

# Green Infrastructure Evidence Paper [EGI]

## Part 1: Introduction

1. This paper describes the current situation of the Parish based on its historical background and development as far as concerns the existence of Green Infrastructure. Within the context of this paper, the term 'Green Infrastructure' includes parks, publicly accessible landscape and publicly accessible gardens, hedgerows, streams and water features, standing trees, open spaces and measures in place, for the management of air quality.
2. Given the age of neighbourhoods in the Parish, it is to be expected that much of its Green Infrastructure, which has a rural and historical background, lies in and around the southern part of the Parish and this paper shows that.

Consequently, with the exception of some artificially created open spaces in the midst of housing developments, built towards the end of the last century, almost all the Green Infrastructure is in or around the village neighbourhood.

3. The conclusions drawn can be summarised as:
  - Developments in the Parish should follow Garden Town principles and these should be set-out in the Neighbourhood Plan.
  - The safety of nationally rare trees - Black Poplars - in the area must be protected in accordance with the National policies.
  - Connectivity between neighbourhoods within the Parish must be improved in line with Garden Town principles of footpaths, cycleways and public rights of way. This will aid community cohesion.
  - Landscapes and views currently favoured by residents should be protected in the light of development proposals for AGT1 and AGT2 and improved wherever possible.
  - All development should be viewed in the round of the development projects facing the Parish, taking into account construction and post construction effects on public transport, roads and all other aspects affecting current residents' peaceful enjoyment of their homes.

- 'Community' is a major feature of Garden Town principles. No doubt the Aylesbury 'community' will feature greatly in the planning of the future of the district. The Neighbourhood Plan should contain policies to ensure greater cohesiveness within the 'community' of the Parish and this will require carefully worded policies in the plan.

## Part 2: Facts

4. As explained in the Neighbourhood Development Evidence Paper, Stoke Mandeville Parish is primarily a post-WW2 suburban area which has absorbed a small Victorian nuclear village from which it takes its name. The Parish consists of four distinct neighbourhoods, to which strategic development will soon add a fifth.

The Parish has seen continuous and recently massive growth in housing numbers, particularly in the northern neighbourhoods in the Parish. In reality, they represent the expansion of suburban Aylesbury into the surrounding countryside to the South and West of the town. This expansion has run over the Parish boundary to introduce the urban aspect of life into the previously rural area now in the middle and to the south of the Parish. The consequence of this is to make residents of both the southern and the northern neighbourhoods aware of the value of the rural aspect to the Parish which currently provides a green, pastoral background to daily life in and around this part of the town.

Comments received at Consultations with residents; show that this Green Space is highly valued as a barrier to coalescence between Aylesbury and the village neighbourhood.

## Current Situation

The village neighbourhood is seen very much as the rural area of the four neighbourhoods currently making up the Parish. Consequently, much of the Green Infrastructure is to be found in and around that neighbourhood including:

### Hedgerow protection zones

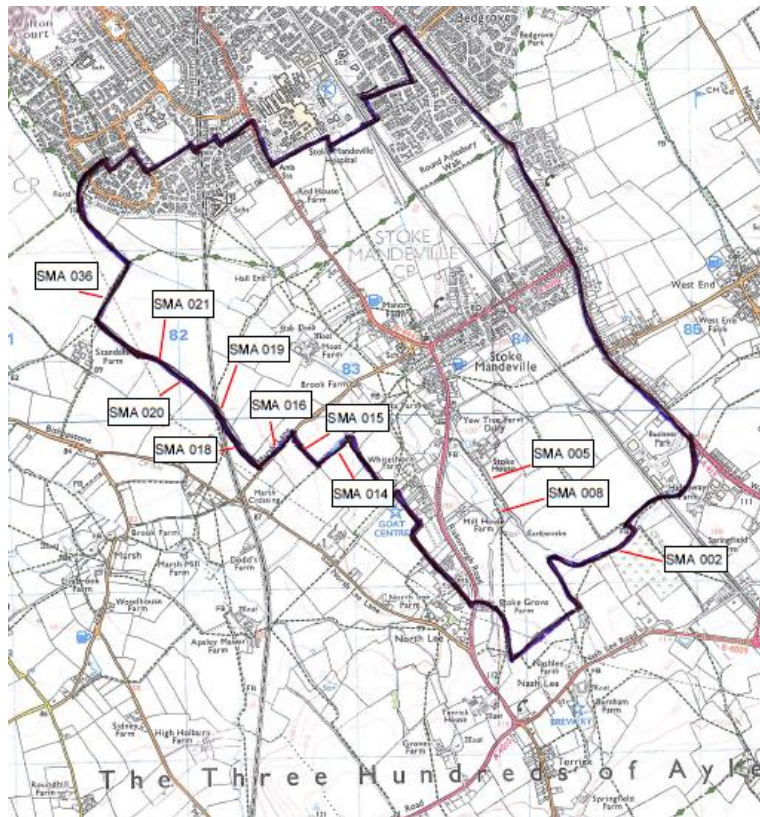
- In many major sources, protected hedgerows are considered as cultural heritage assets and so references listed here may also be referred to in other evidence papers.
- The issue of assessing the importance of hedgerows is covered by Hedgerows Regulations 1997, details of which can be found at <http://www.legislation.gov.uk/uksi/1997/1160/contents>
- Although the age of a hedgerow (over 30 years) is a fundamental criterion for its assessment as 'important', the legislation referred to above adds several other criteria in Schedule 1<sup>1</sup> to the law itself. These additional criteria involve, principally, the hedgerow being either a long-standing Parish boundary or attached to a feature of interest such as an archaeological site. Other criteria involve the number of woody species making up the hedges and the standing trees they contain.

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<sup>1</sup> <http://www.legislation.gov.uk/uksi/1997/1160/schedule/1/made>

- In preparation for the development of the high-speed railway line from London to Birmingham and the North (HS2), a considerable amount of work has been done in identifying significant environmental features in areas along the route. Stoke Mandeville will be severely affected by the line and so there is much relevance to this paper within the Environmental Statement and its appendices.

The map below was drawn up from information in the gazetteer accompanying the Environmental Statement and illustrates the location of those hedgerows assessed as 'important'. The references on the map (e.g. SMA 0014) are references to the listing in the gazetteer.



