



LOCAL PLAN for Buckinghamshire

Housing and Employment Position Statement

17th February 2026



1. Purpose

This statement outlines the development requirements for the Buckinghamshire Local Plan and explains how key evidence has informed the initial assessment of potential sites. It summarises the housing and employment needs, results of the Call for Sites process, strategic growth assessments through the New and Expanded Settlement Study and initial conclusions on potential land supply. The list of sites and an interactive map accompany this statement.

2. Housing Requirement and Land Identification Process

The Local Housing Needs Assessment identifies a requirement for 4,332 homes per year. Including a 5% deliverability buffer, the Local Plan must plan for 95,500 homes between 2024–2045.

Call for Sites

In line with national guidance, the Council undertook five Call for Sites exercises between 2021–2025 to identify land that could accommodate growth. Around 1,400 sites were submitted and tested through:

1. Housing and Economic Land Availability Assessment (HELAA)
2. New and Expanded Settlements Study (NESS)

Breakdown of sites:

- 1,400 sites received in total:
- 100 too small for assessment (doesn't meet threshold of 5 dwellings set out in national guidance)
- 415 found to be suitable or partly suitable after initial assessment
- 800 concluded unsuitable
- 80 sites overlapping with strategic locations (detail below)

3. Strategic Growth Assessment (New and Expanded Settlement Study)

The NESS evaluates broad areas of land capable of accommodating:

- New settlements (approx. 5,000+ homes)
- Major urban extensions (approx. 1,000+ homes)

The NESS provides key evidence for strategic allocations by assessing constraints, sustainability, accessibility, landscape, and infrastructure capacity.

18 strategic areas were considered in the initial assessment. 2 locations were discounted after the first stage of assessment (Burnham and Quainton) so 16 strategic areas have been identified and tested in Part 2 of the NESS. Seven scored below 60% and have been excluded from potential supply but remain in for further testing. Stoke Mandeville is the exception.

This site performs well, however, there is already a significant amount of committed development coming forward in and around Stoke Mandeville and on the southeast side of Aylesbury. The Council considers it necessary to first understand the cumulative impacts of this nearby growth—particularly on infrastructure and local services—before considering any additional allocations in this location. For this reason this site is not included in the potential supply at this stage.

Strategic areas included for further testing and included in potential supply:

- Aylesbury North
- Buckingham
- Haddenham
- Turweston
- Wing
- Winslow (two areas)

Strategic areas included for further testing in Part 3 of the NESS but not included in potential supply

- Beachampton
- Calvert
- Cheddington
- Princes Risborough North
- Stoke Mandeville
- Steeple Clayton

'provisional Grey Belt' sites included for further testing in Part 3 of the NESS but not included in potential supply

- Bourne End & Wooburn
- Chalfont St Peter
- Chesham East

4. Green Belt Assessment

In accordance with the NPPF, the draft Green Belt Review categorises land parcels as:

- Grey Belt
- Provisional Grey Belt
- Not Grey Belt

Exceptional circumstances must be demonstrated before allocating land in the Green Belt (this includes Grey Belt, Provisional Grey Belt or land in the Green Belt that is not provisional or Grey Belt).

To avoid prematurely constraining options:

- Grey Belt and NESS related Provisional Grey Belt sites are included for further testing but not in the potential supply.

Current site distribution:

- Non-Green Belt potential supply: 90,900 homes
- Green Belt potential supply (subject to exceptional circumstances): 9,000 homes

5. Housing Supply Findings from the HELAA:

- 415 sites are potentially suitable for housing.
- Combined indicative capacity: 31,600 homes.
- An additional ~15,000 homes are being targeted for brownfield intensification (assessment ongoing).
- 22,600 indicative capacity identified through the NESS excluding a further potential 4,500 identified in Provisional Grey Belt.

These potential sites are identified on the Local Planning for Buckinghamshire interactive map portal.

Final allocations will be set out in the Regulation 19 Local Plan (July/Sept 2026) after detailed evidence is completed over the next 4 months.

Summary of potential supply

Potential Housing Supply	Total without Grey Belt sites
HELAA	31,600
Increased density in town centres/well connected stations	15,000
NESS	22,600
HELAA + Density + NESS (outside of Green Belt) total	69,200
Existing commitments	14,300
Windfall (unplanned less than 5 dwellings)	7,400
Total potential supply	90,900

	Provisional Grey Belt	Grey Belt only	Total in Green Belt
HELAA	0	4,500	4,500
NESS	4,500	0	4,500
Total			9000*

Monitoring information is as of 31st March 2024.

6. Gypsy and Traveller Needs

The Accommodation Assessment identifies 681 pitches for Gypsies and Travellers and 38 plots for Travelling Showpeople.

To date 229 pitches have been identified. Work continues to determine how the assessed need can be met in full.

7. Employment Land Requirements

The Employment Land Review recommends using the housing led labour supply scenario, aligning job growth with planned housing.-

Employment land requirement:

Use Class	Floorspace (sqm)	Land (ha)
Office / Research & Development (E(g)(i)/(ii))	223,420	33.5
Industrial warehousing & Distribution (E(g)(iii)/B2/B8)	743,380	185.8
Total	966,800	219.4

Supply from existing planning permissions is 173.5 ha, leaving a net additional requirement of **45.9 ha**.

When commitments within the existing Local Plans and sites with planning permission are included, the total potential employment supply increases to **434 ha**, resulting in an estimated oversupply of **216 ha** of HELAA employment land. Further work is underway to refine this oversupply, including a review of the deliverability of existing commitments.