

Public Consultation: How to Respond

Deadline 6th September 2026

Search “Buckinghamshire Local Plan consultation” and select “Our Latest Consultation (Regulation 19)”



Buckinghamshire
Council

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The Local Plan for Buckinghamshire

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Our latest consultation (Regulation 19)

We're inviting comments (called 'representations' for this stage) on the proposed submission version of the Draft Local Plan for Buckinghamshire.

[Read about this on our Regulation 19 Consultation page.](#)

This 'Regulation 19' consultation is the final opportunity to make representations before the draft Plan is submitted to the Planning Inspectorate for independent examination.

The consultation is open from Thursday 23 July 2026 until 11:59pm on Sunday 6 September 2026.

Our dedicated Regulation 19 consultation page explains:

- how to make a representation using OPUSConsult
- how to view the Draft Local Plan for Buckinghamshire, Policies Map and supporting evidence
- where paper copies of the consultation documents can be viewed
- the legal requirements and tests of soundness
- what happens after the consultation closes
- frequently asked questions and support available during the consultation

View the [Draft Local Plan for Buckinghamshire 2024 to 2045](#) (PDF, 30 MB)

Our Draft Local Plan may not be accessible for all users. For more information, or to request an accessible version of any document, email equalities@buckinghamshire.gov.uk.

You can make a representation through the [OPUSConsult platform](#).

Select "Draft Local Plan Regulation 19 Document"

Planning Policy Consultations

Current documents open

July 2026

[Draft Local Plan Regulation 19 Document](#)

Ends on 6th September 2026 (30 days remaining)

[Evidence Based Documents 2026](#)

Ends on 6th September 2026 (30 days remaining)

[Housing and Economic Land Availability Assessment](#)

Ends on 6th September 2026 (30 days remaining)

Please note that the Housing and Economic Land Availability Assessment is for information only and not open to consultation.

To view the current adopted local development plans for each area, please visit our [webpage](#)

You will then see Chapters 1-7 of the Draft Local Plan

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Draft Local Plan Regulation 19 Document

Ends on 6th September 2026 (30 days remaining)

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Chapter 1 – Introduction

[Comment](#)

What is the Buckinghamshire Local Plan?

1.1 The Buckinghamshire Local Plan sets out the long-term strategy for managing growth and development across Buckinghamshire to 2045. The Plan establishes the spatial vision, strategic objectives, and planning framework for

You can comment on any aspect of the 7 chapters or appendices

But you might consider commenting in support of Chapter 4 – Vision & Strategic Objectives...

Planning for the Natural and Built Environment

Local Plan Objective 1

Comment

Aim: To conserve and enhance Buckinghamshire's valued natural, historic, and built environments, to ensure they are protected from inappropriate development.

- a. Sustain the rural character of Buckinghamshire.
- b. Protect valued landscapes, including the Chilterns National Landscape, and open countryside in the **Green Belt** from harmful or inappropriate development.
- c. Conserve and enhance special places for nature and create an enhanced connected county-wide network of green and blue infrastructure which maximises opportunities for biodiversity net gain through the creation of new priority habitats, (having regard to the Buckinghamshire and Milton Keynes Local Nature Recovery Strategy).
- d. Improve water quality in our rivers and watercourses, including our globally rare chalk streams.
- e. Ensure that development respects historic assets and facilitates the enhancement of their setting.
- f. Support regeneration of the built environment.

And Chapter 5 – Spatial Strategy & Strategic Policies – section 5.21...

5.21 The spatial strategy meets the needs of Buckinghamshire but does not accommodate any unmet needs from elsewhere. The spatial strategy meets the housing requirements without the need to allocate in the **Green Belt**, whilst only limited development is located within the Chilterns National landscape.

And Chapter 7 – Development Management Policies – Policy NE16

NE16 - Protection of the **Green Belt**

Comment

Policy NE16: Protection of the **Green Belt**

1. Development in the **Green Belt** is inappropriate except where it is on previously developed land that meets the criteria below or meets one of the following exceptions:

- a) Buildings for agriculture and forestry.
- b) The provision of appropriate facilities (in connection with the existing use of land or a change of use) including buildings for outdoor sport, outdoor recreation, recreational moorings and water-based recreation activities, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the **Green Belt** and do not conflict with the purposes of including land within it;
- c) The replacement or extension of buildings.
- d) Limited infilling only within the built-up villages identified on the Policies Map and in accordance with the definition in paragraph 7.4.173 below.
- e) Limited affordable housing for local community needs only in accordance with Policy HO9 Rural Exception Sites.
- f) Other forms of development specified in the NPPF provided they preserve its openness and do not conflict with the purposes of including land within the **Green Belt**.

2. Inappropriate development will not be supported unless there are very special circumstances. Very special circumstances will exist when the harm to the **Green Belt** by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.