Location of 'important' hedgerows in the Parish

It is interesting to note that most of the heritage hedgerows gain their status largely by virtue of being Parish boundary markers<sup>2</sup> or by being associated with another heritage asset (e.g. marking the surrounds of the ruins of St Mary's Old Church<sup>3</sup>, a valuable archaeological site). Although the former Aylesbury Vale District Council Landscape Character Assessment (LCA 8.10 Southern Vale) refers to “well established and mature hedgerows<sup>4</sup>”, there is no recognition of particular heritage value, nor are any hedgerows listed in the Buckinghamshire Council review of assets which help ‘unlock Buckinghamshire's past’<sup>5</sup>.

It should be noted that should the planned development of HS2 go ahead, it is likely that most of the hedges in the Parish listed as ‘important’ in the gazetteer will be destroyed during the construction phase since the route of HS2 through the Parish (not shown on the accompanying map of hedges) runs through the land around Stoke House (directly over the remains of St Mary's Old Church) and close to the Parish border with Stone with Bishopstone.

Other Parish boundaries lay in areas already overlaid by various forms of development and consequently are not marked by hedgerows.

#### Streams, Lakes and Ponds

- There is only one significant waterway in the Parish, Stoke Brook, which, according to Ordnance Survey map 181, Chiltern Hills North, is fed by four original tributary streams.
- The first enters the Parish adjacent to the Triangle Business Park having risen at Springfield Farm near World's End.
- The second rises at Springfield Farm in Terrick and enters the Parish near Nash Lee Road meeting the first stream near the Old Orchard (which sits just outside the Parish). The stream then flows into the fields of Stoke House and meets the third tributary.
- The third tributary rises near Stoke Grove Farm, adjacent to the former Mill House Farm.
- In this area, the stream forms part of the water system for the Old Mill at Mill House Farm.
- A fourth tributary meets the Brook in the grounds of Stoke House, having risen in the fields beyond. From here Stoke Brook flows on through the Parish before leaving in the vicinity of the Hawkslade neighbourhood of the Parish, joining Bear Brook and then on to join the River Thames to the North West of Aylesbury.

There are no other significant lakes or ponds other than on private property.

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<sup>2</sup> London-West Midlands Environmental Statement Volume 5 | Technical Appendices CFA11 | Stoke Mandeville and Aylesbury Gazetteer of heritage assets (CH-002-011) Cultural heritage, Gazetteer page 2 SMA 002

<sup>3</sup> London-West Midlands Environmental Statement Volume 5 | Technical Appendices CFA11 | Stoke Mandeville and Aylesbury Gazetteer of heritage assets (CH-002-011) Cultural heritage, Gazetteer page 4 SMA 008

<sup>4</sup>

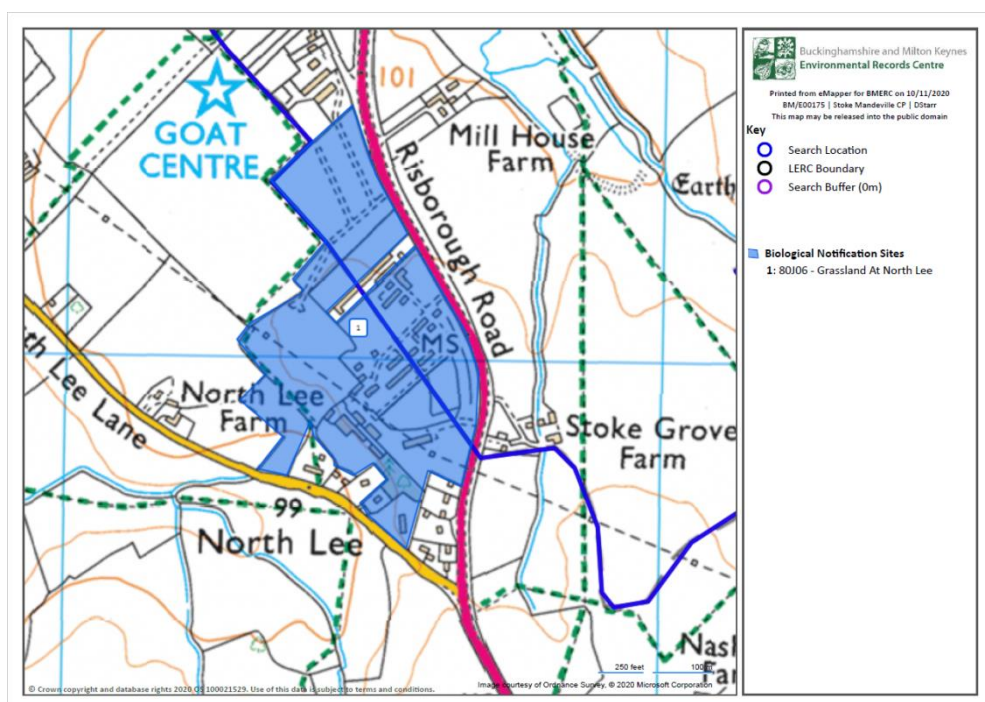
[https://www.aylesburyvalcdc.gov.uk/sites/default/files/page\\_downloads/LCA%208.10%20Southern%20Vale%20-%20revised%201%20may%2008.pdf](https://www.aylesburyvalcdc.gov.uk/sites/default/files/page_downloads/LCA%208.10%20Southern%20Vale%20-%20revised%201%20may%2008.pdf)

<sup>5</sup> <https://ubp.buckscc.gov.uk/SingleResult.aspx?uid=TBC340>

### Wildlife sites and local habitats

- As well as work on hedgerows (see above), a major piece of work on wildlife sites and local habitats has also been undertaken by HS2 Limited, in connection with the development of the high-speed railway line from London to the West Midlands as noted above.
- For details of surveys carried out by HS2 Limited see HS2 Limited publication 'London - West Midlands Environmental Statement, Volume 5 Technical Appendices CFA7-15 Colne Valley to Lower Boddington Ecological baseline data: designated sites, habitat surveys and flora (EC-001-002) Ecology<sup>6</sup> for Community Forum Area (CFA) 11.
- The map book which accompanies the above document<sup>7</sup> logs wildlife sites. For Stoke Mandeville, it shows only the same site as that reported by BMERC as noted in the following paragraph.

