

Stoke Mandeville Parish Neighbourhood Plan



2025 - 2030

11th November 2025



A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE

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Foreword

1.1 In the face of significant local development, Stoke Mandeville Parish Council wishes to make sure that the future Parish of Stoke Mandeville is the very best place it can be for people to live, work and visit.

1.2 We believe we can do some of this through the Stoke Mandeville Neighbourhood Plan, using the powers it gives the Parish Council to influence the character, quality and feel of our own local area according to the wishes and priorities of its community.

1.3 No Neighbourhood Plan can prevent development on strategic sites allocated for that purpose, but the Plan can be used to:

- ❖ Manage development outside those sites and shape the type, character, and quality of the development on them.
- ❖ Protect and enhance access to the countryside, recreational facilities, and green infrastructure, including on and around new developments.
- ❖ Protect important views and historic buildings.

1.4 In this Neighbourhood Plan you will see that we have protected the countryside in the west and south of the Parish by establishing a Settlement Boundary within which housing developments are permitted as designated in the Adopted Vale of Aylesbury Local Plan (VALP)

1.5 Every housing development within the Settlement Boundary will be required to include a minimum of 50% green space.

1.6 Where housing development is permitted as allocated in the VALP between the southern edge of Aylesbury and the northern edge of The Village, a green buffer will be established so preventing complete coalescence of Aylesbury and Stoke Mandeville and to provide a pleasant walking experience for residents.

1.7 In addition, where green spaces exist in the original neighbourhoods, we have designated them as protected green space areas so that residents can continue to enjoy these open areas

1.8 This Plan will aim to conserve and support the enjoyment of the historic environment, buildings, features and assets, minimising the effect of development on the historic character of the village and thereby on the Parish as a whole.

1.9 Policies in this Plan will support and add weight to important decisions in an expanding residential area for education, health, transport, traffic, active travel, sports and leisure, appropriate businesses such as retail.

1.10 When fully adopted, the Stoke Mandeville Neighbourhood Plan will carry full weight when consideration is given to any planning applications within the Parish.

1.11 This Stoke Mandeville Neighbourhood Plan is realistic given the strategic planning and developmental context in which it has been developed. The policies set out in it are based on strong evidence and extensive feedback and we believe it presents a compelling vision for Stoke Mandeville.

1.12 We conclude by noting the considerable time and effort given by those Parish Councillors and members of the public who have developed the Stoke Mandeville Neighbourhood Plan. The Stoke Mandeville Parish Council wishes to thank them, and the many residents, landowners and stakeholders whose responses to earlier public consultations helped to shape it.



Policies

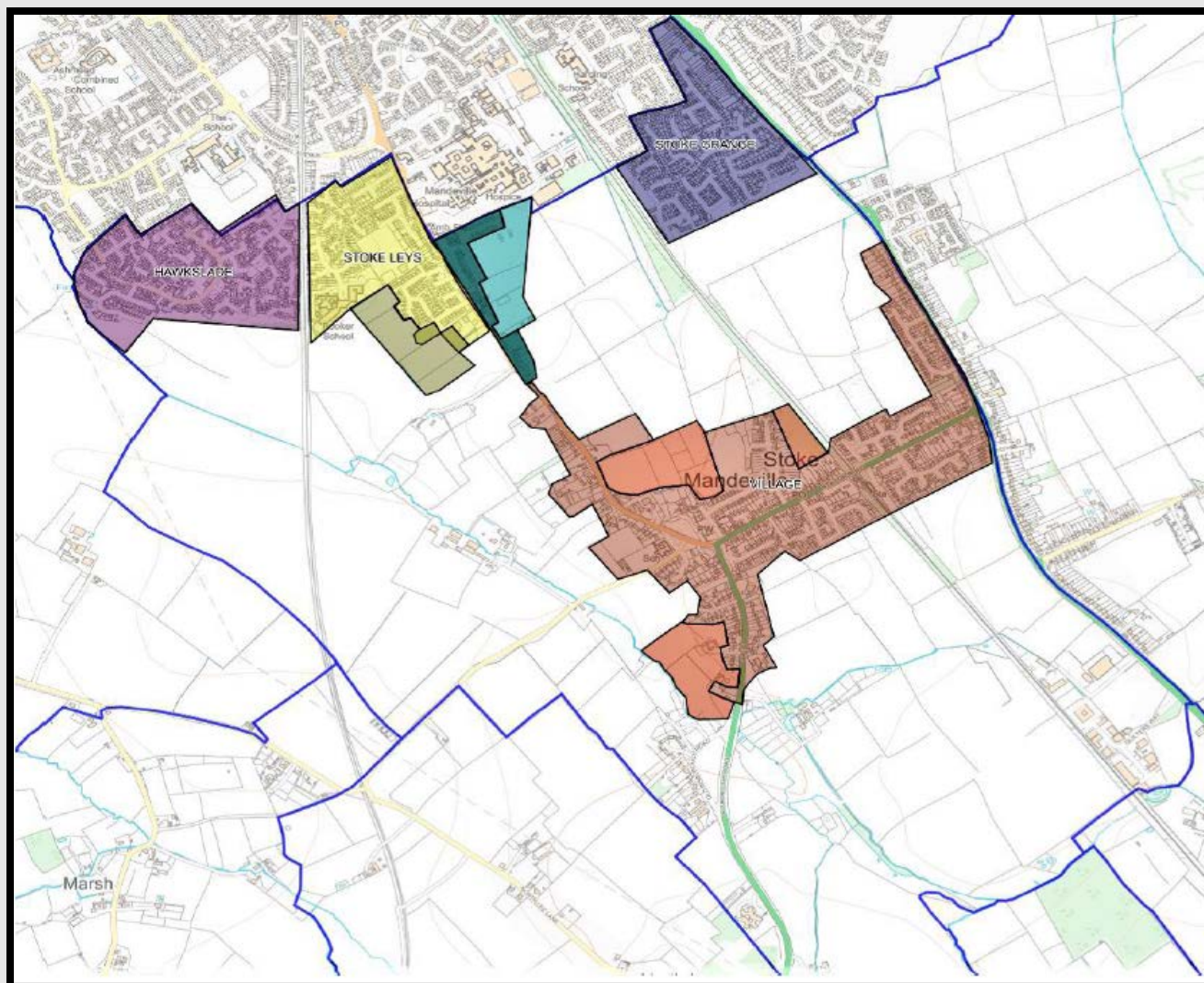
Policy Area	Policy
GI – Green Infrastructure	GI1 - Local Green Spaces
	GI2 – The Green Buffer
	GI3 – Settlement Boundary
CF – Community Facilities	CF1 – Medical and Pharmaceutical Facilities
	CF2 – Sports and Leisure Facilities
TT – Transport and Travel	TT1 – Active Travel
	TT2 – Traffic Congestion
	TT3 – Public Transport
BD – Business Development	BD1 – Business Development
H - Heritage	H1 – Heritage Preservation

Introduction & Background

2.1 In 2015, Stoke Mandeville Parish Council made an application to the former Aylesbury Vale District Council (AVDC) further to Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, requesting that the entire Civil Parish of Stoke Mandeville be designated a Neighbourhood Area for the purposes of those Regulations, and confirming that SMPC was a relevant body for the purposes of section 61G of the 1990 Act.

2.2 On 8 July 2015, the former AVDC confirmed to the Parish Council that, after appropriate public consultation, it had designated the entire Civil Parish of Stoke Mandeville as the Neighbourhood Area for the purposes of the Stoke Mandeville Neighbourhood Plan.

2.3 At the time this Neighbourhood Plan started to take shape, Stoke Mandeville Parish, and thus the Neighbourhood Area, included three urban neighbourhoods – Stoke Grange, Stoke Leys and Hawkslade, which are contiguous with the southern edge of Aylesbury town – and the Village from which the Parish takes its name - Stoke Mandeville.

