

Response ID ANON-QXPV-89WE-V

Submitted to Local Plan for Buckinghamshire sites survey
Submitted on 2026-03-09 16:04:05

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:

cllrcarter@stokepogeparishcouncil.gov.uk

Site response 1

Please give the site reference number:

Site reference number:

SL027 OPUS 418/ 3636/ 4545/ 3737

Please give the site address (including postcode):

Site address:

Pinewood Nursery
Wexham Park Hall
Wexham Golf Club Green Course

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. Parts of area are 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.

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 proposed development is inappropriate for this site, which lies within an important green belt area between Stoke Poges and Slough. This green belt plays a critical role in maintaining the separation and distinct identity of settlements, and development would significantly erode its open character. The area is already subject to high traffic congestion, particularly as it is extremely close to a major hospital, and additional development would exacerbate traffic pressures, compromise road safety, and limit access for emergency services. The proposal would therefore conflict with both the local and national planning policies aimed at protecting green belt land and maintaining the quality of the local environment. Congestion regularly leads to emergency vehicles being stuck in heavy traffic. No shops and no ability to walk to the Doctors or schools which means there is a heavy reliance on cars.

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

Important environmental features:

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?

I don't know

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:

There have been previous attempts to develop this land, it is important to reiterate that these sites form a key part of the green belt that maintains the separation between Slough, Stoke Poges, and Wexham. The openness of this land plays a crucial role in preventing the merging of these settlements and preserving their distinct identities. Any development would undermine essential green belt function and contribute to incremental urban sprawl. Protecting these sites is therefore vital to maintaining the character of the area and ensuring that the settlements remain clearly defined and separate, preserving Buckinghamshires semi rural nature verses the urban nature of Slough in Berkshire. This together with sites: OPUS: 3636/ 3737

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:

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.

Concerns around the merging of Buckinghamshire with Berkshire. Residents pay a premium to live in Buckinghamshire compared with nearby Slough precisely because of its semi-rural character and the protection provided by the green belt. The openness of this land and the clear separation between Slough, Stoke Poges, and Wexham are central to maintaining that character. Allowing development in this location would erode the qualities that make the area distinctive and valued by residents, undermining the purpose of the green belt and the reasons many choose to live in Buckinghamshire.

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

Local information:

The proposed development, along with the three other identified sites, would cumulatively cause irreversible harm to this important green belt area between Stoke Poges and Slough. The green belt is essential for maintaining the separation and distinct identity of settlements, and its loss would fundamentally alter the character of the area. The local road network is already heavily congested, particularly due to its proximity to a major hospital, and additional development would worsen traffic pressures, compromise road safety, and restrict emergency access. Collectively, these developments would conflict with national and local planning policies and result in long-term environmental, social, and infrastructural harm.

Stoke Place Farm, together with sites SL25, OPUS 3694, and OGB70, forms a contiguous area that, if developed, would effectively create a new village

immediately adjacent to Slough and Wexham. The site is strategically important due to its proximity to Black Park together Stoke Place with its historic gardens, as it preserves the visual and functional relationship between the historic estate and its surrounding landscape. Development across these combined sites would not only threaten the listed farm buildings and heritage setting but also place significant pressure on local infrastructure, as no additional schools, roads, healthcare, or public transport are planned to support the scale of new housing. This would result in urban sprawl up to the boundaries of Slough and Wexham, eroding the rural buffer, undermining local character, and compromising the integrity of Stoke Place Gardens and the wider historic landscape.

Would you like to respond on a further site?

Yes

Site response 2

Please give the site reference number:

Site reference number:
OGB85b

Please give the site address (including postcode):

Site address:

Duffield House

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

Connection to site:
Parish Councillor

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.

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:

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.

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

Important environmental features:

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?

I don't know

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:

It is adjacent to the Stoke Green Conservation Area. The site is also the subject of a requested review to extend the Stoke Green Conservation Area to include this land. This request was made because the area plays an important role in preserving the setting and character of the conservation area and maintaining the distinction between Stoke Poges and Slough. Conservation officers have acknowledged that such a review is necessary, and work has already commenced. Allowing development before this process is completed would be premature and could undermine the purpose of the conservation area and the protection of this important green belt land.