'Further records of wildlife and protected sites are kept by Bucks and Milton Keynes Environmental Records Centre (BMERC). Their map tells us that there are no protected sites in the Parish other than the biological notification site (BNS) which covers an area between North Lee Lane and Risborough Road, part of which falls within the Parish. The map of the site below would suggest that this covers the area of what used to be a site largely occupied by buildings of the organisation BOCM, a significant part of which is now occupied by a Care and Nursing Home'.



Since the map is copyrighted 2019, it seems fair to assume that the buildings outlined on the map in the area in question, are in fact representative of the Care Home development.

<sup>6</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/360521/Vol5\\_CFA7-15\\_Ecology\\_EC-001-002\\_low.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/360521/Vol5_CFA7-15_Ecology_EC-001-002_low.pdf)

<sup>7</sup> [http://webarchive.nationalarchives.gov.uk/20140806173545/http://assets.dft.gov.uk/hs2-environmental-statement/volume-5/ecology/MB45\\_VOL5\\_EC\\_CFA11\\_WATERMARKED.pdf](http://webarchive.nationalarchives.gov.uk/20140806173545/http://assets.dft.gov.uk/hs2-environmental-statement/volume-5/ecology/MB45_VOL5_EC_CFA11_WATERMARKED.pdf)

In addition, the BMERC information illustrates that there are no notifiable species present in the civil Parish. There are, however, a number of Black Poplar trees which, though common locally, are rare in the UK. The black poplar was once a staple of Britain's landscape, but today the trees are few and far between. Only around 7,000 wild Black Poplars now grow in Britain and of these, only 600 are female trees<sup>8</sup>.

#### Open spaces

- Open spaces occur around the Parish as follows:
- The rural neighbourhood is largely a ribbon development of village housing and small industrial units surrounded by agricultural land. The term 'agricultural land' applies certainly to current usage. However, a number of impending construction projects affecting various areas of the Parish, will mean that significant tracts of what is currently agricultural land are likely to become part of one or more of the following:-
  - Development of the high speed railway line from London to Birmingham and beyond, HS2.
  - The South East Aylesbury Link Road (SEALR).
  - The probable development of the Oxford - Cambridge corridor, leading to the upgrading of the Aylesbury - Princes Risborough railway line for East - West Rail.
  - The development of Aylesbury Garden Town.
- These major construction projects are likely to have effects on many aspects of daily life, during both the construction and post construction phases.
- The development of Aylesbury Garden Town will affect both the design of the properties built as part of that initiative and the infrastructure that goes with them. For example, the plans for the Garden Town include the Greenway, a circular green belt around Aylesbury. This will offer the public a place to enjoy nature and a path / cycleway link between parts of the town. It will pass through Stoke Mandeville broadly through the neighbourhood which this plan designates as the Stoke Mandeville Corridor. As such, its planned route will bring the need for a new public railway crossing on the edge of the Village neighbourhood as the Greenway heads towards the new Parish Centre.
- The urban neighbourhoods are physically attached to the Aylesbury conurbation but are surrounded at the boundary areas by agricultural land. There is a recreational area known as 'the dog walking path' around the outside boundary of the Hawkslade neighbourhood.
- There are few Green Spaces within the developed areas of the Parish but the Queen Elizabeth II playing field at the village Community Centre is highly prized and highly valued as a recreation area for dog walkers and residents of all ages in the Parish.
- The following is a list of the principal Green Spaces in the Parish. A number of these open spaces meet the criteria to be designated as Local Green Spaces (See the Designated Local Green Spaces Evidence Paper). In the following lists and paragraphs, they are indicated by an asterisk (\*). A formal list of local green spaces proposed for designation, can be found in Annex 2 to the Biodiversity & Climate Change Evidence Paper.

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<sup>8</sup> <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/a-z-of-british-trees/black-poplar/>

- There is only one green space in the Stoke Leys neighbourhood. It is described in the following paragraph headed 'Green Spaces around the Parish.'

### Stoke Grange

- Land along Dalesford Road at the bottom of Elham Way.\*
- Land off Elizabeth Close/Charles Close\*

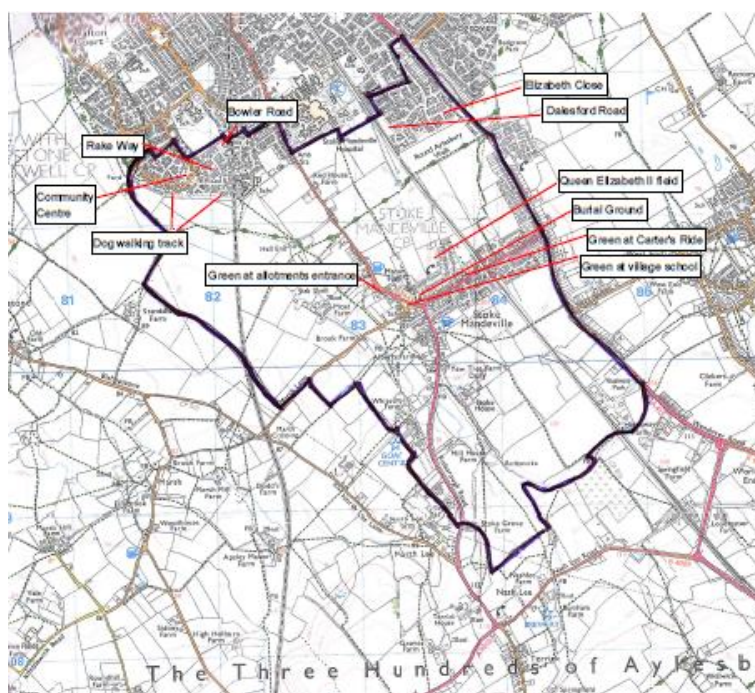
### Village

- Queen Elizabeth II field at the Community Centre.\*
- Burial Ground alongside Swallow Lane.
- Green in front of village School.\*
- Land opposite the green in front of the village School on the other side of Lower Road.\*
- Green at the entrance to allotments and the allotments themselves.\*
- Green centre of Carters Ride\*.

### Hawkslade

- Land along Bowler Road bounded by Rowan Close and Harrow Close.\*
- Land off Rake Way between Ridge Close and Wheat Close\*.
- Land alongside the footpath known as 'The dog walking track' between homes and fields around most of the outside perimeter of Hawkslade.\*
- Greens surrounding Hawkslade Community Centre and shop alongside Barley Crescent and the junction of Anton Way and Orwell Drive.\*

The spread of the Green Spaces is illustrated on the map below.