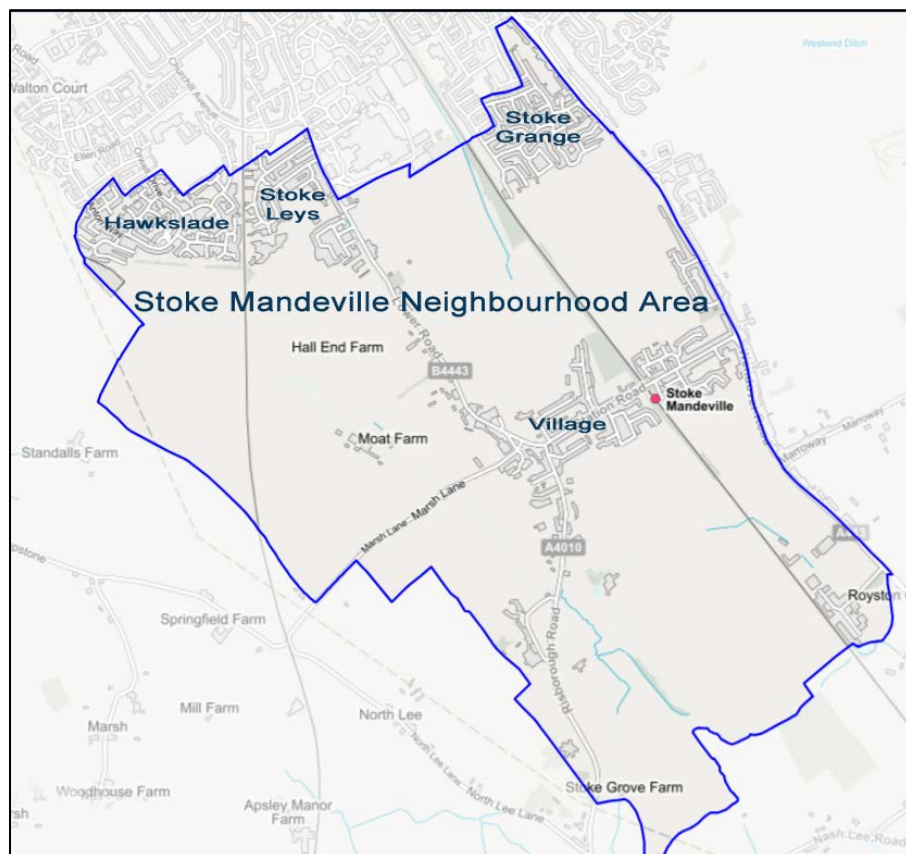


Parish of Stoke Mandeville existing neighbourhoods as of January 2023

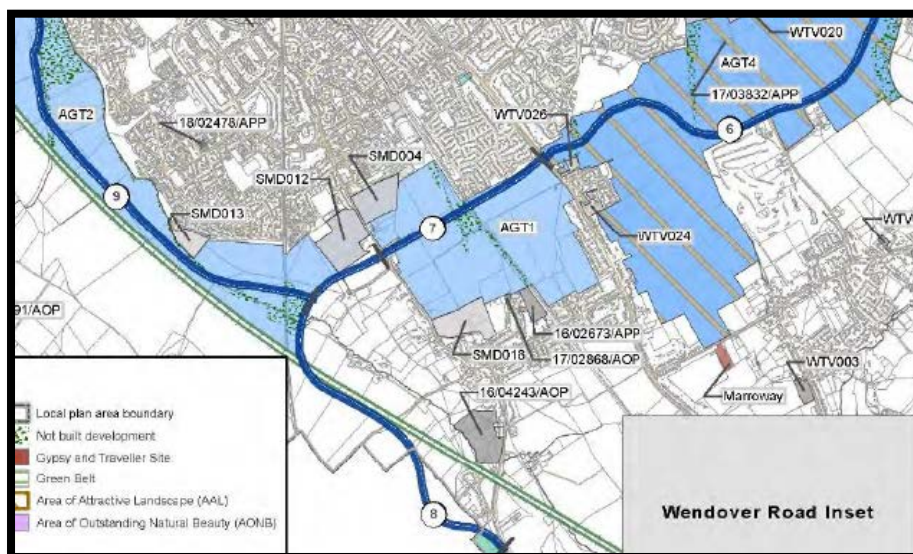
The Neighbourhood Area

Location and context

3.1 The Stoke Mandeville Neighbourhood Plan encompasses not just the existing four neighbourhoods which formed the Parish in 2015, but also three new completed estates and two planned neighbourhoods, together amounting to an addition of more than 2,800 homes; the latter planned neighbourhoods having been allocated through the Adopted Vale of Aylesbury Local Plan as AGT-1 and AGT-2.



3.2 In the map below the areas designated for development by the Adopted Vale of Aylesbury Local Plan 2013 – 2033 are highlighted in blue.



3.3 The Plan also takes into account several major infrastructure projects which run through the Parish: HS2, the Stoke Mandeville Bypass, the Southeast Aylesbury Link Road (SEALR) and the Southwest Aylesbury Link Road (SWALR), which are, at the time of writing, in various stages of development but not completed.

3.4 The intention of the Parish Council has been to make a Plan for the Neighbourhood Area which treats its established, new, and planned neighbourhoods as an integrated community, and plans for the future accordingly.

History

4.1 There has been a village on the site of Stoke Mandeville since before the Domesday Book. And for many years after that, the village was a typical rural settlement with landowner families taking their share of leading the local population. It was the enclosure acts of the late eighteenth century that saw major changes in the village as it developed around the road junctions gaining importance as local turnpike roads grew up.

4.2 One of the biggest changes of all came with the advent of the railways at the end of the nineteenth century. Quick and easy access to London and the North paved the way for the post war expansion of Aylesbury and the development of new housing estates in the north of the parish which continued to the 1980s and 90s.

Settlement Development

5.1 Despite its long history, Stoke Mandeville Parish is primarily a post-WW2 suburban area, which includes the small village from which it takes its name. The Parish has consisted of four distinct neighbourhoods (the Parish Wards) plus linear development along Wendover Road and Lower Road, to which strategic development has added and will continue to add, covering the Parish area from Stoke Mandeville village to South Aylesbury with housing estates distinguished from each other and the existing housing by green buffers, as seen in Mandeville Park, The Hawthorns and Harborne Manor.

5.2 The Parish has seen continuous and, recently, massive growth in housing numbers, but no recent proportionate development of community or leisure facilities and the Parish and its neighbourhoods lack cohesion or a strong sense of identity.

The Built Environment

6.1 The housing stock in the Neighbourhood Area is comprised of:

- ❖ A block of houses and flats of eclectic design of a range of ages from thatched cottages to a 1990's housing estate, along and around Station Road, currently largely separated from the built-up area of Aylesbury by agricultural land. This conurbation incorporates the historic pre-war village.
- ❖ Linear development up Wendover Road to the east and Lower Road to the west with houses of mixed ages and styles.
- ❖ Stoke Leys, a 1970's estate development in the north-west of the Parish to the east of the Aylesbury-Wycombe railway line on the boundary of and contiguous with the Aylesbury urban area.
- ❖ Hawkslade, a 1980's estate housing development in the north-west of the Parish to the west of the Aylesbury-Wycombe railway line on the boundary of and contiguous with the Aylesbury urban area.
- ❖ Stoke Grange, a 1980's estate development in the north-east of the Parish on and behind Wendover Road on the boundary of and contiguous with the Aylesbury urban area.

6.2 The Adopted Vale of Aylesbury Local Plan allocates 2,480 houses in the fields within Stoke Mandeville Parish, south of Stoke Mandeville Hospital and southwest of Hawkslade and Stoke Leys.

6.3 These two areas, AGT-1 and AGT-2, will form two new neighbourhoods which will eventually link all the settlement areas of the Parish into one solid developed area in which the only green infrastructure is that which has been designed into the developments.

6.4 Thus, a previously rural area whose green fields, country walks and natural views were much appreciated by its population, will be transformed into a suburb of Aylesbury.

Population

7.1 In 2021, over 2/3 of the households (67%) were families with the remainder mainly single-person households. 14% of households were made up only of people over pension age, with 30% of households having dependent children.

7.2 Recent data suggest that since 2021 there has been a growth in pensioner households, perhaps to around a fifth of households, with a corresponding growth in single-person pensioner households. The same data suggests a fall in households which are families with dependent children, perhaps from a third to a fifth of all households.

7.3 Census data shows that, in 2011, 60% of those of economically active ages in the Parish (16 to 74) were working. Unemployment in working age groups (18 – 65) was very low and a significant number of older people were still working. These are all trends seen in Buckinghamshire as a whole and the Parish is not exceptional. More recent data suggests that employment remains very high and that, as pensioner households have increased, so the number of working pensioner householders has proportionately grown.

STOKE MANDEVILLE

Parish in South East England

Population

The population development of Stoke Mandeville as well as related information and services (Wikipedia, Google, images).

