

Response ID ANON-QXPV-84SV-4

Submitted to Local Plan for Buckinghamshire sites survey
Submitted on 2026-03-04 15:29:01

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:

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:

cllrarter@stokepogesparishcouncil.gov.uk

Site response 1

Please give the site reference number:

Site reference number:

SP002 OPUS 3504

Please give the site address (including postcode):

Site address:

Sefton Park SL2 4LS

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:

While the site benefits from proximity to existing village infrastructure and a limited bus route, accessibility alone does not justify development of this magnitude. The proposed scheme of up to 373 dwellings is excessive and would place unsustainable pressure on already stretched local services, including GP provision, school capacity, and local transport networks. There is no clear evidence that infrastructure improvements would adequately mitigate this level of growth.

The existing Business Park footprint extends to approximately 12.5 acres. The remaining 21.5 acres of the 35-acre site comprise open, undeveloped Green Belt land. Development across this area would result in a significant and permanent loss of openness — one of the core purposes of Green Belt designation. The scale and massing implied by 373 dwellings cannot reasonably be described as proportionate, limited, or appropriate development within either the Green Belt or Grey Belt context. The proposal would fundamentally alter the spatial character of the site and erode the distinction between settlement and countryside.

Cumulative impact must also be properly assessed. The identified allocation at Home Farm (OPUS 4592 SP002), if progressed, would already introduce substantial growth. To advance both sites concurrently would result in clear overdevelopment, materially increasing the size and density of the village beyond its historic and infrastructural capacity.

Stoke Poges is a heritage-rich, landscape-defined settlement embedded within strategic green infrastructure. It forms part of the northern-facing village network and contributes to the identity and integrity of the wider northern arc. Settlement identity, landscape setting, and the functional role of individual villages are material planning considerations. Growth must be proportionate to character, scale, and infrastructure capacity.

In summary, the proposal fails the tests of proportionality, sustainability, and Green Belt protection. The scale of development proposed would cause demonstrable harm to openness, village character, and infrastructure resilience, and should therefore be resisted.

What opportunities and advantages could development of the site bring?

Opportunities and advantages of development:

The Stoke Poges Neighbourhood Plan sets out a clear vision for maintaining a balanced and sustainable demographic within the village. It recognises the need not simply for housing growth in numerical terms, but for the right type of housing that responds to local need and supports long-term community stability.

In this context, priority should be given to smaller stock housing — including well-designed two- and three-bedroom homes, bungalows, and accessible properties suitable for downsizers — alongside genuinely affordable starter homes for younger residents and first-time buyers. This approach would:

Enable older residents to downsize within the village, freeing up larger family homes.

Support intergenerational balance by allowing younger households to remain in or move to the area.

Reduce pressure on infrastructure compared to large-scale executive housing schemes.

Better align with identified local housing needs rather than market-led volume delivery.

A development dominated by higher-value, larger dwellings would risk further skewing the village demographic profile and undermining the balanced community objectives embedded within the Neighbourhood Plan. Housing mix is therefore a material consideration, and any proposal should clearly demonstrate how it delivers against locally identified need rather than simply maximising site yield.

For Stoke Poges, growth must be proportionate and structured in a way that reinforces demographic resilience, community cohesion, and long-term sustainability — not just numerical housing targets.

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. Primary Healthcare Capacity

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.

2. 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.

3. 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.

4. 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.

Conclusion

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.

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 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.

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

Important environmental features:

The 21.5 acres of land outside the current built-up area 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. Additionally, this area supports the objectives of the Stoke Poges Neighbourhood Plan, particularly its Dark Skies policy, which seeks to minimize light pollution to preserve the rural character and natural night-time environment. Encroachment on this land would directly conflict with these policy aims and undermine environmental quality. Any consideration of this site should be approached sensitively and in strict accordance with the Stoke Poges Neighbourhood Plan, ensuring that development, if permitted, does not compromise the village character, ecological assets, or Dark Skies objectives.

Are there any important community assets near the site?

Yes

If you answered 'yes', please provide details:

2 public footpaths

2 ponds

Golf Course

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

Yes

If you answered 'yes', please provide details:

Currently awaiting validation are 3 planning applications for 373 dwellings and or a data centre

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

Yes

If you answered 'yes', please provide details:

Residents also believe that, while the site is important, any consideration of it must be sensitive and fully aligned with the Neighbourhood Plan objectives, to protect the village's character, environment, and infrastructure.

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

Local information:

The Parish Council has previously identified parts of this site within the existing built-up area as suitable for development. However, the Council did not support development at the scale currently proposed, nor did it support building on the green, undeveloped fields. Any development outside the existing built form would conflict with the Parish Council's approach and risk harming the village character, open spaces, and environmental assets.