### Green Spaces around the Parish\*

It is worth noting that the only open space in the Stoke Leys neighbourhood is the Buckinghamshire County Council Sports and Social club grounds and playing field which, though designated as an asset of community value for some years, is now closed.

### Trees

There are a number of tree preservation orders on individual trees within the Parish. Inevitably because of the relative age and available space of the properties concerned, the majority, though not all are in the village neighbourhood. A list of tree preservation orders is in Appendix 3.

There are no major stands of trees in the Parish; however, as referred to above, the Parish is relatively rich in black poplar trees, which are protected under Section 13 of the Wildlife & Countryside Act 1981 and The Hedgerows Regulations 1997. The BMERC map referred to above shows 95 individual specimens spread across the rural areas of the Parish.

### Verges

Many roads in the Parish have grass verges some of which are relatively wide, notably Risborough Road\* and Lower Road and there are a number of small areas of green space among housing developments.

### Parks

The Parish has no formal park, although the Queen Elizabeth II playing field is often referred to locally as 'the park'.



## Public Opinion About Green Infrastructure

### 2017 Consultation

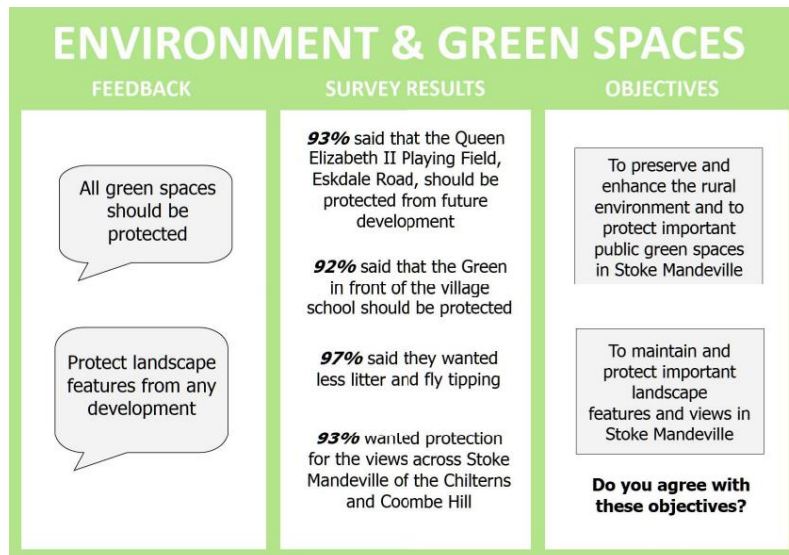
In November 2017 the Stoke Mandeville Neighbourhood Plan Steering Group sought public views about two Green Infrastructure based objectives. These objectives and the responses to them are summarised below.

| Objective   | Responses   |
|---|---|
| <p>Objective 4 : To preserve and enhance the rural environment and to protect important public Green Spaces in Stoke Mandeville</p> | <p>93% either 'Strongly Agreed' (82%) or 'Agreed' (11%) that 'Queen Elizabeth II Playing Field, Eskdale Road', should be protected from future development.</p> <p>92% 'Strongly Agreeing' (78%) or 'Agreeing' (14%) that the 'Green in front of the village School' should be protected.</p> <p>Continuing the theme of protection of Green Spaces in and around the Village.</p> <p>86% either 'Strongly Agreed' (69%) or 'Agreed' (17%) with protecting the 'Burial Ground alongside Swallow Lane'</p> <p>75% for the 'Green at entrance to allotments' and 71% the 'Green at centre of Carters Ride'.</p> |
| <p>Objective 5 : To maintain and protect important landscape features and views in Stoke Mandeville</p>                             | <p>93% either 'Strongly Agreed' (79%) or 'Agreed' (14%) with 'Views from across Stoke Mandeville of the Chilterns and Coombe Hill'</p> <p>88% 'Strongly Agreeing' (71%) or 'Agreeing' (17%) with 'Views from the south side of Stoke Mandeville village across open countryside towards Chiltern Hills.</p> <p>The overriding pattern to emerge was that respondents were keen to see the protection of landscape features from any form of development.</p>  |

## What Do Residents Think?

### Public Consultation 2017 & 2018 – Survey Results

A Public Consultation Exhibition was held in November 2017 and September 2018 by the Stoke Mandeville Neighbourhood Plan Steering Group which included the display board on Environment & Green Spaces below.



See Annex 2 for Complete List of responses.

### Part 3: Analysis and Conclusions

7. As with so many factors covered by these evidence papers, the incidence of green infrastructure reflects the divided nature of the Parish. The more recent northern neighbourhoods have grown from the urban sprawl of the local major conurbation, whereas the earlier rural neighbourhood has over time, land usage and custom, developed many features which residents of the whole Parish value highly. The open agricultural space between the northern and southern aspects of the Parish are a good example, which can be contrasted physically with the 'nod' to open space, created by developers in inserting a number of small/tiny open spaces within the relatively densely packed homes of the northern neighbourhoods.

In addition, potentially imminent local infrastructure developments will place enormous pressure on the Parish and its rural aspects. Projects such as:

- The development of HS2.
- The building of the South East Aylesbury Ring Road (SEALR).
- The probable development of the Oxford - Cambridge corridor, leading to the upgrading of the Aylesbury - Princes Risborough railway line for East - West Rail.

- The development of Aylesbury Garden Town (development sites designated as AGT1 and AGT2 in the AVDC revised draft local plan are in fact, on the ground, the rural open spaces valued by residents as the barrier to coalescence with Aylesbury and the 'lungs' of the Parish) are the very reason why this Neighbourhood Plan is so important to this Parish. Without some attempt to preserve the very essence of the Parish, a world-renowned name will come to mean simply another large housing development in the ever-growing environs of the country's Capital.

## Conclusions

Based on the materials above, policies in the Neighbourhood Plan should address the following issues on behalf of current and future residents:

- Policies must be put into the Neighbourhood Plan to ensure that development meets the Garden Town criteria, including at least 50% green infrastructure<sup>9</sup>.
- The safety of nationally rare trees - Black Poplars - in the area must be protected as far as possible. The allocation of sites as Local Green Space has the potential to protect and enhance these assets and ensure that their contribution to the network of Green Infrastructure in the Parish is maximised in perpetuity.
- Connectivity between neighbourhoods within the Parish must be improved in line with garden town principles of footpaths, cycleways and rights of way.
- Landscapes and views currently favoured by residents should be protected in the light of development proposals for AGT1 and AGT2 and improved wherever possible.
- 'Community' is a major feature of Garden town principles. The Neighbourhood Plan should contain policies to ensure greater cohesiveness within the 'community' of the Parish.