Name	Status	Population Census 2001-04-29	Population Census 2011-03-27	Population Census 2021-03-21
Stoke Mandeville	Parish	6,009	5,825	6,648
Stoke Mandeville 6,648 Population [2021] - Census 6.363 km² Area 1,045/km² Population Density [2021] 1.3% Annual Population Change [2011 → 2021]				
Stoke Mandeville: village and civil parish in Buckinghamshire, UK - Local dialing code: 01296 - Postal code: HP22				
South East England	Region	8,000,645	8,634,750	9,278,065

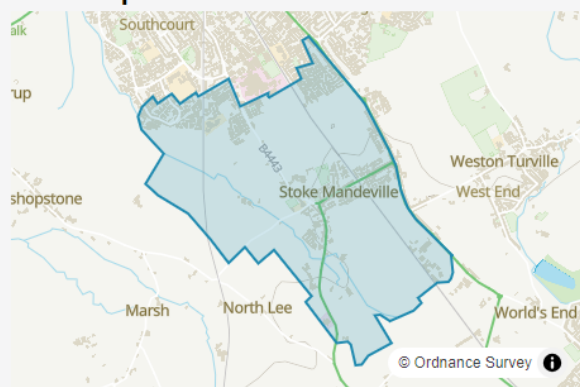
Source: UK Office for National Statistics (web).

Explanation: Parishes as at May 2022. All population and corresponding area figures of parishes are based on assigning output areas by using population-weighted centroids. Thus, slight discrepancies are possible compared to the actual parish boundaries that are depicted in the map. No population figures (and the actual area) are provided for parishes smaller than output areas.

Profile preview

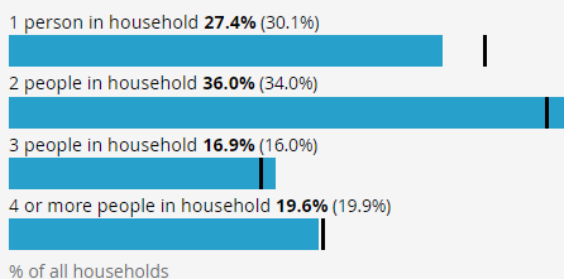
Stoke Mandeville

Area map



Household size

Stoke Mandeville (England)



Source: Office for National Statistics - Census 2021

Growth in population after AGT-1 & AGT-2 Development

8.1 AGT-1 includes an allocation of 1,385 homes, while AGT2 includes 1,490 homes of which approximately 400 are in the Parish of Stoke Mandeville, making a total of 1785 dwellings.

Therefore, based on percentage of Household sizes above and multiplied by the household sizes above:

1 person in household (27.4%) 489 people

2 people in household (36%) 1,284 people

3 people in household (16.9%) 903 people

4 people in household (19.6%) 1396 people

4,072 new people + 6,648 = 10,720 residents total on completion of developments.

Planning Policy Context

9.1 The purpose and power of a Neighbourhood Plan is to provide a level of local detail in planning regulation that is not already provided by national planning strategy (the National Planning Policy Framework), national legislation (The Town and Country Planning Act 1990, the Environment Act 2021 etc.) and local planning strategy (in our case, this is the Adopted Vale of Aylesbury Local Plan 2013-2033).

9.2 The Neighbourhood Plan's powers are limited by its place at the bottom of the hierarchy, but it is important to have an established Neighbourhood Plan because its provisions, once adopted, become material considerations in planning decisions. This means that development proposals must comply with its policies, and local planning authorities are supposed to uphold them in their planning decisions. If they don't, then there are grounds to appeal planning approvals, which is time-consuming and costly for councils and developers alike.

9.3 Because the hierarchy of importance in terms of material considerations has the Neighbourhood Plan at the bottom, it is essential that the Plan is designed with the other policies in mind, so that it does not include policies which can be negated by planning law, or Government or local authority strategy or policy that has more weight, thus making them powerless.

9.4 The relevant legislation, strategies, plans and guidance which have been considered in the making of this Plan are laid out below under the headers which relate to the Plan itself, and each policy area.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

https://buckinghamshire-gov-uk.s3.amazonaws.com/documents/Aylesbury_local_plan_L46JWaT.pdf

Strategic Environmental Assessment and HRA

10.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment to be undertaken for certain types of plans or programmes that would have a significant environmental impact.

10.2 Stoke Mandeville Parish Council undertook a Strategic Environmental Assessment at the recommendation of the former Aylesbury Vale District Council, in consultation with Natural England, Historic England and the Environment Agency. The screening process determined that there was no necessity for either a Sustainability Appraisal or a Strategic Environmental Assessment to be undertaken with relation to this Neighbourhood Plan.

Neighbourhood Plan Powers and Plan-Making

- ❖ 11.1 The National Planning Policy Framework (2024)
 - o Chapter 3, Paras 15, 16, 18, 21
 - o Chapter 3, Paras 28, 29, 30.
 - o Vale of Aylesbury Local Plan (2022-2033)
 - o VALP Para 3, Pg 30 Policy S1 Sustainable development for Aylesbury Vale

Community Facilities – Sports and Leisure, Education and Medical

- ❖ 11.2 The National Planning Policy Framework (2021)
 - o Chapter 2, Para 8 – The social objective for sustainable development
 - o Chapter 8, Paras 92, 93 – Promoting healthy and safe communities.
 - o Chapter 8, Paras 93(c), 98, 99 - Prevention of unnecessary loss of facilities
 - o Chapter 8, Para 95 – Schools
- ❖ 11.3 Vale of Aylesbury Local Plan (2013-2033)
 - o Policy S5 – Infrastructure Page 48 & 49
 - o Section 3 Para 3.38
- ❖ 11.4 Buckinghamshire Council Children's Services Guidance on Planning Obligations for Education Provision Revised November 2021
 - o Education S106 Guidance revised Nov 21 final (buckinghamshire-gov-uk.s3.amazonaws.com)
 - o Page 9 and 10 – Section 8. Calculating Contributions
- ❖ 11.5 Buckinghamshire NHS Healthcare Strategy
 - o https://www.buckshealthcare.nhs.uk/wp-content/uploads/2021/10/BHT-Strategy-2025_FINAL.pdf
- ❖ 11.6 Department of Health & Social Care
 - o [Health and Care Act 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2022/26/contents/enacted)

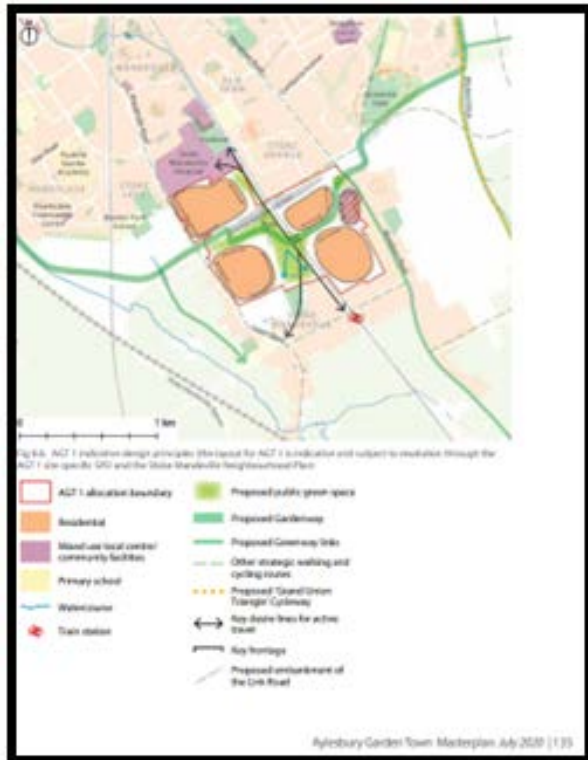
- ❖ 11.7 Area guidelines for mainstream schools (publishing.service.gov.uk)
 - o Building Bulletin BB103
- ❖ 11.8 Sport England Playing Fields Policy and Guidance
 - o [Playing Fields Policy and Guidance \(sportengland-production-files.s3.eu-west-2.amazonaws.com\)](https://sportengland-production-files.s3.eu-west-2.amazonaws.com/)
 - o Page 4 – The Playing Fields Policy
 - o Page 7 – What is a ‘playing field’?
 - o Page 9 – What is meant by ‘land which has been used as a playing field’?
- ❖ 11.9 Buckinghamshire Council – Supplementary Planning Guidance – Sport and Leisure Facilities 2004
 - o <https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/sport-and-leisure-facilities-spg.pdf>
 - o Page 18 Appendix 2 - MATRIX OF SPORT AND LEISURE FACILITY PROVISION STANDARDS IN AYLESBURY VALE
- ❖ 11.10 Buckinghamshire Council Website
 - o [South Bucks Sports Facilities Strategy | Buckinghamshire Council](#)

Green Infrastructure

- ❖ 11.11 The National Planning Policy Framework (2021)
 - o Chapter 15, Paras 174, 175, 180 – Biodiversity protections
 - o Chapter 8, Paras 101-103
- ❖ 11.12 Vale of Aylesbury Local Plan (2013-2033)
 - o Para 4.152, Pg 157 – Housing allocations
 - o Policy BE3 pg 247 – Protection of the amenity of residents
 - o Policy NE1
 - o Policy NE2
 - o Policy NE6 – Designation of local green spaces
 - o Policy NE8 – Trees, hedgerows and woodlands
 - o Policy D1 – Delivering Aylesbury Garden Town
 - o Policy D-AGT-1 South Aylesbury
 - o Policy D-AGT-2 South Aylesbury
 - o Policy D3 – Proposals for non-allocated sites at strategic settlements, larger villages and medium villages.