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 site lies adjacent to the Stoke Green Conservation Area, which plays an important role in differentiating the village character of Stoke Poges from the urban environment of Slough. This land forms a critical part of the remaining green belt that maintains a clear boundary between these settlements. Any development here would be catastrophic in planning terms, effectively removing the last meaningful separation and leaving Stoke Poges with no clear boundary from Slough. The area is already heavily congested as it forms a key route from Slough to Wexham Park Hospital, and additional development would significantly worsen traffic pressures. Slough has already built extensively on its green belt right up to the boundary line, making it even more important that the remaining Buckinghamshire green belt in this location is protected.

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

Local information:

The site forms part of a vital area of Green Belt land between Stoke Poges, Slough, performing the essential function of preventing the coalescence of the village of Stoke Poges to the urban town of Slough in Berkshire and preserving the distinct village character of Stoke Poges which lies within Buckinghamshire. It lies adjacent to the Stoke Green Conservation Area, which plays a key role in distinguishing Stoke Poges as a Buckinghamshire village in contrast to the urban character of Slough. Development on this site, particularly when considered cumulatively with other nearby proposed sites, would cause irreversible harm to the openness of the Green Belt and remove the clear boundary between these communities. The area is already subject to significant congestion as it forms a key route between Slough and Wexham Park Hospital, and further development would exacerbate existing traffic pressures. It is also important to note that Slough has already built extensively up to the administrative boundary, making the protection of the remaining Buckinghamshire Green Belt in this location critical to maintaining settlement separation and the semi-rural character valued by residents. In relation to site SL024/ SL026/ SL027 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.

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, and reduce access to informal recreational land used daily by residents. The resulting urbanisation would represent irreversible harm to character, setting and settlement pattern.

Would you like to respond on a further site?

Yes

Site response 3

Please give the site reference number:

Site reference number:

SL024

Please give the site address (including postcode):

Site address:

Land at the Polish Club
Church Lane/ Fire Tree Avenue SL2 4NZ/ SL2 4NZ/ SL2 4PB/ SL2 4NN

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.

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.

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.

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, and reduce access to informal recreational land used daily by residents. The resulting urbanisation would represent irreversible harm to character, setting and settlement pattern.

The site forms part of a vital area of Green Belt land between Stoke Poges, Slough and Wexham, performing the essential function of preventing the coalescence of these settlements and preserving the distinct village character of Stoke Poges. It lies adjacent to the Stoke Green Conservation Area, which plays a key role in distinguishing Stoke Poges as a Buckinghamshire village in contrast to the urban character of Slough. Development on this site, particularly when considered cumulatively with other nearby proposed sites, would cause irreversible harm to the openness of the Green Belt and remove the clear boundary between these communities. The area is already subject to significant congestion as it forms a key route between Slough and Wexham Park Hospital, and further development would exacerbate existing traffic pressures. It is also important to note that Slough has already built extensively up to the administrative boundary, making the protection of the remaining Buckinghamshire Green Belt in this location critical to maintaining settlement separation and the semi-rural character valued by residents.

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

Important environmental features:

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:

St Giles Church, Stoke Poges Memorial Gardens and Greys Memorial

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?

Yes

If you answered 'yes', please provide details:

Concerns around the merging of Buckinghamshire with Berkshire. Residents pay a premium to live in Buckinghamshire compared with nearby Slough precisely because of its semi-rural character and the protection provided by the green belt. The openness of this land and the clear separation between Slough, Stoke Poges, and Wexham are central to maintaining that character. Allowing development in this location would erode the qualities that make the area distinctive and valued by residents, undermining the purpose of the green belt and the reasons many choose to live in Buckinghamshire.

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

Local information:

The site is also the subject of a requested review to extend the Stoke Green Conservation Area to include this land. This request was made because the area plays an important role in preserving the setting and character of the conservation area and maintaining the distinction between Stoke Poges and Slough. Planning officers have acknowledged that such a review is necessary, and work has already commenced. Allowing development before this process is completed would be premature and could undermine the purpose of the conservation area and the protection of this important green belt land.

If this site along with OGB85b the two adjoining proposed sites were to be considered for development together, the cumulative impact would be catastrophic, effectively removing the remaining green buffer and leading to the physical coalescence of Stoke Poges with Slough. The loss of this land would undermine the fundamental purpose of the Green Belt, which is to maintain clear separation between settlements and prevent urban sprawl. Development on both sites would therefore eliminate the remaining defensible boundary between these communities and cause significant and irreversible harm to the character and identity of Stoke Poges. It would in effect become another village.

