protect them, as laid down in the NPPF.
- The Listed Building *Chestnuts Farm* is in the near vicinity of the site. The inappropriate development of this site would negatively impact the setting of this nationally designated asset.

CHESTNUTS FARMHOUSE List Entry Number: 1124338 Heritage Category: Listing Grade: II
ASTON ABBOTTS ROAD, Weedon

WEEDON PARISH COUNCIL

Representation under Regulation 19 to Draft Buckinghamshire Local Plan published 23-7-26

PART THREE – SOUNDNESS – WEEDON VILLAGE SITE ALLOCATIONS



Weedon Parish Council seeks the following modification

Weedon to be placed in Tier 6, as per the evidence, and Site Allocation 5318 should be deleted for that reason, and per the following Conclusion Categories given in the HELAA February 2026 –

Out of character – Settlement Pattern – Unacceptable harm on Heritage Assets –
Unacceptable harm on Landscape

PLUS (not a HELAA conclusion category, but we believe material)
Unacceptable harm on Community Asset

Evidence relied upon

- Local Plan for Buckinghamshire Settlement Review May 2025
- Housing and Economic Land Availability Assessment (HELAA)
- Conservation Area designation for Weedon
- Listed Buildings Register
- Landscape Assessments from previous Local Plans
- Buckinghamshire Rights of Way map