

## Response ID ANON-QXPV-8XF8-W

Submitted to Local Plan for Buckinghamshire sites survey  
Submitted on 2026-03-16 20:54:36

### 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:

Cublington Parish Council

Please give your role/position and contact email address.

Your role or position:

Parish Clerk

Your council, meeting or town committee email address:

cublingtonpc.clerk@gmail.com

### Site response 1

Please give the site reference number:

Site reference number:

Wing New Town

Please give the site address (including postcode):

Site address:

NESS Study Site 18

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

Connection to site:

Adjacent Parish Council

Is the site suitable in principle for the proposed use?

No

Please give the reasons for your answer:

- There are multiple oil pipelines crossing the site, each requiring a corridor of up to 50 metres in width where development cannot take place. This significantly reduces the amount of land available for construction, thereby limiting the scope of any new building work. This has not been considered in estimating the density of housing on the site.
- We have access to good local knowledge of the site, and believe that further studies will show that this agricultural land is grade 3a or better rather than 3 to 4 as stated in the report. Land of this quality should be low priority for new housing development.
- The proposed site lies within the Wing Plateau in an Area of Attractive Landscape, overlooking the scheduled ancient monument. The Landscape Character Assessment (LCA 4.13) concludes that Landscape Guidelines are 'Conserve and Reinforce'  
<https://media.buckinghamshire.gov.uk/documents/lca-413-cublington-wing-plateau.pdf>
- There is a registered greenfield airfield (Holmbeck Farm Airfield GB-0365) close to the northern perimeter of the proposed development – attendant risks relating to aircraft movements.

What opportunities and advantages could development of the site bring?

Opportunities and advantages of development:

The only foreseeable benefits could be an upgraded A418, and the construction of a Wing bypass, to relieve pressure on minor rural roads that pass through existing villages. However, we are not optimistic that this will be a priority or that resources will be made available for the improvements in

infrastructure that would be needed.

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 NESS report underestimates the infrastructure needed to support a development of this scale. While the long-term vision is for 2,400 homes, the planned infrastructure seems to be based on the lower figures found in the NESS report. This shortfall will place greater demand on primary and secondary schools as well as access to doctors' surgeries, exceeding what is currently being allowed for.
- The NESS report acknowledges that public transport/bus routes are unsuitable. They are not currently walking distance and surrounding roads have no pavements for safe pedestrian access. This can only increase reliance on vehicle movements in the area.
- As pressure increases on the A418, it is inevitable that motorists will seek alternative routes, using minor village roads that are wholly unsuitable for heavy traffic such as the route through Cublington to the A413. The effects of increased traffic are already evident, with Cublington village experiencing a 40% rise in traffic since 2019.
- We believe that there will be considerable difficulties servicing a development of this size in terms of sewage treatment and the supply of drinking water, services that are already under pressure with no allocated resources to expand. There is no indication that this has been considered.

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

Barriers and challenges:

This proposal needs to be seen in the context of both the additional ~8,500 new homes to the northeast of Aylesbury at Berton, and the planned development by Central Bedfordshire Council in nearby Linslade. No consideration has been given to the cumulative effect on this whole area between Aylesbury and Leighton Buzzard. This will inevitably add to the pressure on the A418 and local infrastructure and has not been allowed for when assessing the impact of Wing New Town itself. Local councils are obliged to cooperate when planning developments of this magnitude, to ensure coordinated infrastructure and community planning; but there is no indication that this is taking place.

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

Important environmental features:

Very close to Scheduled Ancient Monument - Wing Castle  
Area of attractive landscape

Are there any important community assets near the site?

Yes

If you answered 'yes', please provide details:

open landscape, footpaths

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?

Yes

If you answered 'yes', please provide details:

Residents of Cublington are deeply concerned by the impact of this development on the volume of traffic through the village - issues acknowledged in the NESS report itself. The minor road which connects Whitchurch (on the A413) to Wing (on the A418) passes through Cublington as Cublington High Street. It is increasingly being used as an "Aylesbury northern by-pass", with heavy commuter and HGV traffic, often ignoring the 30mph limit. We have seen a 40% increase in traffic through the village since 2019.

- A418 is heavily trafficked and constrained through Wing; additional traffic could worsen congestion
- travel routes poor on Stewkley Road / Cublington Road; require major upgrades

"Development will inevitably result in an impact with additional traffic loading onto the A418 and potentially surrounding lower-order routes such as Stewkley Road and Soulbury Road. The A418 alignment within Wing is quite constrained, therefore additional traffic could lead to greater congestion."

"Stewkley Road and Cublington Road would require substantial upgrades and reduced speed limits to ensure they are safe and useable for people travelling on foot and by bike. Improvements to footways including additional crossings may also be required in Wing, including routes towards bus stops."

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?

No