Would you like to respond on a further site?

Yes

Site response 4

Please give the site reference number:

Site reference number:
OGB 70 OPUS: 3696

Please give the site address (including postcode):

Site address:

Wexham Springs Wexham Street SL3 6PJ

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:

This 39 acre site is in the neighbouring parish of Wexham however it borders Stoke Poges. Developments decisions must consider the cumulative effects across parish boundaries, particularly where sites are close together. If development were permitted on nearby sites, it could contribute to the gradual erosion of the Green Belt and increase the risk of settlements merging. In this case, development in the neighbouring parish could further reduce the remaining open land between Stoke Poges and Slough, undermining the important role the Green Belt plays in maintaining their separation. It could also place additional pressure on shared infrastructure, including local roads and routes serving Wexham Park Hospital and the Country Black Park, which are already heavily congested. We have a Sikh

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:

There have been previous attempts to develop this land, it is important to reiterate that these sites form a key part of the green belt that maintains the separation between Slough, Stoke Poges, and Wexham. The openness of this land plays a crucial role in preventing the merging of these settlements and preserving their distinct identities. Any development would undermine essential green belt function and contribute to incremental urban sprawl.

Protecting these sites is therefore vital to maintaining the character of the area and ensuring that the settlements remain clearly defined and separate, preserving Buckinghamshires semi rural nature verses the urban nature of Slough in Berkshire.

Concerns around the merging of Buckinghamshire with Berkshire. Residents pay a premium to live in Buckinghamshire compared with nearby Slough precisely because of its semi-rural character and the protection provided by the green belt. The openness of this land and the clear separation between Slough, Stoke Poges, and Wexham are central to maintaining that character. Allowing development in this location would erode the qualities that make the area distinctive and valued by residents, undermining the purpose of the green belt and the reasons many choose to live in Buckinghamshire.

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:

Large-scale development next to Black Park Country Park would harm the setting, tranquillity, and rural character of the park. Visitors expect a natural landscape experience, and development of a 39-acre site would introduce urban elements such as housing, lighting, traffic, and noise immediately adjacent to the park boundary, undermining its environmental and recreational value.

There is further development at Pinewood Studios which also shares a boundary with Black Park.

Land surrounding country parks often functions as an important buffer zone that protects wildlife habitats and prevents urban encroachment.

Development on this scale would remove a significant area of open land that currently helps shield the park from nearby urban areas such as Slough, increasing disturbance to wildlife and reducing ecological connectivity.

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

Yes

If you answered 'yes', please provide details:

Yes for a Data Centre which 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:

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.

A development of this size would significantly increase traffic in an area that already experiences congestion, particularly on routes serving Wexham Park Hospital. Additional traffic would worsen congestion, reduce road safety, and increase pollution close to the park, further impacting the quality of

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

Local information:

If this site along with SL025/ SL027 the two adjoining proposed sites were to be considered for development together, the cumulative impact would be catastrophic, effectively removing the remaining green buffer and leading to the physical coalescence of Stoke Poges with Slough and Wexham. The loss of this land would undermine the fundamental purpose of the Green Belt, which is to maintain clear separation between settlements and prevent urban sprawl. Development on both sites would therefore eliminate the remaining defensible boundary between these communities and cause significant and irreversible harm to the character and identity of Stoke Poges. It would in effect become another village.

This site is near the Sikh Academy school in Stoke Poges any development would increase local congestion and place additional pressure on services. More residents and traffic would add to peak-time congestion during school drop-offs and pick-ups, potentially causing delays and safety concerns, while demand for healthcare, and community facilities may rise, stretching existing facilities to breaking point. Utilities and infrastructure, including water, sewage, electricity, and broadband, could also experience increased load, requiring upgrades to maintain service levels.

Would you like to respond on a further site?