❖ 11.13 Aylesbury Garden Town Masterplan

The map below illustrates the Aylesbury Garden Town Masterplan



- ❖ 11.14 Natural England – Accessible Natural Green Space Standard (ANGSt)
- ❖ 11.15 The Environment Act 2021
- ❖ 11.16 The Hedgerows Regulations 1997 - Regulations 2(3) and 4
 - o Schedules 1, 2 and 3
- ❖ 11.17 Buckinghamshire and Milton Keynes Natural Environment Partnership – Biodiversity Action Plan to 2030
- ❖ 11.18 Buckinghamshire Council Climate Action and Air Quality Strategy
- ❖ 11.19 Stoke Mandeville Parish – Habitat Regulations Assessment (AECOM October 2022)
- ❖ 11.20 Strategic Environmental Assessment & Sustainability Appraisal

Transport and Travel

- ❖ 12.1 The National Planning Policy Framework (2021)
 - o Chapter 9, Paras 104-106 – planning for transport and active travel
 - o Chapter 9, Paras 110-113 – development proposal guidance
- ❖ 12.2 Vale of Aylesbury Local Plan (2013-2033)
 - o Para 4.17 – The Aylesbury Transport Strategy
 - o Policy T7 Pg 234, Para 7.28 – Active Travel
 - o Para 7.29 – Sustainable modes of travel
 - o Para 7.3 – Transport impacts of new development.
 - o Paras 7.20 to 7.22, Pg 231
 - o Policy T1, page 224
 - o Policy S5 – Infrastructure
- ❖ 12.3 AGT-1 Supplementary Planning Document
 - o Vision 1.3: Connectivity
 - o 3.2.3 Access

- ❖ 12.4 Aylesbury Transport Strategy
 - o <https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/aylesbury-transport-strategy-final-jan-17.pdf>
 - o Pg 109-111: Sector 4 Transport Improvements deal with the South Aylesbury area covering Stoke Mandeville Parish.
- ❖ 12.5 Local Transport Plan 4
 - o <https://www.buckinghamshire.gov.uk/parking-roads-and-transport/our-local-transport-plan/>
 - o Policy 3
 - o Policy 12
 - o Policy 13
- ❖ 12.6 Buckinghamshire Council Climate Action and Air Quality Strategy
 - o Section 11, Actions 42 and 47
 - o Section 11, Actions 49 and 50
- ❖ 12.7 Buckinghamshire Council Getting To School Strategy (2018)
 - o <https://buckinghamshire.gov.uk.s3.amazonaws.com/documents/getting-to-school-strategy-smots-2018.pdf>
- ❖ 12.8 Buckinghamshire Council Highways Development Management Policy (July 2018)
 - o Pages 4-7 – Executive Summary with Guidance principles
 - o <https://www.buckinghamshire.gov.uk/parking-roads-and-transport/highways-development-management/highways-development-management-guidance/>
- ❖ 12.9 Aylesbury Garden Town Masterplan

Business Development

- ❖ 13.1 The National Planning Policy Framework (2021)
 - o Chapter 6 – Building a strong, competitive economy.
 - o Paras 83, 84, 170
- ❖ 13.2 Vale of Aylesbury Local Plan (2022-2033)
 - o Policy I6 Telecommunications
 - o Page 16, Para 1.14
 - o Policy E9 – Agricultural development
 - o Policy NE7
 - o Para 3.13
 - o Policy D6
- ❖ 13.3 AGT-1 Supplementary Planning Document
 - o Pg 108 – 4.5.9 Local Centre

Heritage

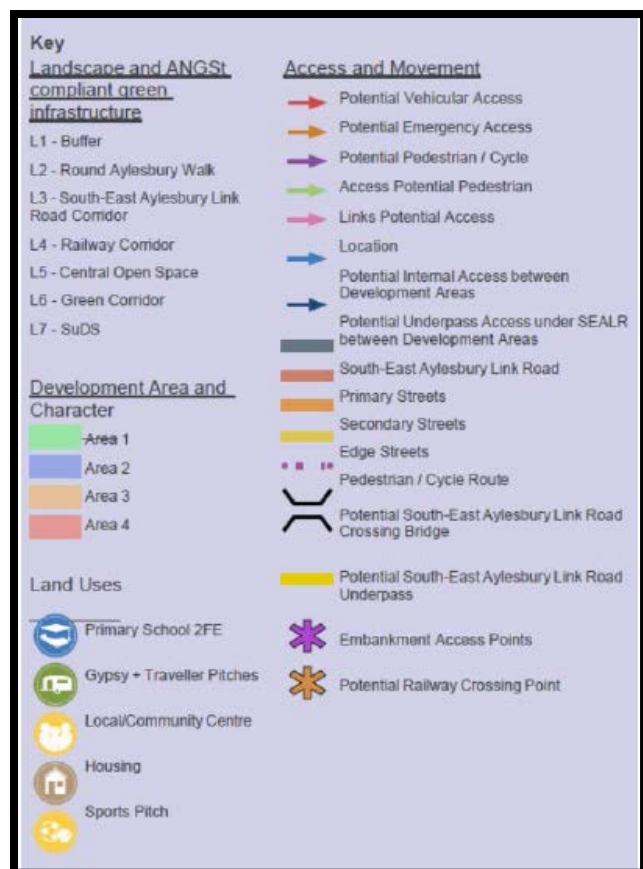
- ❖ 14.1 The National Planning Policy Framework (2021)
 - o Section 16, Paras 189-208 – Conserving and enhancing the historic environment.
- ❖ 14.2 Vale of Aylesbury Local Plan (2022-2033)
 - o Section 8: Built Environment
- ❖ 14.3 English Heritage Note 7 (2nd ed) - Local Heritage Listing: Identifying and Conserving Local Heritage
- ❖ 14.4 Bucks Local Assets Register

VALP Designated Development Areas

15.1 Design & Layout of AGT1



15.2 Map from AGT-1 Supplementary Planning Document showing proposed AGT-1 design and layout.



Consultation Statement

16.1 Work on the Stoke Mandeville Neighbourhood Plan began in **2015/16**, with the engagement of external consultants Shaping Communities Ltd, who produced a 'Consultation and Engagement Strategy Report' for the steering group. This report set out guiding principles for the interaction with residents and was used in the early part of the project.

16.2 A questionnaire, highlighted by accompanying publicity in the local press, was issued to residents in **February 2017**. This garnered a good response rate and was used as the basis for the topics chosen in later consultation events.

16.3 To gain a range of views which might not otherwise have been captured, meetings were held in **May 2017** with the youth group based at The Ark (St Mary's church room), and in **August 2017** with a focus group of Year 6 pupils from Stoke Mandeville Combined School.

16.4 The first more formal consultation event was held on Sunday 19th **November 2017** at the Community Centre, Stoke Mandeville Village. On show were detailed displays of the process of developing a Neighbourhood Plan, explaining why it was being developed, the various stages in the process, and various maps detailing where future developments were planned to be located within the Parish boundaries. There were seven categories of key themes on display: Business and Employment, Community Facilities, Infrastructure, Conservation and Heritage, Transport, Environment and Green Spaces, and Housing. The displays on these themes detailed what the Steering Group had learned from feedback in previous consultation events and from the questionnaire survey conducted with all the residents of the parish earlier that year, plus the objectives considered appropriate in the light of what had been learned from the residents. Each of the many attendees was invited to make comments on what they had seen on the displays and discussed them with the various members of the Steering Group who were on hand to answer any questions.

16.5 The next events were a series of public exhibitions held over the weekend of 22nd and 23rd **September 2018** in the Community Centre, Stoke Mandeville Village, Booker Park School in Stoke Leys, the Community Centre in Hawkslade, and on the green space behind Charles Close. The displays were of a similar nature to those shown previously and those attending were again invited to make and leave comments on what they had seen.

