



MAGNOLIA FARM, STOKE POGES

WELCOME

Thank you very much for attending this public presentation of the emerging plans for new homes at Magnolia Farm, Stoke Poges.

Today, we are sharing information with the local community to gather feedback prior to the finalisation of an outline planning application to Buckinghamshire Council.

Located on the eastern side of Bells Hill/Grays Park Road, there is an existing access onto Bells Hill. Permission in principle for 12 new homes at the site has been granted earlier in 2026.

If we can help you with any questions, please do not hesitate to ask a member of the team. We would also welcome your feedback.



Aerial view of site with area (dotted red line) showing location of new homes already permitted in principle



Find out more at www.magnoliafarm.info



MAGNOLIA FARM, STOKE POGES

WHY MAGNOLIA FARM?



View of existing site looking south

Magnolia Farm has been identified as provisional "Grey Belt" land by Buckinghamshire Council.

The site has been assessed as making a more limited contribution to the purposes of the Green Belt than other nearby land.

Earlier in 2026, Buckinghamshire Council granted permission in principle for 12 new homes on part of the site.

The site is not currently allocated for housing in either Buckinghamshire Council's existing Local Plan or the Stoke Poges Neighbourhood Plan. However, both of these plans were prepared before recent changes to national planning policy.

Buckinghamshire has an insufficient pipeline of new homes, only able to show less than one year's supply when the requirement is for five years. In addition to this, the new Local Plan is seeking to provide locations for 69,000 new homes.

Without enough new homes, local people can find themselves priced out of their own community, employers can struggle to recruit staff, and towns and villages can become less balanced, less sustainable and less able to support local services and businesses.

Magnolia Farm can provide much-needed new homes in a sustainable location, while respecting the character of Stoke Poges and its surroundings.



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DRAFT MASTERPLAN



Illustrative masterplan showing location of new homes, access, open space and retained trees

A draft masterplan for the site has been designed to respect the character of Stoke Poges.

It reflects the village's existing pattern of development, providing green spaces, children's play areas, retained trees and hedgerows along with sustainable drainage features.

The aim is to ensure that the new homes sit comfortably alongside existing development in the village, using materials and architectural styles that reflect the local character.

The current proposals include 99 new homes, made up of 44 two-bedroom homes, 36 three-bedroom homes and 19 four-bedroom homes.

The emphasis on smaller homes is intended to help create a balanced community and reflects the aspirations of the Stoke Poges Neighbourhood Plan.

Recognising the high cost of housing locally, the proposals include 50% affordable housing. Priority for these homes could be given to people with a local connection to Stoke Poges.



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DESIGN VISION



Illustrative sketch of central street



Illustrative sketch of entrance point off Bells Hill



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DESIGN VISION



Illustrative sketch of green open space with retained mature trees



Illustrative sketch of open space and playspace



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ACCESS & PARKING



Internal site view of existing access off Bells Hill

The proposed development would use the existing access from Bells Hill. This is the same access approved earlier this year as part of the Permission in Principle for 12 homes at Magnolia Farm.

A safe and suitable access will be provided, including appropriate visibility for vehicles entering and leaving the site.

Discussions will take place with Buckinghamshire Council to determine whether any additional highway improvements are required.

Any agreed improvements including local public transport provision can be funded through financial contributions provided by the development.

A detailed Transport Assessment will be submitted with the planning application. This will consider the likely traffic generated by 99 homes, particularly during morning and evening peak periods, and assess the capacity of the surrounding road network.

The proposals also include safe walking and cycling routes throughout the development, linking homes with open spaces and other parts of the site.

Provision is currently proposed for 205 car parking spaces and 217 cycle parking spaces

Every home will have at least two off-street parking spaces.



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BENEFITS



Bird's eye view illustrative sketch of completed development looking north west

The emerging proposals provide:

- The use of **Grey Belt land** rather than land that performs a stronger Green Belt function.
- Development of land that already benefits from **Permission in Principle** for new homes.
- A logical and **self-contained extension** to the village in a sustainable location.
- **High-quality, sensitively designed** homes that reflect the character and appearance of Stoke Poges.
- **Attractive** public open spaces and children's play areas, with retained mature trees.
- Up to **99 new homes** of different sizes, helping to meet local housing needs.
- Up to **50% affordable housing**.
- The opportunity to give **priority to local people** when allocating affordable homes.
- **Financial contributions** towards local roads, schools, healthcare, community facilities and other infrastructure, together with 25% of Community Infrastructure Levy (CIL) receipts being passed directly to Stoke Poges Parish Council for local projects.
- **Additional spending** in local shops, businesses and services, with new residents expected to contribute around £3.5 million annually to the local economy.
- **Job creation**, apprenticeships and opportunities for local businesses and tradespeople, supporting an estimated 120 jobs.



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WHAT HAPPENS NEXT?



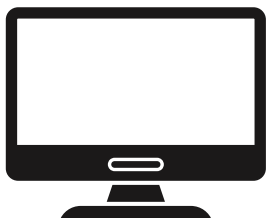
Illustrative sketch view of proposed open space and playspace

THANK YOU VERY MUCH FOR VISITING OUR DROP-IN SESSION TODAY.

Our community engagement includes the launch of a dedicated website, a webinar and this public drop-in session.

Buckinghamshire Council will also carry out its own consultation on the finalised planning application.

This will take place after the application submission, which is expected in the last quarter of 2026.



PLEASE USE ONE OF OUR FEEDBACK FORMS TO GIVE US ANY COMMENTS ON THE EMERGING PROPOSALS, WE WOULD WELCOME YOUR VIEWS.

If you would like more information our contact details are:



contact@magnoliafarm.info



0800 246 5890 (free to call)

Find out more at www.magnoliafarm.info