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<sup>9</sup> AVDC VALP proposed submission Para 4.29 and D1 in VALP Proposed submission plus specification for AGT1 in paras 4.30 - 4.38 <https://aylesburyvaledc.jdi-consult.net/localplan/readdoc.php?docid=3&chapter=5&docelemid=d444#d444>

## Annex 1 – Complete List of Public Consultation Responses 2016

Responses from Consultations across topics relevant to Green Infrastructure.

### Village Consultation - 2016

#### Environment; Conservation and Heritage

- Need to keep trees for privacy and sound reasons against HS2.
- We need to preserve the green space between Stoke Mandeville Village and Aylesbury.
- There needs to be a large green space between Aylesbury and Stoke Mandeville – otherwise we become part of the town.
- Green Spaces are valuable for wellbeing and health. Congestion fumes all add up.
- Traffic jams around rush hour now (without additional housing). Keep Green Spaces. Won't be a village – just a town.
- Maintain rural character, views and distinctive features. As with traffic if HS2 goes ahead there must be vigilance and close monitoring of all impacts, including practical details not considered at earlier stages.
- Need Green Spaces for play and to ensure housing against flooding.
- Value our rural environment and village status – don't make us a suburb of London. Value open spaces – variety of meadowland, woodland etc., many of which will be lost if current housing proposals/HS2 go ahead.
- Traffic problems exist today. Limit building of housing estates. Fix today's and future traffic issues.
- Coalescence between Aylesbury and Stoke Mandeville must be avoided.
- Only limited housing. Less traffic coming through the village. Less gridlock and traffic fumes. We value our Green Spaces. Our Community Centre and playing fields are extremely well utilised and a great asset to the village.
- Maintain or increase wild habitats keep trees and hedgerows.
- Conservation of footpaths and Green Spaces not a housing estate.
- Need green places as area is of outstanding beauty, congestion Station Road would not cope.
- Car parking for allotments needs to be provided.
- Preserve open spaces including old orchard. Very concerned about traffic volumes, especially with all the construction planned (HS2 new estates, etc.).
- Safeguarding or protection of farming land.
- Conservation of footpaths and Green Spaces.
- Preserve all current Green Spaces and footpaths.
- Stop developing green land, keep spaces.
- Playground, shops, more trees/flowers, more pet shops.
- Traffic and train noise to be kept at a reasonable level.
- Conservation of village identity to remain a village not a housing estate.
- Retain wide green verges.
- Maintain distinctive character and heritage of SM and perhaps do more to ensure this is appreciated by all residents.
- Retain green in front of the School.

## **Hawkslade Consultation - 2016**

### **Environment; Conservation and Heritage**

- I think the land between the Hospital and the village should be left as it is.
- Any chance of a manmade lake? Would be nice for earmarking it as a conservation area too!
- Park, Field.
- Picking blackberries and footpaths in the fields.
- Please could the local rubbish bins near the Co-Op be emptied more often? The rubbish is blown all over and into my garden. Many thanks.
- Tidy hedgerows more regularly and keep them trimmed especially for cycling.
- Make sure you don't put your litter on the floor – put in the bin.
- Open space is important. Do not permit development that will destroy the rural character of the village. Provide good opportunities for open access to fields and footpaths. Do not allow urban sprawl between the village and Hospital.

## **Village Fete -12 June 2016**

### **Environment; Conservation and Heritage**

- Maintain rural environment around the village.
- Stoke Mandeville currently has an identity – keep it!
- Green community play facilities required to encourage community cohesion and provide outlet for youth of all ages.
- It's important to retain the village identity. Families have paid a premium for a rural house location; we do not want to be swallowed up by Aylesbury.
- 'Corridors for wildlife' Maintained natural avenues between new developments should be part of pre purchase agreements with developers.
- We need our green land. We still see animals at the back of my garden and where do you want these animals to go.
- The buildings will affect the animals.
- Don't ruin local habitat or wildlife; currently we see deer, foxes, rabbits and a host of birds.
- Important to keep a 'green' corridor dividing Aylesbury and Stoke Mandeville, Bierton, Stone, Aston Clinton etc. Aylesbury is too big already. New housing in North Bucks would be better.
- Keep the fields between the village and the Hospital.
- Retain Green Spaces in heart of village – amenity and providing corridor for wildlife.
- Development = necessary. Village = Green Space. Keep the village as the necessary development evolves.
- We need to retain as much of what we already have. Once it's gone it will never be replaced.
- Eskdale Park is an amazing space – we need more spaces like this.
- We need to keep it a village and not join us with Aylesbury.
- Keeping a village and farming fields helps us understand what life is. Urban sprawl and people forget where food comes from.
- Green space still needed.
- Maintain green space!
- Keep Stoke Mandeville a village not a town.