16.6 The final public consultation event was held on 16th **February 2019** in the Community Centre, Stoke Mandeville Village and Booker Park School, Stoke Leys. Again, there were a series of displays to provoke feedback from those attending, when the vision for Stoke Mandeville in the Neighbourhood Plan was displayed and discussed. As part of this event, every resident in Stoke Mandeville was asked to complete a short survey. The results of this survey were collated and summarised by a third party, People and Places Insight Ltd, and published on the Neighbourhood Plan Steering Group's website. 190 fully completed surveys were received. This data is quoted extensively in the evidence papers, whether in percentage terms showing those who agreed with a particular proposition, or by directly quoting the comments made.

16.7 In late 2019 the Stoke Mandeville Neighbourhood Plan Steering Group published its Draft Neighbourhood Plan for consultation.

16.8 In 2021, the results of that consultation including feedback from residents, Buckinghamshire Council, planning consultants Bell Cornwell and local landowners as well as the long-awaited adoption of the Vale of Aylesbury Local Plan informed a comprehensive revision of the Policies and structure of the Plan to take into account the changes in planning context. This resulted in the removal of policies which were no longer required, and the re-writing of policies where expert feedback recommended this in order to make them effective.

16.9 In spite of the changes made to the Plan subsequent to the Regulation 14 consultation, the basis of the Neighbourhood Plan remains a vision for the future of the Parish grounded firmly in the views and concerns of residents, collected over four years. The process described above shows a clear and demonstrable link between residents' views and the Neighbourhood Plan. Every effort has been made to fully capture residents' views and use them as the basis for its subsequent formulation.

THE FULL CONSULTATION STATEMENT IS IN A SEPARATE DOCUMENT:

Consultation Statement Stoke Mandeville 18-02-2024.pdf

THE PEOPLE & PLACES CONSULTATION FEEDBACK REPORTS ARE IN SEPARATE DOCUMENTS:

People & Places Consultation Feedback Stoke Mandeville Report April 2017.pdf

People & Places Consultation Feedback Stoke Mandeville Report December 2018.pdf

Key Issues for Residents

17.1 Several topics elicited strong responses, with a clear and consistent view expressed by residents. The issues emerging as of most concern to residents are:

Housing

17.2 There is general concern over future housing development and the pressure it will cause on both the physical infrastructure and the rural aspects of the parish.

17.3 A significant proportion of residents who believe that there should be affordable housing in the Parish think that this should be for local people or those with a connection to Stoke Mandeville

17.4 New dwellings in the Parish should have both off street parking and gardens.

17.5 New housing fits in visually

Environment

17.6 The general feeling is that there is a need for the protection of green spaces and landscape features throughout Stoke Mandeville. Areas of the Parish which were mentioned by residents include:

- ❖ The Queen Elizabeth II Playing Field
- ❖ The green in front of the school
- ❖ The burial ground in Swallow Lane
- ❖ The green at the centre of Carter's Ride

17.7 Views to protect from any form of development include views from across Stoke Mandeville of the Chilterns and Coombe Hill.

17.8 Specific environmental concerns include the amount of litter and fly tipping within the parish. People would also like more creation of wildlife meadows and corridors and landscaping of public areas.

Transport and Traffic

17.9 Major traffic concerns include the volume and speed of traffic and the number and size of commercial vehicles passing through the Parish, with many people thinking weight restrictions on traffic would be a good idea.

17.10 Station Road emerged as the area generating most concerns.

17.11 Specific comments on transport infrastructure from the 2019 Public Consultation included:

"All roads around the development are suitable for the use of buses in line with a green strategy."

"Think of noise, pollution."

"Roads should also be straight to ensure that roadside parking does not obscure the view of the road for pedestrians."

"There must be an entry and exit point, a throughway through the development. A single access point onto the existing road will cause major congestion."

"Crossing points over the railway must be instituted for road and bike and walkers."

"All developments must have pavements along every road to encourage safe walking."

"Cycle routes should be established off road."

"There should be neighbourhood car parking allocated to ensure that any shortfall in spaces may be managed rather than invading green spaces."

"Trains and traffic are already at capacity."

Local Services

17.12 There is a general feeling that it is important that there should always be adequate provision of school places within Stoke Mandeville to accommodate children living in the Parish since the adequate provision of school places for local Stoke Mandeville children fosters a 'Sense of Community.'

17.13 People find that although it is quite easy to book an appointment with a doctor, the difficulties are with long waiting times for appointments with already overstretched/overburdened surgeries.

Information Technology – Broadband

17.14 Despite there being adequate access to broadband providers residents indicated problems with the speed of their broadband connection. These included slow web page loading times and inconsistent internet performance dependent on the time of the day.

Business Development

17.15 In terms of new business development in Stoke Mandeville, people think that pubs, cafes and restaurants should be encouraged as well as retail (shops), agriculture/food production and service trades e.g. plumbers and electricians.

Heritage

17.16 There were many comments about retaining and preserving the heritage of the Parish – mainly around its agricultural and rural nature. Unfortunately, due to strategic housing allocation policy which is enabling development of the majority of the Parish's agricultural land, this Neighbourhood Plan can do little to preserve much of Stoke Mandeville's rural setting, but the policies outlined below have done as much as is possible to protect what is left after housing development and major infrastructure construction will be completed.

17.17 Sample comments are below with a full record of comments on page 43.

"I believe that there are significant historic buildings along the lower road corridor that also need protection, as the owner of a listed building on lower road we are concerned about the impact of any development in this area, special consideration has to be given to the setting of a listed building, this has already been compromised by the abbey development, part of the mitigation for this was the retention of open views to the east and north of our property. There is no natural protection in the form of hedgerows to mitigate any changes to this setting. This I believe also applies to all the listed buildings affected".

"The conservation area should be extended even wider to include land within at least 50 metres surrounding all buildings within the old village area that are more than 150 years old".

Vision & Objectives

18.1 At the Regulation 14 stage of this Neighbourhood Plan's development, the public consultation and evidence base work was summarised into a Vision statement as follows:

18.2 **Stoke Mandeville Garden Parish will be a healthy, sociable community set in a beautiful green natural environment in which people are proud to say they live, work and play.**

18.3 The Neighbourhood Plan reflects and promotes that vision, to the extent of its powers.

Objectives

Housing Objective

18.4 Recognising the requirements for green infrastructure, housing design, housing allocations and affordable housing already laid out in the NPPF (**December 2024**), the Adopted Vale of Aylesbury Local Plan, the AGT-1 SPD and the Aylesbury Garden Town Masterplan, this Neighbourhood Plan aims to:

- ❖ Add weight to those strategic policies by outlining a policy for Stoke Mandeville Parish which prioritises green spaces within and around new developments to mitigate the impact on local people of losing rural vistas to housing developments and transport infrastructure.
- ❖ Prevent any further loss to development of rural and other green spaces other than those already allocated in the Adopted Vale of Aylesbury Local Plan 2013-2033 which was adopted in 2021, or which fall within the Settlement Boundary and are not protected by other legislation or planning policies.

Environment Objective

18.5 This Plan will meet the needs of its residents for green spaces and maintain as far as possible the semi-rural tradition of Stoke Mandeville Parish by:

- ❖ Protecting publicly accessible green spaces currently existing in the Parish.
- ❖ Specifying that the inclusion and/or preservation of green infrastructure and green spaces to the upper limit required by national and local planning guidance, or beyond, should be a material consideration in planning and design for housing, transport and local services.
- ❖ Preventing any further loss of rural and other green spaces outside the Settlement Boundary but within the Parish.

Traffic & Transport Objective

18.6 Recognising the requirements for mitigation of traffic impacts such as air quality, pedestrian and cyclist safety and residents' ease of travel, and the facilitation of active travel (walking, cycling and scootering) and public transport options laid out in the NPPF (**December 2024**), the Adopted Vale of Aylesbury Local Plan, the AGT1 SPD and the Aylesbury Garden Town Masterplan, this Neighbourhood Plan aims to add weight to those strategic policies by supporting and specifying a requirement for development proposals that:

- ❖ mitigate increased traffic impacts.
- ❖ facilitate residents to travel by public transport or active travel means.

Local Services (e.g., schools and medical facilities) Objective

18.7 Where the NPPF(**December 2024**) Local Plan and associated Supplementary Planning Documents fall short in requiring the provision of local services such as medical care, schools, sports and leisure and community facilities, this

Neighbourhood Plan will require development plans to provide for these needs within the Parish boundaries when the population of the Parish has expanded beyond the capacity of existing services, whether provided inside or outside the Neighbourhood Area.

Business Development Objective

18.8 The Plan will aim to:

- ❖ Influence the inclusion of cafes and restaurants as well as food and other shops in new developments in Stoke Mandeville Parish
- ❖ Support business development through planning decisions as long as these do not conflict with the other Objectives and Policies in the Plan.