Yes

Site response 5

Please give the site reference number:

Site reference number:

SL025

Please give the site address (including postcode):

Site address:

Stoke Place Farm

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:

Stoke Place Farm, together with site SL024 and adjacent areas such as OPUS 3694, and OGB70, forms a contiguous zone that, if developed, would effectively create a new village immediately adjacent to Slough. The site is particularly sensitive due to its proximity to Stoke Place and its historic gardens, maintaining the historic visual and functional relationship between the estate and its surrounding agricultural landscape. Development across SL024 and the wider combined area would threaten the listed farm buildings, compromise the setting of Stoke Place Gardens, and erode the rural buffer that separates Slough from the historic estate. Furthermore, no additional infrastructure — including schools, roads, healthcare, or public transport — is planned to support the scale of housing proposed, which would exacerbate congestion and place pressure on local services. Preserving SL025 is therefore essential to protect heritage, open landscape integrity, and prevent unsustainable urban sprawl.

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:

The site lies adjacent to the Stoke Green Conservation Area, which plays an important role in differentiating the village character of Stoke Poges from the urban environment of Slough. This land forms a critical part of the remaining green belt that maintains a clear boundary between these settlements. Any development here would be catastrophic in planning terms, effectively removing the last meaningful separation and leaving Stoke Poges with no clear boundary from Slough. The area is already heavily congested as it forms a key route from Slough to Wexham Park Hospital, and additional development would significantly worsen traffic pressures. Slough has already built extensively on its green belt right up to the boundary line, making it even more important that the remaining Buckinghamshire green belt in this location is protected.

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

Barriers and challenges:

Land surrounding country parks often functions as an important buffer zone that protects wildlife habitats and prevents urban encroachment. Development on this scale would remove a significant area of open land that currently helps shield the park from nearby urban areas such as Slough, increasing disturbance to wildlife and reducing ecological connectivity.

3. Increased Traffic and Pressure on Local Infrastructure

A development of this size would significantly increase traffic in an area that already experiences congestion, particularly on routes serving Wexham Park Hospital. Additional traffic would worsen congestion, reduce road safety, and increase pollution close to the park, further impacting the quality of

This together with the imminent opening of the new Country Park which will attract visitors from both Bucks and Slough this will cause a significant increase in traffic and parking issues.

This site is also next to Slough Town Football Club, located in Berks, which does not have sufficient on site parking spaces this leads to on street and pavement parking into the boarder of Bucks, directly opposite this proposal.

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.

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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.

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.

Are there any important community assets near the site?

Yes

If you answered 'yes', please provide details:

Stoke Place Farmhouse is a Grade II listed building, recognized for its special architectural and historic interest, and is legally protected under UK law. Its historic farm buildings form part of the wider Stoke Place Gardens estate, reflecting centuries of rural life and the connection between agriculture and the country house, as well as contributing to the designed landscape of the gardens. Redevelopment that harms or removes these structures would not only damage the building itself but also undermine the historic setting and visual relationship with the gardens, erasing part of the estate's cultural and horticultural heritage. National and local planning policies require any development affecting listed buildings or their settings to preserve or enhance their character, and unsympathetic alterations or demolition without proper consent are illegal. For these reasons, Stoke Place Farm and its associated buildings should not be developed as this would compromise their historic significance or the integrity of Stoke Place Gardens.

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

No

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:

The site forms part of a vital area of Green Belt land between Stoke Poges, Slough and Wexham, performing the essential function of preventing the coalescence of these settlements and preserving the distinct village character of Stoke Poges. It lies adjacent to the Stoke Green Conservation Area, which plays a key role in distinguishing Stoke Poges as a Buckinghamshire village in contrast to the urban character of Slough. Development on this site, particularly when considered cumulatively with other nearby proposed sites, would cause irreversible harm to the openness of the Green Belt and remove the clear boundary between these communities. The area is already subject to significant congestion as it forms a key route between Slough and Wexham Park Hospital, and further development would exacerbate existing traffic pressures. It is also important to note that Slough has already built extensively up to the administrative boundary, making the protection of the remaining Buckinghamshire Green Belt in this location critical to maintaining settlement separation and the semi-rural character valued by residents.

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

Local information:

Land surrounding country parks often functions as an important buffer zone that protects wildlife habitats and prevents urban encroachment. Development on this scale would remove a significant area of open land that currently helps shield the park from nearby urban areas such as Slough, increasing disturbance to wildlife and reducing ecological connectivity.

A development of this size would significantly increase traffic in an area that already experiences congestion, particularly on routes serving Wexham Park Hospital. Additional traffic would worsen congestion, reduce road safety, and increase pollution close to the park, further impacting the quality of

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.