## Annex 2 – Complete List of Public Consultation Responses 2017

**Question 4a. Please specify any other Green Spaces you would like to see protected here, along with the reason why.**

- The farming land between Stoke Grange and Stoke Mandeville should be protected to maintain separation (007 and part of 006).
- SMD018 - Green Space vital for the community for historical walking and leisure purposes.
- Land between Aylesbury and Stoke Mandeville village.
- Protect them all. No more houses in this area. We are a village.
- All green land between Station Road and Wendover.
- Green outside 17-19 Eskdale Road has mature trees and will just be turned into driveways and more parking bays.
- The area behind Bowmont Drive linking Chess Close and Ravensbourne Road. This is a small oasis of calm, providing an area for recreation and relaxation and the reason people enjoy living here. Any development would ruin this and result in extremely cramped overlooked properties.
- Burial Grounds old and new proposed, Church and Grounds, recreation areas (need much more - behind Ligo Avenue).
- Green Space in front of SM Railway Station and any other small areas that make SM a village.
- SMD005 AND SMD016. We need some breathing space here.
- The fields that separate the town of Aylesbury from the village of Stoke Mandeville.
- SMD006, SMD007. There should be a green band maintained between Aylesbury and Stoke Mandeville, otherwise Stoke Mandeville becomes a suburb and no longer a village.
- All.
- No development on any of these spaces.
- All Green Spaces should be protected, to protect the health and wellbeing of the residents of Stoke Mandeville.
- I'm not sure why any Green Spaces would be considered? At best you would get a small handful of houses on any of the above - hardly seems worth it. What happens when all the Green Space is gone??
- Green in centre of the village by The Bull and Brudenell Drive.
- Permanent Green Spaces needed wherever building is done.
- Green space between The Bull, cottages and A4010 Risborough Road.
- Allotments, burial grounds, children's play areas, public footpaths.
- These areas are used for community fetes and fund raising for local needs.
- I would like to see the land at the back of Brudenell Drive and Woolpack protected as it is a clear definition of the village and its views to National Trust Land. It could be a park without buildings. It has footpaths.
- All Green Spaces that have been allocated already.
- SMD007, 008, 016, 004, 005. I believe to maintain a village feel and prevent SM being swamped into Aylesbury. Some land should be left between Stoke Grange and SM. Also this will provide less traffic onto Main Road which is already difficult to pull out onto from Stoke Grange.
- Green Space. Castlefields. Traffic.
- Public footpath from Station Road to Wendover Road and space around this path. Green lungs should be preserved as part of Garden Town proposals. Distinguished Stoke Mandeville from Aylesbury.
- All Green Spaces - no more building.
- All Green Spaces should be protected; I would like my child to actually see some wildlife.
- Green space at Bucks Sports and Social Club.

- Anywhere south of Stoke Mandeville, otherwise it will lose its identity as Aylesbury swamps all. That is simply wrong. There have been previous attempts in the last few years to develop south of Stoke Mandeville, which the Council rightly rejected. Nothing has changed.
- Stoke Mandeville Sports & Social Club fields etc.
- Green Spaces needed in and around developments to enhance quality of life for the people who live there and protect wildlife.
- Green off Diane Close/Hanson Way, children regularly play on this green.
- Fields behind Ligo Avenue, fields behind Petersfield (both lovely areas to walk), entrance to Ligo Avenue (nice green area with seating. Nice focal point), fields either side of Marsh Lane (also lovely walking area).
- A part of the fields alongside Lower Road in SMD006 to protect the beautiful rural view across the fields towards Stoke Grange area.
- Green and trees in front of 15-27 Eskdale Road, to prevent parking overspill from recent planning application of Eskdale Road.
- Children's playgrounds should be protected.
- The sports fields behind Bradenham Walk.
- Fields on Lower Road.
- Route and land either side of Bedgrove Brooke. Also land at Ambleside next to School.
- SMD016, 008 to allow separation from Aylesbury and for Green Space to be seen along the A413.
- I cannot believe that anyone would consider these spaces for anything other than Green Space/recreational spaces. They have to be protected.
- SMD018 - fields east of Lower Road - provide open access to green field footpaths.
- All agricultural green belt land should be protected.
- Hawkslade. Dog walking field and farmers field off Westfield because people walk dogs on the fields and you can see the landscape around Stoke Mandeville such as Coombe Hill.
- As I live near the Bedgrove edge of the Parish I am unable to comment on most of these areas as I am not familiar with them.
- Church of St Mary, Lower Road.
- The Green Space behind SMD015.
- Agricultural area denominated as areas SMD016; 008; 006; 018; all helping to maintain rural nature of village ward of Parish.
- Don't build on every inch of Green Space. Save some that we can all enjoy appreciate.
- The greenbelt, fields surrounding Stoke Mandeville should be used for agriculture not building!!!!
- All of it.
- As kids we grew up in London and it was so important to have Green Spaces, moving to SM we walk lots and enjoy the greener views, even as we drive through Hawkslade or use the Co-Op as a stop off!
- Green areas along Lower Road and Sports and Social Club ground. It is so congested around this area already and the Green Space is needed for the community.
- All Green Spaces. Stop destroying everything.
- The dip at the bottom of Elham way and Dalesford Road. This protects our estate from flooding and is used as a fun area when covered in snow. Lovely to watch.
- Retain green buffer/belt definition between SM and Aylesbury.
- The fields behind Dorchester Close and Carter's Ride.

**Question 4b. Thinking about your surrounding rural environment and public Green Spaces within Stoke Mandeville, which of the following would you like to see more of? Other**

- Leisure spaces for the elderly.
- Keep all Greenfields in and around Stoke Mandeville.
- More car parking at the Hospital to keep cars off the roads in Elm Farm.
- But no housing.
- A water feature.
- Cyclepaths needed along Station Road.
- Open areas of fields for dog walking and hiking.
- Clearer demarcation between shared cycle and footpaths.
- Dog Park.
- Cycle path along Station Road joining existing cycle paths between Asda and the existing cycle path on Wendover Road.
- No parking on grass verge anywhere, anytime. Also pavements.
- Please replace trees that have died or been cut down.
- No more houses.
- Stoke Mandeville Spine route running north-south through Parish from Hawkslade to Stoke Farm.
- I would expect new developments to include required children's play areas and suitable recreation areas for teenagers as part of the design statement.
- I think with HS2 now being built and the A4010 being made into a cul-de-sac the village should look to re-creating a centre, perhaps the area by The Bull?
- Specific areas for dog walkers – enclosed.
- Public footpaths across green land. [Consultation Events Feedback - Transport.docx](#)
- Allotments can be unsightly. If decent sized gardens are catered for, then they should be used.
- Kids/teens/elderly often unite in open spaces; use them more to bring out communities together.
- Cycle ways to Aylesbury and surrounding villages that are designed for unimpeded ride. Riding on a footpath with forced stops at junction does not work - I may as well cycle on the road.
- Safe alternative to Station Road footpath to get to park with children - especially over the bridge where it is very narrow. More pedestrian crossings.

