

Response ID ANON-QXPV-83R2-X

Submitted to Local Plan for Buckinghamshire sites survey
Submitted on 2026-03-11 19:01:30

About you

In what capacity are you responding to this survey?

On behalf of a town council, parish council or town committee

Other respondent capacity:
Chair

Town or parish council

Please select the town council, parish council, parish meeting or town committee you represent from the drop-down list.

Drop-down list of parish and town councils:
Stoke Poges Parish Council

Please give your role/position and contact email address.

Your role or position:
chair

Your council, meeting or town committee email address:
cllrcarter@stokepogeparishcouncil.gov.uk

Site response 1

Please give the site reference number:

Site reference number:
SP002 OPUS4592

Please give the site address (including postcode):

Site address:

Home Farm School Lane/ Hockley Lane

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

Connection to site:
Parish Council

Is the site suitable in principle for the proposed use?

No

Please give the reasons for your answer:

The Parish Council consider that the land is not suitable for housing. Importantly, this area is not identified for development in the Stoke Poges Neighbourhood Plan. Development on this land would:
Exceed the scale considered acceptable within the Parish Council's policies
Result in the loss of green, undeveloped fields and open spaces
Damage local biodiversity and wildlife corridors
Increase pressure on local infrastructure, including roads, parking, and GP services
Conflict with the objectives of the Neighbourhood Plan, including the Dark Skies and environmental policies
For these reasons, this land should not be allocated for development, and any proposals would be contrary to the Parish Council's and the Neighbourhood Plan's vision for the village. The area is not served with street lighting or foot paths resulting in reliance on private car usage.

What opportunities and advantages could development of the site bring?

Opportunities and advantages of development:

none

Are there infrastructure issues that would have to be addressed in the development of this site?

Yes

If you answered 'yes', please provide further details:

1. Excessive Demand on Local GP Services

The existing GP surgery is already operating at or near capacity. Residents regularly experience difficulty securing timely appointments, with long waiting times for both routine and urgent consultations. Additional housing development would significantly increase patient numbers without any clear provision for expanded medical facilities, staffing, or infrastructure. Local healthcare services must be demonstrably scaled in advance of, or alongside, any new development to prevent further strain on primary care provision.

2. Lack of Parking in the Village Centre

Parking in the centre of the village is already insufficient for current demand. Limited on-street parking and constrained public spaces result in congestion, unsafe parking practices, and reduced accessibility for elderly or disabled residents. Increased housing numbers would exacerbate this issue, negatively affecting local businesses, residents, and overall safety. Any proposal should include a comprehensive and realistic parking strategy.

3. Traffic and Road Safety Concerns

The village road network was not designed to accommodate significant additional traffic volumes. Key routes already experience congestion at peak times, and increased vehicle movements would worsen delays, air quality, and road safety risks — particularly for pedestrians, cyclists, and school children. A full and transparent traffic impact assessment is essential before any development progresses.

4. Lack of Reliable Public Transport

Public transport options are limited and unreliable. Bus services are infrequent and do not adequately support commuting, education, or healthcare needs. As a result, the majority of residents are heavily reliant on private cars. Without substantial and guaranteed improvements to public transport infrastructure, further development would increase car dependency, contrary to sustainable development principles and environmental targets.

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

Barriers and challenges:

Further development going towards Plough Lane and the possibility of Sefton Business Park OPUS 3504 would significantly increase the risk of coalescence between the existing village and nearby settlements. Too big an expansion in this location could physically join separate communities, undermining the distinct identity and character of each settlement and eroding the open spaces that currently provide visual and environmental separation.

Such coalescence conflicts with local planning policy objectives, which aim to maintain settlement separation and protect the rural character of the area. Any proposed allocation in this location should be carefully assessed against the risk of merging distinct communities.

The land outside this site constitutes an important wildlife corridor. It provides habitat connectivity for local fauna and contributes to biodiversity in the village. Development of this land would disrupt ecological networks and harm local wildlife.

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

Important environmental features:

Biodiversity and Wildlife Habitats

Supports a range of flora and fauna, including native trees, wildflowers, birds, mammals, and insects.

Provides wildlife corridors linking different habitats, allowing safe movement for animals.

Can sustain protected species such as bats, hedgehogs, birds of prey, or amphibians depending on local surveys.