Would you like to respond on a further site?

Yes

Site response 2

Please give the site reference number:

Site reference number:

SP002 OPUS 68

Please give the site address (including postcode):

Site address:

Land corner of Farthing Green and Framewood Road

SL3 6PA

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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 especially in relation to land OGB70 OPUS 3694 Wexham Springs SL3 6PJ. If this was to come forward we believe this to be an over development of this location resulting in too much pressure to local services.

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:

In relation to land OGB70 OPUS 3694 Wexham Springs SL3 6PJ. If this was to come forward we believe this to be an over development of this location resulting in too much pressure to local services.

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?

Yes

If you answered 'yes', please provide details:

One pub

No shops

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

Yes

If you answered 'yes', please provide details:

PL/22/2953/SA | Certificate of lawfulness for proposed replacement of existing approved caravan with log cabin | Land at Junction Of Farthing Green Lane and Framewood Road Stoke Poges Buckinghamshire

Application was withdrawn

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

Yes

If you answered 'yes', please provide details:

overdevelopment in its proximity to Wexham Street

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

Local information:

Would you like to respond on a further site?

Yes

Site response 3

Please give the site reference number:

Site reference number:

SP003

Please give the site address (including postcode):

Site address:

Land between Rogers Lane/ Park Road and Greys Park Road

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.

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.

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.

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

Barriers and challenges:

2. 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.

3. 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.

4. 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.

Wildlife

The proposal would also result in the loss of valuable green space. The fields currently act as an important natural buffer, helping to mitigate noise generated by the surrounding road networks and protecting nearby residents from increased disturbance. The area is dominated by mature shrubs and trees, which provide established habitats for wildlife, including deer and other species. The removal or fragmentation of this vegetation would cause ecological harm and further erode the rural character of the area.

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

Important environmental features:

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?

No

If you answered 'yes', please provide details:

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

Yes

If you answered 'yes', please provide details:

The land owner has tried for the last 40 years to develop this land unsuccessfully mainly due to highways issues.

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

Yes

If you answered 'yes', please provide details:

The proposal would also result in the loss of valuable green space. The fields currently act as an important natural buffer, helping to mitigate noise generated by the surrounding road networks and protecting nearby residents from increased disturbance. The area is dominated by mature shrubs and trees, which provide established habitats for wildlife, including deer and other species. The removal or fragmentation of this vegetation would cause ecological harm and further erode the rural character of the area.

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

Local information:

Would you like to respond on a further site?

Yes

Site response 4

Please give the site reference number:

Site reference number:

SP004

Please give the site address (including postcode):

Site address:

Land behind Elizabeth Way/Rogers 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.

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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.

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.

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

Barriers and challenges:

Rogers Lane

To enable access to this land, there would need to be either the demolition of a moderately sized dwelling to provide vehicular access, or the loss of a substantial section of the adjoining agricultural field to construct a new road. Either option would result in unacceptable harm.

The land performs an important strategic function in maintaining the settlement gap between Stoke Poges and the northern expansion of Slough. The erosion of this gap would undermine long-standing planning objectives aimed at preventing settlement coalescence and safeguarding the rural setting.

The proposal would therefore conflict with policies designed to protect countryside character and maintain settlement separation. The site is positioned on an extremely tight bend in the highway where forward visibility is severely restricted in both directions. The horizontal alignment of the road significantly limits driver sightlines, preventing safe stopping distances from being achieved.

In our view, the available visibility splays fall well below the standards set out in Manual for Streets and Manual for Streets 2. Vehicles emerging from, or turning into, the site would be required to manoeuvre without adequate intervisibility with approaching traffic, creating a material risk of collision.

The bend geometry is likely to encourage vehicles to track towards the centre line, further increasing conflict risk. Any intensification of use through development would exacerbate this hazard.

Furthermore, there appears to be insufficient space within the site frontage to achieve policy-compliant visibility splays without third-party land acquisition or substantial highway engineering works.

For these reasons, the site presents an inherent and unacceptable highway safety risk and is not considered suitable for allocation or development.

This site forms a critical part of the open land that maintains the physical and visual separation between Stoke Poges and the northern expansion of Slough. Development here would materially erode that separation and contribute to incremental coalescence.

For these reasons, the proposal would cause demonstrable harm and should be refused.

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.

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

Important environmental features:

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.

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Recreational and Community Benefits

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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?

Yes

If you answered 'yes', please provide details:

There are several established public footpaths in the immediate vicinity which connect Rogers Lane to Church Lane. These routes are well-used by local residents on a daily basis, particularly walkers and dog owners.