Heritage Objective

18.9 The Plan will aim to conserve and support the enjoyment of the historic environment, buildings, features and assets, minimising the effect of development on the historic character of the village and thereby on the Parish as a whole.

Monitoring & Review

18.10 The Neighbourhood Plan will be monitored by Buckinghamshire Council and the Parish Council using data collected in planning monitoring reports. The objectives will form the core of the monitoring activity, but other data collected and reported at a parish level which is relevant to the Neighbourhood Plan may also be included. The Parish Council may, if necessary, undertake a formal review of the Neighbourhood Plan before the end of the Plan Period, although it is not expected that any such review would take place during the first half of the Plan Period.

Neighbourhood Plan Policies

19.01 According to Locality, planning policies exist to:

- *Set out requirements in advance for new development in an area – after all, planning is about the future.*
- *Inform and guide decisions on planning applications.*
- *Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.*

19.02 Without planning policies every planning decision would be made in isolation. This would make it very hard to achieve collective aims – such as open countryside free of buildings or good design for housing and other developments. Planning policies also ensure that individual developments meet a range of minimum requirements.

19.03 The golden rule is that your policies should be clear, precise, positive, relevant, and capable of being delivered. They also need to be evidence based.”

19.04 After over nine years of work and evolving its policies over time to reflect significant changes in national and local planning policy and to keep pace with development in the Parish, the Parish Council’s Neighbourhood Plan Steering Group has developed the policies below to support strategic planning policies and the Local Plan by providing specific local detail relevant for Stoke Mandeville Parish.

GI – Green Infrastructure Policies

20.1 This Policy Area aims to achieve the Environment Objectives of this Neighbourhood Plan by specifying policies as follows:

- ❖ GI1 – Local green spaces to be designated as such according to the National Planning Policy Framework and the VALP Policy NE1.
- ❖ GI2 – Green infrastructure provision within new development – specifically green buffers between new housing developments and existing housing.
- ❖ GI3 – Settlement Boundary establishment to prevent development on greenfield land outside areas already allocated for housing in the Adopted Vale of Aylesbury Local Plan 2013-2033.

20.2 The first and all subsequent consultations with the residents of Stoke Mandeville Parish revealed strong views on the preservation of the rural nature of the Parish. Almost everyone is against the housing developments on agricultural land in the Parish, but as highlighted above, the Neighbourhood Plan is powerless to prevent development where land has been allocated in the strategic plan for housing and infrastructure.

20.3 However, the Policies in this section attempt to mitigate the loss of rural and green spaces and ensure that there is at least some preservation of public amenity in terms of designating and protecting specific green spaces, providing places for people to walk and exercise, protecting to whatever extent possible existing residences from the incursion of new housing, and preventing opportunistic infilling of green space or development on the remaining agricultural land which has not been allocated for housing in the Adopted Vale of Aylesbury Local Plan.

20.4 Village Consultation - 2016

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.

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.

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.

20.5 Hawkslade Consultation - 2016

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!

Tidy hedgerows more regularly and keep them trimmed especially for cycling.

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

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.

GI1 – Local Green Spaces

21.1 This policy designates 15 Local Green Spaces that are demonstrably special to the local community of the Parish. This designation does not change the ownership or the management of the land but gives the sites the same level of protection as the Green Belt, meaning that development in these areas can be carefully managed.

Local Green Spaces Policy

21.2 The green spaces listed below are designated to be protected from development in accordance with Policy NE6 of the Adopted Vale of Aylesbury Local Plan 2013-2033 and the National Planning Policy Framework.

21.3 New development will not be supported on land designated as a Local Green Space except in very special circumstances as outlined by national legislation and planning policy.

21.4 The Stoke Mandeville Neighbourhood Plan designates the following sites as Local Green Spaces:

1: Grassland areas – Hawkslade

Rowan Close HP21 9FF & Bowler Road HP21 9AE

2: Grassland areas – Hawkslade

Barley Crescent HP21 9LZ, Hillier Road HP21 9JQ & Ridge Close HP21 9AH

3: Grassland areas – Hawkslade

Ravensbourne Road HP21 9TQ & Chess Close HP21 9NE

4: Grassland areas – Hawkslade

Harvest Close HP21 9FA

Parslow Close HP21 9JD

5: Ex Bucks CC Sports & Social Club Playing Fields – Stoke Leys

(Stoke Mandeville Parish Council is bidding to purchase this land as a sports and community facility)

Lower Road HP21 9DR

6: Bloor Development – Mandeville Park

Lower Road West HP21 9DR

7: Crest Nicholson Development – Harborne Manor

Lower Road East HP21 9GT

8: Stoke Grange

Land off Patrick Way HP21 9YF

Land off Dalesford Road HP21 9XN

9: QE2 Recreation Ground - Eskdale Road

The Village HP22 5UJ

10: Abbey Development – The Hawthornes

Lower Road East HP22 5XA

11: Carters Ride

The Village HP22 5YH

12: Village Green

Lower Road, The Village HP22 5UX

13: Lower Road - The Village

Western plot – Burial Ground HP22 5UZ

Eastern plot - Allotments HP22 5XA

14: Kier Development - Roylands

Risborough Road HP22 5ZN

15: Land between 15 Swallow Lane and 1 Irvine Drive

Swallow Lane HP22 5UN

Full maps and photographs of the designated green spaces can be seen in Appendix 2

21.5 The Neighbourhood Plan is the key planning instrument that can protect ad hoc local green space from development or change of use, and therefore Policy GI1 identifies and designates local green spaces in the Parish to preserve these parcels of green infrastructure or community amenity which otherwise might be subject to windfall development.

21.6 National planning law gives neighbourhood plans the power to protect locally important green spaces which are not protected by other legislation. The Adopted Vale of Aylesbury Local Plan 2013-2033 Policy NE6 Local green space specifically says:

21.7 *Where land is identified as local green space on the policies map of a made neighbourhood plan, national policy will be applied. This means that new development will not be permitted other than in very special circumstances. Within local green spaces, small-scale development within the following categories will only be supported providing that its provision does not conflict with the demonstrably special significance of the local green space and preserves the purpose of its designation. Such development should be:*

a. For the purposes of agriculture or forestry, the enjoyment of tranquillity and richness of wildlife, appropriate facilities for outdoor sport and recreational facilities or cemeteries

b. The replacement of existing buildings in the local green space by new buildings that are not significantly larger in volume, normally by no more than 25-30%.

21.8 Measures to improve public access to local green spaces will be encouraged.

21.9 Policy GI1 and the map and list of local green spaces in Appendix 2 provide detail and specification of designated local green spaces in Stoke Mandeville Parish that are therefore afforded the above protection by being designated within this Neighbourhood Plan.

21.10 Typical comments from the 2017 Public Consultation included: "I cannot believe that anyone would consider these spaces for anything other than Green Space/recreational spaces. They must be protected." And "All Green Spaces should be protected to protect the health and wellbeing of the residents of Stoke Mandeville."

21.11 The areas have been chosen based on the evidence base for the Neighbourhood Plan – including the results of the public consultation exercise.

GREEN SPACE CRITERIA AS DEFINED IN THE NPPF	The numbers at the top of each column correspond to the items in the associated green spaces illustrative document														
	1. Gravelled Rowen Close Harrow Close, Hawkshide	2. Gravelled Baskley Crescent Hillier Road, Buge Close, Hawkshide	3. Gravelled Ravensburn Road Close Close, Hawkshide	4. Gravelled Harriet Close Parish Close, Hawkshide	5. Bucks CC Sports & social Club Lower Road, Stoke Loys	6. Moor Development Lower Road West	7. Crest Nicholson Development Lower Road East	8. Land off Patrick Way & Oakford Road, Stoke Grange	9. Old Ravens Farm Ground Essex Road	10. Abbey Development Lower Road East	11. Greenfield The Village	12. Village Green Lower Road Western plot - Budge Ground	13. Western plot - Budge Ground	14. Eastern plot - Budge Ground	15. Eastern plot - Budge Ground
1.1 The space is not an extensive tract of land and is local in character	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.2 The space is within proximity of the community it serves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.3 The space is demonstrably special to the local community and holds particular local significance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

GI2 – The Green Buffer

22.1 The green buffer provides privacy and mitigates the loss of amenity for existing residents, as required by the National Planning Policy Framework. This policy ameliorates some of the impact on residents of having their rural views replaced by housing estates. It also gives each new neighbourhood a boundary within which a micro-community can be defined and form its own identity, while also providing a public amenity and active travel connectivity to be enjoyed by the whole community across the Parish.

