

Buckinghamshire Local Plan: Regulation 19 consultation response by Granborough Parish Council.

At the extraordinary meeting held on the 3rd September 2026 the Parish Council agreed to:

1. Submit representations to Buckinghamshire Council in respect of Rookery Farm, Stately Stables and Longacres as follows:

Site reference: SMA001 - Land and Buildings at Rookery Farm, Hogshaw Road.

This site lies partly within and immediately adjacent to the settlement boundary within the Granborough Neighbourhood Plan and is currently the farmyard and farm buildings adjacent to the Grade 2 listed Rookery Farm farmhouse. Whilst in principle the use for residential development may be acceptable the suggested 25 units proposed is considered to be in excess of what could be suitably located on the site. Such numbers proposed would not retain any of the character of the existing and nearby properties to the detriment of the Grade 2 Listed Building. The proposed site also staddles the existing development boundary identified in the Neighbourhood Plan.

Granborough is a small village (Tier 5); it lacks both school and shop and has an infrequent bus service heading both north and south. As such it is not a suitable location for any sizeable development.

Site reference: SP2 - Stately Stables, Winslow Road.

This site already has planning permission for use as a Gypsy and Travellers site for three static mobile home plus additional outbuildings and the parking of ancillary vehicles (e.g. touring caravan). The site has also been registered as a camp site through the “Campfire Companions Club” thus not requiring planning permission for that use and currently there are also several “Shepards’: huts” on site. The Parish Council considers that the extension of these uses will cause unacceptable harm on the landscape and will an unacceptable intrusion into the open countryside. Granborough is a small tier 5 settlement so the allocation of 2 sites and SP2 and SP3 providing 10 pitches is disproportionate and unreasonable.

Site reference: SP3 (not named on the document but known locally as Longacres), Winslow Road.

This site previously had planning permission for equine activities but on a temporary basis which expired in 2025. GPC strongly objects to the proposal that

this site should be allocated for gypsies and travellers. Granborough already has one traveller site (SP2), and it would be inappropriate and disproportionate to allocate further sites within the Parish. Also, this site is of significant visual importance when approaching Granborough from the north due to its hilltop location, and as such the Parish Council consider that such use will cause unacceptable harm on the landscape and will be an unacceptable intrusion into the open countryside, particularly if accumulated with site SP2 at Stately Stables, Winslow Road opposite the site and at the entrance to an established historic village.

Granborough is a small tier 5 settlement so the allocation of 2 sites and SP2 and SP3 potentially providing 10-11 pitches overall as well as other uses is disproportionate and unreasonable.

2. Granborough Parish Council objects to the Regulation 19 Plan based on:

- Most of the proposed development allocations are in the north of the County with no reasonable and proper assessment. This creates a disproportionate and unreasonable spread across the whole of the county.
- When this allocation is considered against the four previous District Councils, the former Aylesbury Vale District is required to accommodate 92% of new allocations whereas the former Wycombe District is required to accommodate 5% of new allocations whereas the former Souths Bucks is required to accommodate 0.4% of new allocations whereas the former Chiltern District is required to accommodate 2% of new allocations.
- This excessive allocation in the north is also at complete odds with assessment of local housing needs which is over 70% and focused in the south of the county.
- This disproportionate allocation not only relates to housing development but also includes allocation for electricity infrastructure particularly in relation to solar energy farms and associated ancillary infrastructure. The cumulative impact of all these factors should be assessed.
- There has not been any meaningful assessment of the current green belt in the south of the county which could be considered as grey belt and potentially suitable for development and how the council has arrived at pushing the development to the north of the County, in a disproportionate manner.
- Lack of meaningful recognition of existing Neighbourhood Plans which form part of the statutory development plan particularly in the context of where sites have already been allocated.
- There appears to be a stepped change in the supply of housing with housing development of 2,150 dwelling per annum being delivered from 2024/25 to 2029 and then jumping to 5,222 per annum to 2045 with no meaningful justification for this. Neither is any logical explanation given as to how the building industry will be able to accommodate such a dramatic increase in building. This dramatic end loading of the provision to meet the current government policy appears to be at best wishful thinking on behalf of the Council in not based on a logical,

transparent and easily understood process. It raises questions of deliverability as well as meeting local needs over the entire plan period. The Council's statement that it will maintain a 5-year land supply over the plan period is bland and imprecise.

- The Local Plan process adopted by Buckinghamshire Council would appear to be inconsistent with National Planning Policy and Regulations given that there was no meaningful draft plan or supporting evidence at the Regulation 18 stage and cutting out meaningful consultation on the entirety of the proposed site allocation particularly residential and gypsy and traveller sites as a further Regulation 18 consultation. As the detail was only provided at the Regulation 19 the Parish Council will provide further details of our objections at the Examination in Public, if the Plan progresses to this stage. This is unreasonable and has not allowed sufficient scrutiny and analysis of the site selection and due consideration of potentially suitable alternative sites.
- The Parish Council considers that the plan does not pass the test of soundness and that there has been inadequate consultation and as such is not legally compliant.

3. Authorise the Parish Clerk to:

a) to make a formal submission to Buckinghamshire Council on their 'Opus' consultation platform as well as send out comments by email in respect of 1 and 2 above,

and

b) inform Buckinghamshire Council that Granborough Parish Council wishes to make a formal representation to the Planning Inspectorate at a future Examination in Public specific to proposed developments in Granborough Parish but also the wider plan affecting Granborough including the proposed allocations at Winslow (particularly NESS012) in terms of impact on traffic and the social and physical infrastructure improvements that will be needed.

End.