Ecological Functions

Carbon sequestration through trees, shrubs, and soil.

Air quality improvement by filtering pollutants and providing oxygen.

Soil protection: prevents erosion and maintains fertile ground.

Water management: open green spaces can absorb rainfall, reducing flood risk and surface runoff.

Landscape and Visual Value

Maintains views and vistas important to village character.

Provides a green buffer between settlements, preventing coalescence.

Contributes to the rural character and aesthetic appeal of the area.

Climate Regulation

Acts as a heat sink, reducing the urban/rural temperature differential.

Mitigates microclimate extremes, protecting local vegetation and wildlife.

Recreational and Community Benefits

Provides space for informal recreation, walking, and exercise, benefiting human health.

Supports mental well-being by offering natural, peaceful surroundings.

Dark Skies and Night-time Environment

Open, undeveloped green spaces allow for natural night-time darkness, supporting the Dark Skies policy.

Reduces light pollution and helps nocturnal wildlife maintain natural behaviors.

Are there any important community assets near the site?

Not Answered

If you answered 'yes', please provide details:

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

Not Answered

If you answered 'yes', please provide details:

Have any issues been raised by local residents or businesses in relation to development of the site?

Not Answered

If you answered 'yes', please provide details:

Local GP services are operating at full capacity. Residents already experience significant delays in obtaining appointments, both routine and urgent. There is no clear evidence that additional clinical space, staffing provision, or expanded healthcare facilities would be delivered alongside new housing. Without guaranteed and phased healthcare infrastructure improvements, further development would place unsustainable pressure on primary care services, contrary to the requirement that development be supported by adequate infrastructure.

Parking Deficiencies in the Village Centre

The village centre suffers from a chronic lack of parking provision. Existing on-street spaces are heavily oversubscribed, resulting in congestion, unsafe parking practices, and limited accessibility for elderly and disabled residents.

Increased housing would inevitably intensify parking stress, harming residential amenity, highway safety, and the viability of local businesses. There is no evidence that meaningful mitigation measures or additional parking capacity could be delivered within the constraints of the village layout.

Traffic Impact and Highway Safety

The local road network is constrained and was not designed to accommodate significant increases in traffic flow. Peak-time congestion is already evident, and additional vehicle movements would worsen:

Traffic delays

Road safety risks, particularly for pedestrians and school children

Air quality

Noise pollution

Any site allocation must be supported by a robust and transparent Transport Assessment demonstrating that severe residual cumulative impacts can be avoided. At present, there is no indication that this threshold could realistically be met.

Unsustainable Reliance on Private Vehicles

Public transport provision is limited and unreliable. Bus services are infrequent and do not provide viable alternatives for commuting, accessing healthcare, or education. As a result, the overwhelming majority of residents rely on private vehicles.

In the absence of substantial and guaranteed improvements to public transport infrastructure, additional housing would reinforce car dependency rather than promote sustainable transport patterns. This conflicts with national planning policy objectives to reduce reliance on private vehicles and support sustainable development.

Given the demonstrable shortfall in healthcare capacity, parking provision, highway resilience, and public transport accessibility, the village does not currently possess the infrastructure necessary to support significant additional development.

Until firm, funded, and deliverable infrastructure improvements are secured in advance of development, allocation of further housing sites would be premature and unsustainable.

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

Local information:

Wexham Park Hospital is already under significant pressure, with patients often facing long waiting times in A&E due to the high number of people relying on its emergency services. The NHS target is that patients should be seen, treated, admitted or discharged within four hours, but this target is frequently missed because of overcrowding. Wexham Park effectively serves a catchment area of around 20–25 miles across East Berkshire and South Buckinghamshire, covering large communities such as Slough, Windsor, Maidenhead, High Wycombe and Beaconsfield. Because there is no full A&E at Wycombe Hospital, many residents from that area also have to travel to Wexham Park for emergency treatment, further increasing demand. There is also clear public concern about this situation, demonstrated by a community petition calling for the return of a full 24-hour A&E department at Wycombe Hospital which has gained more than 7,000 signatures from local residents who believe emergency services should be restored. Reinstating a full A&E at Wycombe Hospital would help reduce pressure on nearby hospitals, shorten waiting times and improve access to urgent care for the growing local population.

Would you like to respond on a further site?

No