Green Buffer Policy

22.2 Development proposals within Local Plan Allocation AGT-1 should seek to maintain the setting and individual identity of the existing settlement of Stoke Mandeville and to achieve this objective will be supported where:

- ❖ they include a green buffer situated between the existing residential properties along Lower Road, Wendover Road and north of Station Road (and the residential roads off these roads) as shown indicatively on Figure 1 below; and
- ❖ the green buffer is publicly accessible (and use of the green buffer to fulfil the 50% ANGSt requirements for green space within a development will be strongly supported); and
- ❖ the green buffer does not include the private gardens of existing or proposed new residential properties.



22.2 We consider that the Adopted Vale of Aylesbury Local Plan 2013-2033 (VALP) already mandates adequate green infrastructure provision within and around new housing developments by requiring developments to meet the ANGSt standards, and by requiring a green buffer between existing and new settlements, as seen in Policy D-AGT-1 South Aylesbury, Paras i. and o. which state:

“i. The development should be designed using a landscape-led approach including consideration of the long-distance views of the AONB and the field pattern and landscape features on the site.

o. Provision of buffer between the new development and Stoke Mandeville to maintain the setting and individual identity of the settlement of Stoke Mandeville”.

22.3 There is a contradiction within the AGT-1 Supplementary Planning Document on the subject of the green buffer required in Para o. of Policy D-AGT-1 of the VALP. In the SPD text, it reiterates the "Policy requirement within the Local Plan for a buffer between the new development and the existing village of Stoke Mandeville", however, the draft site designs in the AGT-1 Supplementary Planning Document do not include a green buffer between existing housing and proposed housing and therefore provide guidance which conflicts with the VALP's Policy. Therefore, it was felt that this Neighbourhood Plan Policy is needed to reinforce the VALP's requirement that there be a green buffer between new development and the existing settlement by providing non-strategic, unambiguous guidance on the local detail of how this policy should be applied to comply with the Local Plan and the wording in the AGT-1 SPD.

22.4 Note that the green buffer demarcation in Figure 1 above is indicative only, and that the extent of the green buffer will be determined by other policies and guidance for the treatment of green buffers within the VALP, AGT-1 SPD and the Aylesbury Garden Town Masterplan.

GI3 – The Settlement Boundary

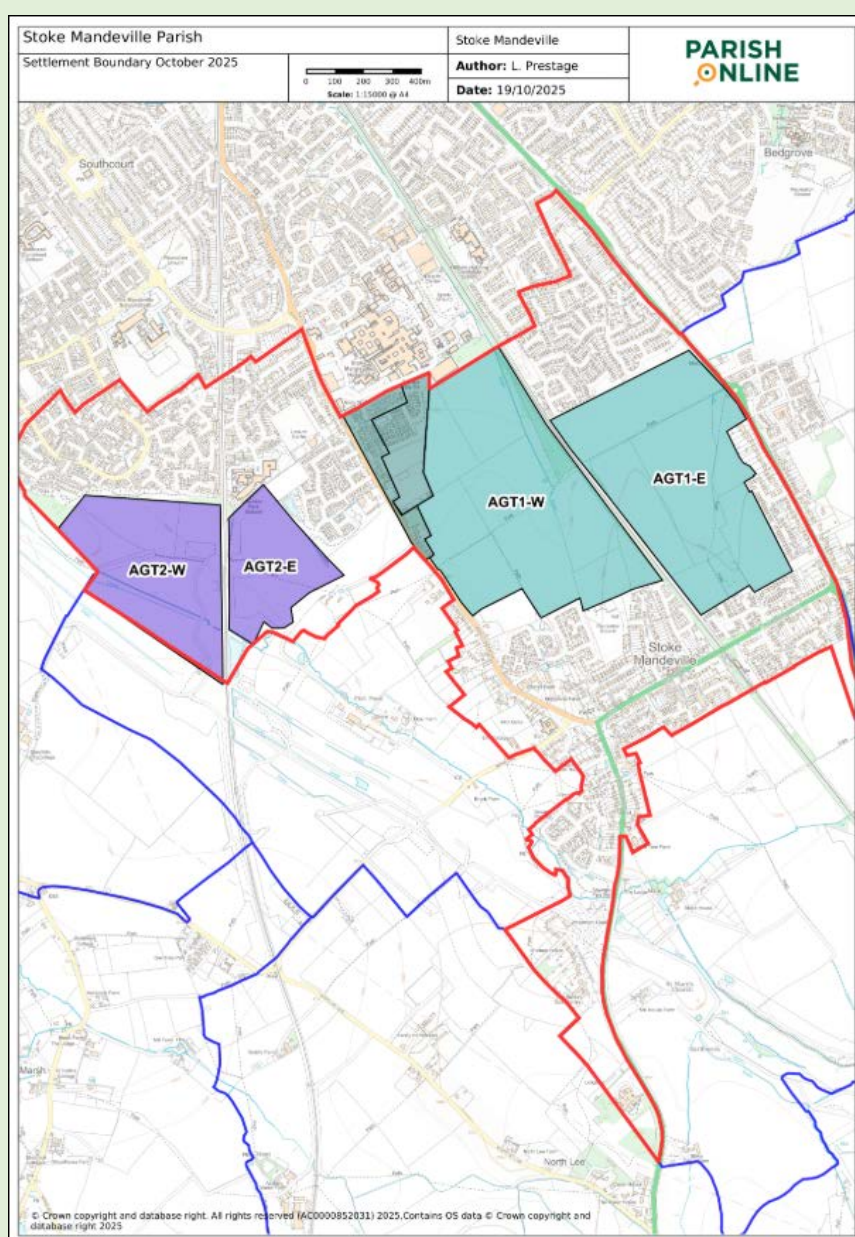
Settlement Boundary Policy

23.1 The Stoke Mandeville Neighbourhood Plan defines a Settlement Boundary for Stoke Mandeville Parish as per the map below.

23.2 Future development areas AGT1 and part of AGT2 are included in the Settlement Boundary as they are designated strategic sites in the VALP.

23.3 Proposals for development within the defined settlement boundary will be supported, provided they accord with the other relevant policies of the development plan, including this Neighbourhood Plan.

23.4 Proposals for development outside the settlement boundary will only be supported if they accord with development plan policies managing development in the countryside (in particular Policy D3 of the VALP).



23.5 The policy is intended to distinguish between the built-up area of the main village settlement of Stoke Mandeville and the surrounding countryside in order to manage development proposals accordingly. A settlement boundary has been drawn that is principally derived from the definition of the existing developed footprint in the VALP at Policy D3:

“The existing developed footprint is defined as the continuous built form of the settlement and generally excludes remote individual buildings and 20 groups of dispersed buildings. The exclusion covers former agricultural barns that have been converted, agricultural buildings (but does not preclude permitted development for converting agricultural buildings to residential – Town and Country Planning (General Permitted Development) (England) Order 2015 as amended – Class Q) and associated land on the edge of the settlement and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement.”

23.6 Its purpose is to clearly translate this definition to the Policies Maps in respect of the Stoke Mandeville Parish settlement including its Wards to the north of the AGT-1 and AGT-2 allocations. The boundary has also included new developments which have been recently completed, are underway or have planning permission, and allows for the continuing growth of the village through suitable infill sites, if required.

23.7 The policy simply refines VALP Policy D3 by defining a settlement boundary to give effect to its provisions on small scale development and infilling and larger scale development proposals within a defined settlement boundary and VALP Policy S3 on development in the countryside. Outside the defined settlement boundary, development will only be supported if proposals accord with policies managing development in the open countryside to provide certainty to applicants and the community and to recognise the valued function of the countryside.

CF – Community Facilities Policies

24.1 This Neighbourhood Plan will meet the needs of Stoke Mandeville Parish for community facilities and set out policies and a sustainability plan where the VALP and associated Supplementary Planning Documents fall short in requiring development proposals to include the provision of local services such as medical care, schools and sports & leisure facilities in a timely fashion, i.e. before houses on the development are sold.

24.2 This Neighbourhood Plan has considered Parishioners' consultation responses and will address where required development plans to provide for these needs within the Parish boundaries. These policies will also take into consideration the continued expansion of the population within the Parish as the AGT-1 and AGT-2 developments are progressed. These developments will place a burden and requirement that dictates the need for additional facilities to support the VALP Policy S1 and NPPF (December 2024) Objective 2 Achieving sustainable development

24.3 Considering consultation comments on subjects like telecommunications, we believe that these are covered within the VALP Policy I6 and Government Buckinghamshire Thames Valley Growth Deal to develop the latest high speed broadband capabilities to support new and existing developments and business.