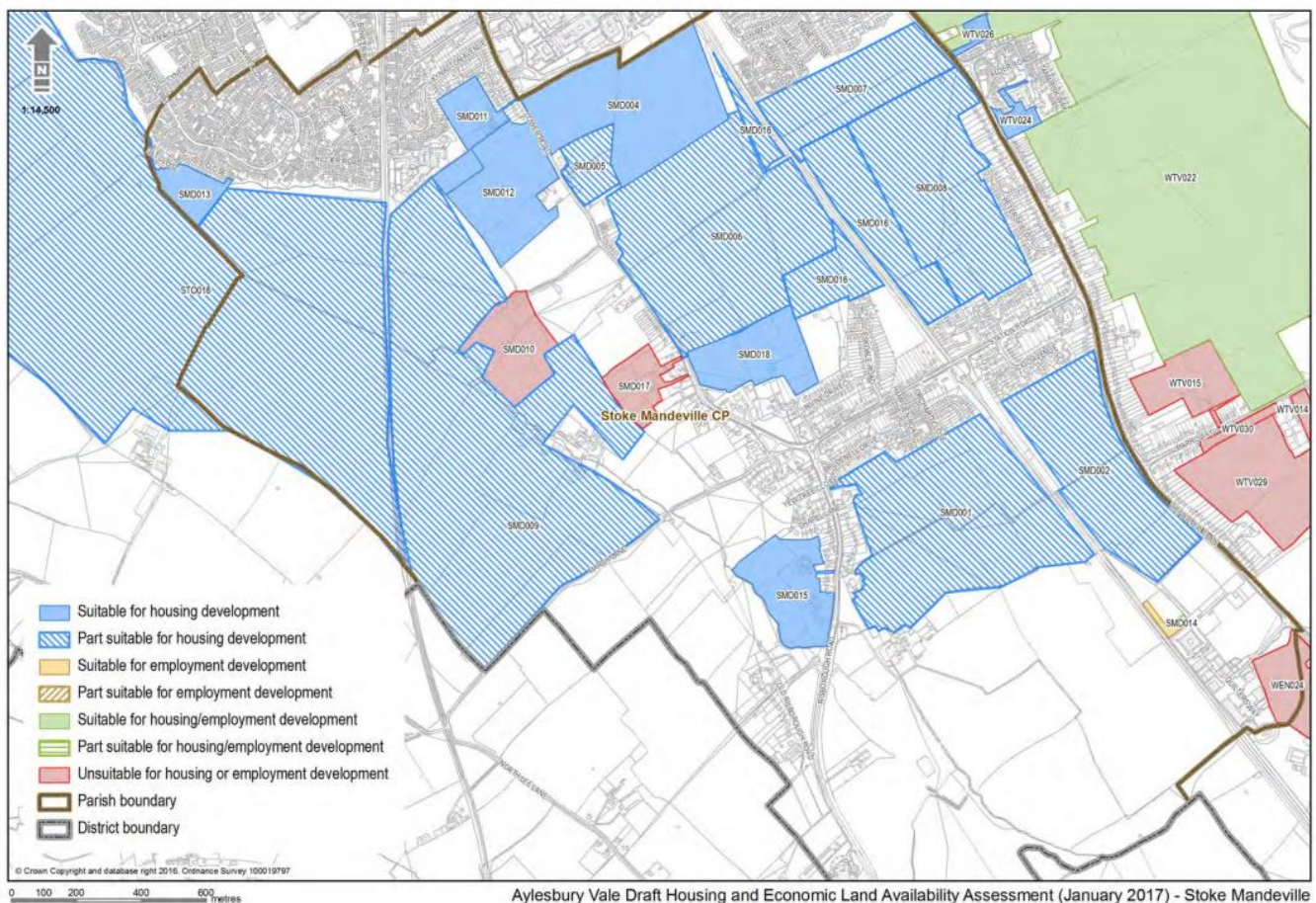


**Question 5. Below are some examples of landscape features and views that you might consider important to protect from any form of development. Other.**

- Dog walking track next to Hawkslade and green fields outside it with views to Chiltern Hills. Many people use this path, and the clear views are very important for its enjoyment and the psychological health of its users.
- All rural spaces.
- All.
- The green footpaths fields from Manor Farm to SM Hospital and towards Bedgrove.
- Not sure if covered above, but land behind Brudenell Drive facing Chiltern Hills.
- Land between Station Road and Stoke Grange.
- As much of the rural landscape as possible, given that I made a choice to live in a village, not an urban city environment.
- Marsh Lane either side of both rail tracks cleared of fly tipping.
- All.
- Country parks like Wendover Woods.
- Open fields along Dalesford Road towards Station Road and open fields over the train track towards Lower Road.
- The flat space between Stoke Mandeville and Wendover, defining the ancient villages. Stoke Mandeville must remain a distinct Parish. HS2 is bad enough, but if you have to build, for the sake of all longstanding loyal residents, build on STD016. New buyers will know what they are getting. If housing needs are a predominant issue, it serves that purpose as the map evidences the space is vast. If that space is not chosen, it will only be for money terms, which would be unjustifiable. I hope that sense prevails.
- Football fields.
- Meadows.
- The Church should be made more of. It has too many road signs in front of it!
- All views around Stoke Mandeville to keep a rural identity.
- Chiltern Hills from Stoke Mandeville.
- Land between Lower Road and Community Centre playing fields.
- I would like to see that our large and small trees are looked after and our verges and hedges are kept tidy.
- Protect as many trees and green spaces as possible, especially along main roads. Lower speed limit to 30mph where there is housing e.g. Wendover Road, where 40mph currently means traffic speeds along, preventing crossing for pedestrians and pulling out from side roads. Do not build a link road between Wendover Road and Lower Road, as this will cause even more traffic to feed into both roads and will be very damaging to adjacent green areas.
- Either side of Risborough Road. At least some green space on the Wendover Road
- The streams through the field by Animal Antiks and Stoke House and the fields and area surrounding Stoke House.
- The old Church and fields around Stoke House.
- The feature I would like to see protected is the farm land surrounding Stoke Mandeville along the Princes Risborough Road and access to what is still open country, particularly for wildlife.
- Fields East of Lower Road.
- Mature trees and wooded areas.
- Public area such as the play park at the Community Centre.
- All areas that are currently 'open' areas.
- Green Spaces, farm land and parks.
- All.

- I would like to see a corridor at least around SM village so it remains a village and separate from Aylesbury Town.
- Stoke Mandeville as a village.
- Open fields!
- Local farms, Churches and School buildings that play an important role in the community and are in keeping with the look of a traditional village.
- Canal Ways.
- Fields between Hawkslade and Stone, we walk there regularly don't ruin this, please. Area in front of School - don't do it!
- Plenty of trees and high hedges around train tracks to muffle sound & create homes for wildlife etc.
- All of them. Is it not bad enough we have that god awful HS2 carving a scar through the country side?
- Views of old buildings e.g. Churches, Thatched (old) properties, areas of woodland.
- Unfortunately too late, HS2 will ruin Stoke Mandeville destroying views of the Chiltern Hills and an area of outstanding beauty. Where is the tunnel?
- The ancient site of St Mary's Church and Old Stoke Mandeville village.
- The views from SM are part of what makes it a village.
- We are gradually removing areas for wildlife. We need to wait until HS2 impact is seen in reality.

