

Subject: RE: [EXTERNAL] Buckinghamshire New Local Plan - Shabbington Response.

From: "Steve Broadbent (Cllr)" <Steve.Broadbent@buckinghamshire.gov.uk>

Date: 16/03/26, 14:07

To: richard <richard@shabbingtonpc.co.uk>

CC: Sarah Ashmead <sarah.ashmead@buckinghamshire.gov.uk>, Steve Bambrick

<Steve.Bambrick@buckinghamshire.gov.uk>, "Clive Harriss (Cllr)"

<Clive.Harriss@buckinghamshire.gov.uk>, "Greg Smith (External)"

<greg.smith.mp@parliament.uk>, Planning Policy Team Buckinghamshire Council

<planningpolicyteam.bc@buckinghamshire.gov.uk>, "Steve Broadbent (Cllr)"

<Steve.Broadbent@buckinghamshire.gov.uk>

Dear Mr Hall

I am writing on behalf of the Leader to thank you for your email regarding the proposed housing development in and around Shabbington. Please be assured the Leader, Steven Broadbent is aware and has noted your points which have also been forwarded to the team for inclusion with all other comments.

All representations received from residents, parish councils, and other stakeholders are being carefully considered as part of the planning and plan-making process. The outcomes of this site engagement process will be made available in July this year when we publish the final version of the Local Plan for consultation. At this point you will have an opportunity to make further representations.

We appreciate you taking the time to set out your concerns.

Regards

Fáinne

Fáinne Smith

Senior Executive Assistant to Cllr Steven Broadbent, Leader
Buckinghamshire Council

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The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF

From: Richard Hall <richardhall475@outlook.com>

Sent: 16 March 2026 10:49

To: Steve Broadbent (Cllr) <Steve.Broadbent@buckinghamshire.gov.uk>

Cc: Sarah Ashmead <sarah.ashmead@buckinghamshire.gov.uk>; Steve Bambrick

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SHABBINGTON PARISH COUNCIL

Dear Councillor Broadbent

Re: Local Plan proposal to develop four sites for housing development in Shabbington

Your press release of 17 February and the launch of the sites survey, with the short deadline of 16 March 2026, have caused considerable concern within our community. Only days before the Press Release, one of your planning officers, cited the Aylesbury Vale Local Plan (VALP), which identifies Shabbington as a “smaller, less sustainable village” with “relatively poor access to services and facilities.” These characteristics remain accurate and are central to our objections to these four developments.

Despite the short time frame provided for consultation, it is clear that residents strongly oppose the proposed developments. This opposition is based not on sentiment, but on evidence previously accepted by the planning authority.

Shabbington is a small, close-knit village with limited facilities: a self-built village hall, a church, a recreation ground, and a local pub. These amenities cannot support a significant population increase. Our narrow, deteriorating roads—often without pavements—are already inadequate and would not safely absorb additional traffic.

There are also serious technical and infrastructure constraints:

Flooding

The village is encircled by a floodplain and sits on impermeable clay. Two of our three access roads regularly become impassable during winter flooding. We have raised this matter with both our Member of Parliament and District Councillor.

Sewage Capacity

A £1,000,000 upgrade to our sewage works completed in early 2026 increased Population Equivalent capacity from 515 to 530. The 2021 Census recorded 538 residents. Despite this upgrade, on 15 February 2026 raw sewage discharged onto the playing fields and children’s playground for over 34 hours.

Access

All proposed sites would require substantial road improvements to meet regulations. One site relies on a privately owned road, and all owners oppose its use for access.

Education

Shabbington has no schools. Local options are limited: the nearest nursery has a two-year waiting list, nearby primary schools are oversubscribed, and the closest secondary school—located in Oxfordshire—is already restricting places for Buckinghamshire pupils.

Transport

Public transport provision is negligible, meaning any development would inevitably increase private car use and its environmental impact.

Character and Appearance

VALP guidance requires development to be small-scale and in keeping with the settlement’s form, without harming its character. Larger developments would undermine the historic nature of our village which is listed in the Domesday Book.

Habitat Impact

Proposed development would threaten habitats essential to local wildlife, including species identified by the River Thames Conservation Trust. Notably, Shabbington is a priority site for protecting the endangered Eurasian Curlew.

Given the limited and insufficient consultation period plus the complexities of the proposed developments, we felt it necessary to outline these concerns formally outside of the restrictions of the Survey envelope. Our detailed illustrated response and Executive Summary are attached for your reference and for the consideration of your planning team.

We recognise the pressures on local authorities to meet housing targets. However, damaging the very communities that define Buckinghamshire cannot be the solution.

Yours sincerely,
Shabbington Parish Council



Richard J-P. Hall
Chair, Shabbington Parish Council
Tel: 07710 627762

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