

Regulation 19 Local Plan for Buckinghamshire – How to Have Your Say

What is Regulation 19?

Regulation 19 is the *final* consultation before the Local Plan is sent to the Planning Inspector. At this stage, the council publishes what it believes is the **final draft** of the plan. Residents can still influence it — but only by commenting on whether the plan is **sound** and **legally compliant**.

This is the last opportunity to make comments (called representations). At this stage, you cannot simply object to the plan, but you are asked to comment on whether the plan **has been prepared in accordance with the relevant legal requirements and is sound**.

What you can comment on

Your representation should relate to one or more of the **four soundness tests** that the inspector will apply when examining the plan:

- **Positively prepared** – does the plan meet Buckinghamshire’s needs?
- **Justified** – is it backed by evidence and reasonable alternatives?
- **Effective** – can it actually be delivered?
- **Consistent with national policy** – does it follow the NPPF?

You can also comment on **legal compliance**, including whether the council followed the correct procedures.

How to submit your comments

You can submit your representation via Buckinghamshire Council’s online consultation portal <https://buckinghamshire.oc2.uk/>. They have not provided an option to submit by post or via email. If you are unable to use the online consultation portal, contact the council via email at equalities@buckinghamshire.gov.uk or call the customer service team on 0300 131 6000 to request adjustments

How to Prepare Your Representation

Before you begin

Identify the policy or site you wish to comment on. For example, the site allocation for your area, a housing, transport or environmental policy, settlement boundaries,

infrastructure requirements, etc. It will help also to read any related evidence-based documents, which you can find here: <https://buckinghamshire.oc2.uk/document/111>

1. Write your comment

For each policy or part of the plan you wish to comment **you only have 100 words**. A good way to structure the comment is:

1. **Link your point to one of the four soundness tests.** For example: “the site is not justified because the evidence base does not assess flood risk adequately”. Or “the housing policy is not effective because the plan does not identify a delivery mechanism”.
2. **Provide evidence or reasoning.** You don’t need technical expertise. Clear, logical reasoning is enough. Use your local knowledge of the area to show how the soundness test is engaged: flood incidents, heritage constraints, environmental constraints, etc. You can upload supporting documents (photos, technical reports

2. Say what you’d like to change

You may want the inspector to require the Council produces more evidence to justify a site allocation, or that the Council attaches a particular condition to a site (e.g. flood mitigation, infrastructure upgrades, etc.).

3. Upload supporting documents

You can upload photos, technical documents, a word document with a more detailed explanation of why you are objecting to the policy or site allocation, or anything you think will help your argument.

Your representation goes **directly to the Planning Inspector**, not the council.

Why Your Input Matters

Regulation 19 is the **last chance** to influence where how our villages will grow: where new homes go, what infrastructure is required, how green spaces are protected. This is your chance to shape policies you care about (transport, climate, affordable housing, etc.)

After this stage, no new issues can be raised. The Inspector will only consider Regulation 19 representations.

Remember, the deadline for submissions is **midnight on the 6 September**.