

Land off Gerrards Cross Road

Stoke Poges

Proposed New Homes & Public Open Space

Catesby Estates are preparing proposals for a development of up to 150 new homes on Land Off Gerrards Cross Road, Stoke Poges.

Our vision is to plan a high quality, sustainable and well connected development providing a range of house types and sizes, including much needed affordable housing.

We are seeking feedback from local residents and other stakeholders before finalising the proposals and submitting a planning application to Buckinghamshire Council.

The consultation website provides details of the proposals, and the opportunity to provide comments as part of the pre-application consultation process.



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Key features of our proposals include:



Up to 150 homes with a mix of house sizes and types, ranging from 1 to 4 bed houses to meet local policy requirements and identified need.



50% affordable housing. Affordable housing can be a combination of discounted rent, discounted sale (for first time buyers) and shared ownership housing, provided to eligible households whose needs are not met by the market. The exact type and tenure would be secured by any subsequent S106 legal agreement.



New areas of public open space and planting, including new play space and areas for wildlife and biodiversity enhancements.



Creation of new recreational routes linking to wider existing Public Rights of Way (PROWs) and footpaths.



Financial contributions to local infrastructure improvements such as education and healthcare facilities.

The parcels of land outlined comprise the proposed development area (shown edged in red), together with the area edged in blue.

The blue-edged land is under the applicant's control and is considered suitable for public open space, biodiversity net gain, sustainable drainage systems (SuDS) and potential emergency vehicle access.

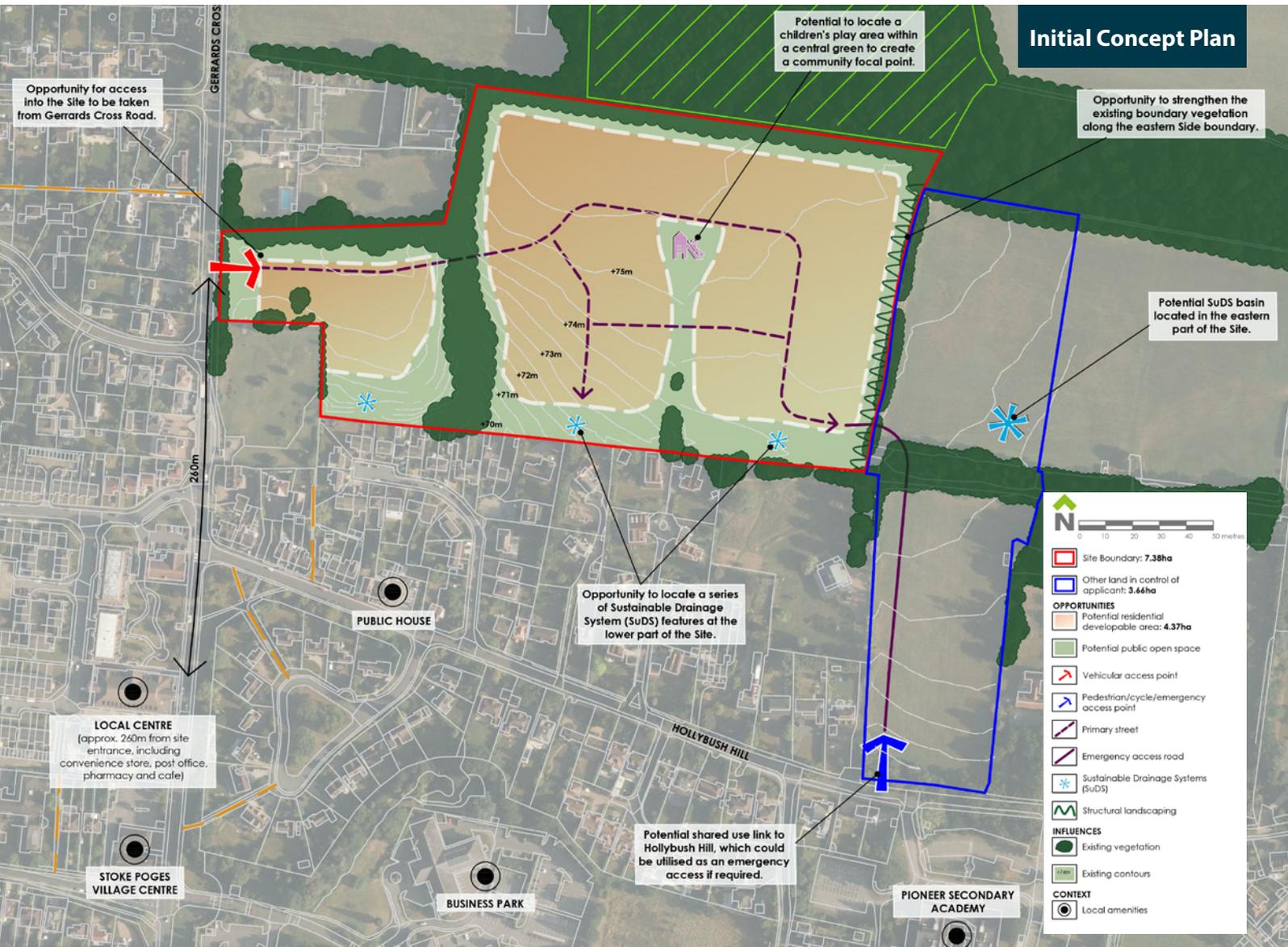
No housing is proposed within this area.

Further information is available to view on the consultation website:

www.catesby-stokepoges.co.uk



View online



Planning Application

We are preparing an Outline Planning Application, which seeks to establish whether the principle and size of a proposed development is acceptable before a second detailed Reserved Matters Application is put forward.

A Reserved Matters Application typically includes information on the layout, landscaping and appearance of the development. Development cannot take place until the Reserved Matters Application has been approved.

Local residents and statutory consultees (for example the Environment Agency and the Highway Authority) will also have the opportunity to formally comment on the application once it is submitted and registered with Buckinghamshire Council.

**PLEASE LET US HAVE YOUR
FEEDBACK BY NO LATER THAN
SUNDAY 26TH APRIL 2026.**

You can submit your feedback via the consultation website www.catesby-stokepoges.co.uk, via email at feedback@catesbyestates.co.uk, or via post: No stamp required, simply using the address **freepost CATESBY ESTATES.**

Further information is
available to view on the
consultation website:



View online

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This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the feedback methods provided.

Catesby Estates