The surrounding fields form part of a valued and accessible recreational network that contributes positively to the character of the area and to community wellbeing. The regular and frequent use of these footpaths demonstrates their importance as informal green space.

Development of the site would inevitably urbanise this currently open and tranquil environment, eroding its rural character and diminishing the amenity value enjoyed by users. In addition, increased vehicular movements associated with development would create potential conflict with pedestrians accessing and crossing near the site, further compounding existing highway safety concerns.

For these reasons, the site performs an important recreational and amenity function and its development would result in material harm to local public access, character, and safety.

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

Yes

If you answered 'yes', please provide details:

This landowner has historically tried to develop this land for many years. It has always been rejected for traffic and safety reasons.

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

Yes

If you answered 'yes', please provide details:

This area 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.

Additionally, this area supports the objectives of the Stoke Poges Neighbourhood Plan, particularly its Dark Skies policy, which seeks to minimize light pollution to preserve the rural character and natural night-time environment. Encroachment on this land would directly conflict with these policy aims and undermine environmental quality. Any consideration of this site should be approached sensitively and in strict accordance with the Stoke Poges Neighbourhood Plan, ensuring that development, if permitted, does not compromise the village character, ecological assets, or Dark Skies objectives.

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

Local information:

There are several established public footpaths in the immediate vicinity which connect Rogers Lane to Church Lane. These routes are well-used by local residents on a daily basis, particularly walkers and dog owners.

The surrounding fields form part of a valued and accessible recreational network that contributes positively to the character of the area and to community wellbeing. The regular and frequent use of these footpaths demonstrates their importance as informal green space.

Development of the site would inevitably urbanise this currently open and tranquil environment, eroding its rural character and diminishing the amenity value enjoyed by users. In addition, increased vehicular movements associated with development would create potential conflict with pedestrians accessing and crossing near the site, further compounding existing highway safety concerns.

For these reasons, the site performs an important recreational and amenity function and its development would result in material harm to local public access, character, and safety.

Would you like to respond on a further site?

Yes

Site response 5

Please give the site reference number:

Site reference number:
SL025 OPUS 398

Please give the site address (including postcode):

Site address:

Wexham Park, Wexham Road SL2 5QR

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.

What opportunities and advantages could development of the site bring?

Opportunities and advantages of development:

The site is not suitable for development as it performs a critical role in maintaining the physical and visual separation between Slough and Stoke Poges.

This land forms part of an important open gap that prevents coalescence and preserves the distinct identity of Stoke Poges as a separate semi-rural village. Development of the site would irreversibly erode this separation and materially harm the established settlement pattern.

The introduction of built form in this location would urbanise the approach to the village and significantly damage its semi-rural character. Over time, this would result in the perception of a continuous urban extension of Slough, with no clearly distinguishable boundary between the village and the urban area of Slough in Berkshire.

The loss of this transitional area would therefore undermine local character, landscape setting, and the strategic function the site currently performs in preventing settlement coalescence.

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. This will increase car movements between Stoke Poges and Slough.

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.

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.

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

Barriers and challenges:

The development of this edge-of-settlement site would significantly undermine the physical and visual separation between Stoke Poges and the urban area of Slough. The land currently performs an important transitional function, providing open countryside that defines the village's semi-rural setting

and prevents coalescence. Its loss would erode the distinct identity of Stoke Poges, creating the perception of a continuous urban extension of Slough rather than a clearly separate settlement. In addition to landscape harm, such expansion would increase traffic on rural roads not designed for significant intensification, place further pressure on local infrastructure. The resulting urbanisation would represent irreversible harm to character, setting and settlement pattern.

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

Important environmental features:

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?

Yes

If you answered 'yes', please provide details:

9 years ago there was talks of using this site as a school. It was discounted because of the sensitive location to Slough and loss of the GB boundary.

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:

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

Local information:

The surrounding road network is already operating under significant pressure. The area experiences regular congestion, particularly at peak times, due to the presence of a neighbouring school and church in nearby Slough, as well as serving as a key corridor to a major hospital. School drop-off and pick-up periods generate substantial additional traffic and pedestrian movements, while hospital traffic and emergency vehicle access require clear, uncongested routes.

The cumulative impact of these existing demands means the local highway network has very limited spare capacity. Any additional vehicular movements from new development would exacerbate congestion, delay emergency access, and increase the risk of vehicle-pedestrian conflict.

In this context, the site is not sustainably located in transport terms, and development would materially worsen existing traffic, safety, and emergency access issues.

This survey allows you to respond on a maximum five sites. If you wish to respond on further sites, please click the continue button below, submit this survey, then begin the survey again to respond on your further sites.