### Potential Suitable Site Developments – Land Availability Map (January 2017)



## Annex 3 – Tree Preservation Orders<sup>10</sup>

### **TP5970**

Oak Tree House

Order: 1985

Details: T1 Horse Chestnut, T2 Horse Chestnut.

Status: C

Order Date: 07/03/1985

Confirmed Date: 12/07/1985

### **TP6033**

The Vicarage 28 Risborough Road

Order: 1993 No 20

Details: T1 Lime, T2 Beech, T3 Holm Oak.

Status: C

Order Date: 20/08/1993

Confirmed Date: 15/11/1993

### **TP5939**

Walnut Close

Order: Null

Details: T1 Ash

Status: C

Order Date: 10/11/1979 12:11:34

Confirmed Date: 11/03/1980 12:11:34

### **TP304689**

Thornbrook House, Risborough Road

Order: 2008 No. 5

Details: T1 - T3 Pine, T4 Maple

Status: C

Order Date: 11/03/2008

Confirmed Date: 24/07/2008

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<sup>10</sup> Source: <https://www.aylesburyvaledc.gov.uk/protected-tree-search> Close all layers except tree preservation orders, find location on map, click on tree symbol

**TP187740**

Land at 41 Lower Road

Order: 2004 No. 4

Details: T1 Oak, T2 Birch, T3 Horse Chestnut, T4 Walnut, T5 Cherry, T6 Spruce

Status: C

Order Date: 18/02/2004

Confirmed Date: 14/05/2004

**TP6109**

113 Wendover Road

Order: 1999 No 9

Details: T1 Walnut

Status: C

Order Date: 24/03/1999

Confirmed Date: 26/08/1999

**TP266724**

Land off Castlefields

Order: 2006 No. 7

Details: T1 Beech, T2 Copper Beech

Status: C

Order Date: 12/05/2006

Confirmed Date: 29/08/2006

**TP6105**

Land at rear of 18 Castlefields

Order: 1998 No 5

Details: T1 Horse Chestnut, T2 Sycamore.

Status: C

Order Date: 20/02/1998

Confirmed Date: 16/07/1998

**TP5703**

279 Wendover Road

Order: Tree Preservation Order 1994 No 24

Details: T1 Oak T2 Sycamore

Status: C

Order Date: 02/02/1994 14:48:25

Confirmed Date: 10/03/1994 14:48:25

**TP5709**

2 Elham Way and 4 Evans Close

Order: Tree Preservation Order 1992 No 2

Details: T1 - Walnut

Status: C

Order Date: 16/01/1992

Confirmed Date: 10/06/1992

**TP302346**

235 Wendover Road

Order: 2008 No. 4

Details: T1 Oak

Status: C

Order Date: 28/02/2008

Confirmed Date: 23/05/2008

**TP302345**

229 Wendover Road SM

Order: 2008 No. 3

Details: T1 Oak, T2 Oak

Status: C

Order Date: 28/02/2008

Confirmed Date: 23/05/2008

**TP6108**

The Chilterns, Old Risborough Road

Order: 1998 No 26

Details: T1 Ash, T2 Ash, T3 Weeping Willow, T4 Robinia, T5 Red Oak, T6 Oak, T7 Tree of Heaven, T8 Weeping Holly, T9 Weeping Willow, G1 and symbols 11 Scots Pines, 3 Oaks and 1 Red Oak.

Status: C

Order Date: 01/09/1998

Confirmed Date: 01/12/1998

**TP6064**

Chiltern Acres, Risborough Road

Order: 1996 No 4

Details: T1 to T38 Various Trees. G1 4 Ash trees, G2 2 Black Pines and 3 Scots Pines, G3 4 Scots Pines.

Status: C

Order Date: 01/03/1996

Confirmed Date: 09/05/1996

**TP5694**

11 Winterton Drive

Order: Tree Preservation Order 1996 No19

Details: T1 Weeping Willow T2 Silver Birch

Status: C

Order Date: 15/08/1996

Confirmed Date: 24/10/1996

**TP286756**

227 Wendover Road

Order: 2007 No. 10

Details: T1 Oak

Status: C

Order Date: 07/09/2007

Confirmed Date: 04/12/2007

**TP5713**

Land at 226 and 228 Wendover Road

Order: 1999 No. 14

Details: T1 Cherry T2 Weeping Willow T3 Birch T4 Tulip Tree

status: c

Order Date: 11/06/1999

Confirmed Date: 05/08/1999

**TP286755**

225 Wendover Road

Order: 2007 No. 11

Details: T1 Horse Chestnut

Status: C

Order Date: 07/09/2007

Confirmed Date: 04/12/2007

**TP5593**

2a Patrick Way

Order: Tree Preservation Order 1987

Details: T1 Lombardy Poplar

Status: C

Order Date: 17/07/1987

Confirmed Date: 15/01/1988

**TP5655**

201/203 Wendover Road

Order: Tree Preservation Order 1986

Details: T1-T14 various trees

Status: C

Order Date: 03/01/1986

Confirmed Date: 25/04/1986

**TP5594**

201/203 Wendover Road

Order: Tree Preservation Order 1986

Details: T1 - Horse Chestnut

Status: C

Order Date: 03/01/1986

Confirmed Date: 25/04/1986

**TP703077**

Order: 17/00001/TPO

Details: T1 Apple. T2 Apple

Status: M

Order Date: 09/01/2017

Confirmed Date: Null

**TP338250**

Order: 2009 No.1

Details: A1 Deciduous and coniferous trees (of whatever species) within the area marked A1 on the map

Status: C

Order date: 23/01/2009

Confirmed Date: 23/06/2009

**TP716953**

Order No. 17/00004/TPO

Details: T1 Cherry

Date of Order: 20/03/17

Confirmed date: 16/06/17

Status: C

Source: <http://www.aylesburyvaldc.gov.uk/protected-tree-search>

Note: The following information was obtained directly from an AVDC web site giving details of TPOs and linking to order documentation. That website and link are no longer available.