24.4 There are two main policy areas to be covered for community facilities as follows:

- ❖ CF1 – Medical and Pharmaceutical Facilities Policy – to develop within the Buckinghamshire CCG, VALP and NPPF (December 2024) framework requirements, facilities that can service the Parish needs.
- ❖ CF2 – Sports and Leisure Facilities Policy - to develop within the Buckinghamshire Council VALP, NPPF (December 2024) framework and Sport England Policies the provision of facilities within the parish area suitable for community groups and the community for general use.

24.5 There are facilities within the Parish that meet or can meet several local needs.

24.6 Facilities currently present in Stoke Mandeville Parish consist of the following.

24.7 A play area in Stoke Mandeville adjacent to the Stoke Mandeville Community Centre and a newly constructed area in Hawkslade adjacent to new development. There is a play area in Waivers Way which is available to residents of Stoke Grange, but which is situated outside the Parish. Every new estate also has small children's playgrounds, but none include a community centre or sport and leisure facilities.

24.8 For leisure and recreation, the Parish benefits from the Stoke Mandeville Community Centre on Eskdale Road in Stoke Mandeville village, which offers a hall and meeting rooms for hire plus the Queen Elizabeth II playing field and limited outdoor sport and exercise facilities.

24.9 There is also a Community Centre in Hawkslade, owned now by Buckinghamshire Council, which also offers a hall and rooms for hire but no green space.

24.10 The Parish Church of St Mary the Virgin has a church room which is available for hire and is used regularly by charitable groups and a youth group.

24.11 The Buckinghamshire County Council Sports Club and playing field provided a further venue for local sports clubs and an amenity to the public, which included facilities for football – three adult pitches - (and cricket and tennis) and a sport and social club/pavilion. This facility still exists though now closed and disused. This has been nominated

as an asset of community value since several years ago, and for a further five-year period starting from 13th August 2020 and is currently in the process of being registered again.

24.12 There are two schools in the Parish, Stoke Mandeville Combined School, and Booker Park School (for children with special needs), both of which are currently operating over capacity.

24.13 There are currently no medical (medical, dental, pharmacy practitioners) facilities available within the Parish. Residents must travel to Bedgrove, Walton Court, Aston Clinton, or Wendover to access GP services.

24.14 There is a Church of England church (St Mary's) and a Methodist church which has closed as a working church. The Community Centre in Hawkslade hosts the Hawkslade Community Church on Sunday mornings.

24.15 There are currently two burial grounds in the Parish, one of which is closed. In addition, the Parish Council has received planning permission to use their land in Marsh Lane as a future burial ground of some 800 plots, because Swallow Lane is nearly full.

24.16 The Parish Council owns a parcel of land behind the Combined School in the village, which has been used to provide allotments for many years. We consider that the Adopted Vale of Aylesbury Local Plan 2013-2033 (VALP) already mandates the need for additional educational capacity to sustain the proposed ATG-1 and ATG-2 developments and it is our intention to ensure that the level of form entry per year is adequate to support the expansion needs of the parish. Our intention is to seek that the medical services are provided within the Stoke Mandeville parish on the ATG-1 development and not as ATG-1 point P "Provision of financial contributions towards off-site health facilities". We see this as being outside of NPPF [\(December 2024\)](#) objective 2, achieving sustainable development, as nearby general practitioner and dental surgeries are already oversubscribed, and additional capacity is needed in the way of built facilities to accommodate future demands within the Parish.

24.17 We understand that the VALP has indications of open usable green space but has no definitive plan to allocate these areas as usable and functional sporting and leisure facilities for local community groups. This should be provisioned in accordance with NPPF (December 2024) achieving sustainable development and 8 promoting healthy and safe communities. We consider that there is a need for a definitive plan to provide such facilities to accommodate the current and future populations requirements and provide adequate facilities and buildings for accessible use by all community groups. It is the Stoke Mandeville Parish Council's intention through these policies to fill this gap and meet the requirements of VALP Policies I1 and I2 and to account for the splitting of the Parish by the SEALR.

24.18 Additional policies have been considered resulting from the 2017 consultations for improved Broadband for example, but it is considered that these are suitably covered within the VALP Policy I6 and associated Buckinghamshire Thames Valley Growth Deal. These policies are already designed to provide the latest telecommunications networks to support existing and new developments.

CF1 – Medical and Pharmaceutical Facilities

26.1 Current local medical services are oversubscribed and are failing to provide the service the community requires. There is currently no general practitioner, dental or pharmaceutical services located within Stoke Mandeville Parish.

Medical and Pharmaceutical Facilities Policy

26.2 Development proposals which offer an increase in community medical facilities capacity (such as through a new GP surgery or community health hub including a pharmacy) or which would deliver new medical facilities capacity within the Parish will be supported.

26.3 One of the many factors affecting both community cohesion and access to community facilities is the lack of medical facilities within the Parish. Accordingly, the Plan will support developments which assist in the achievement of the Buckinghamshire NHS Healthcare Trust and the Clinical Commissioning Group's aim of increasing "tier three plus care," led by local healthcare teams with access to specialist advice as required, based in medical facilities within the Parish.

CF2 – Sports and Leisure Facilities

Sports and Leisure Facilities Policy

27.1 Development proposals for new sports and leisure facilities will be supported. Proposals for formal public sports facilities with changing facilities for cricket, football, hockey, netball, and tennis will be particularly supported.

27.2 Wherever practicable, proposals for new sport and leisure facilities should enable public access during daytimes, evenings and weekends and not be limited to school out-of-hours or school holidays.

27.3 Policy CF2 offers support for the development of new sports and leisure facilities. The Parish Council will look to the AVDC Supplementary Planning Guidance Sport and Leisure Facilities 2004 to underpin the sports and leisure facilities requirements for the Parish.

27.4 The Sport England Sport and Leisure facilities calculator should also be a consideration when planning the number of facilities required to support the current and future population's health and wellbeing. The second part of the policy advises that, where practicable, any new facilities should be available to the public. In this context applicants are encouraged to include proposals as part of the relevant planning applications for making such facilities sustainable through a long-term management plan to consolidate the facilities as financially viable and to contribute to community cohesion and well-being.

TT – Transport and Travel Policies

28.1 This Policy covers Stoke Mandeville Parish Council's Neighbourhood Plan Policies on the following areas:

- ❖ TT1 – Active Travel: Measures to enable and encourage active travel, including footpaths, cycle ways and easy access to public transport.
- ❖ TT2 – Traffic Congestion: Transport infrastructure conditions for new developments including mitigation of traffic congestion.
- ❖ TT3 – Public Transport: Provision of adequate and accessible public transport.

28.2 Recognising the requirements for:

- ❖ mitigation of traffic impacts such as air quality, pedestrian and cyclist safety and residents' ease of travel
- ❖ the facilitation of active travel (walking, cycling, and scooting) and public transport options laid out in the NPPF (December 2024), the Adopted Vale of Aylesbury Local Plan, the AGT-1 SPD and the Aylesbury Transport Strategy that Neighbourhood Plan aims to add weight to those strategic policies by supporting and specifying support for development proposals that:
- ❖ mitigate increased traffic impacts by implementing measures to reduce the number of car journeys taken.
- ❖ reduce congestion by contributing to measures to improve traffic flow at peak times and
- ❖ enable and encourage residents to travel by public transport or active travel means.

28.3 These key issues relating to traffic, travel and transport were raised in the public consultation:

- ❖ Traffic congestion in Stoke Mandeville Parish along Station Road and Lower Road in particular at rush hour.
- ❖ Fears of traffic congestion being exacerbated by new housing increasing volume of traffic on the roads.
- ❖ Speeding traffic across the Parish – or the perception of danger from speeding vehicles due to narrow pavements meaning pedestrians are very near traffic.
- ❖ Lack of cycle paths meaning people prefer to drive even for short journeys.
- ❖ Lack of connectivity for pedestrians except by footpaths which are now often blocked by housing developments or infrastructure such as SEALR or HS2, or which do not provide an accessible, convenient, and safe route for walking because they are too narrow and run alongside busy roads.
- ❖ Lack of crossing points on Station Road.

28.4 The Parish is not well connected and supported by the right transport infrastructure in all areas. The two main arteries, the A413 and the A4010, are struggling with capacity/congestion at peak times with the volume of traffic, and the roads and junctions leading off them are also under strain, leading to congestion. On the positive side the Parish is served reasonably well with buses, has a good train service and two cycle ways although more are needed.

28.5 This situation is what you would expect from an infrastructure that has grown 'ad hoc' over the years to meet the demands of a growing population, more commuters, and more vehicles in daily use.

28.6 The diverted A4010 and the Southeast Aylesbury Link Road are forecast to reduce the number of journeys by through traffic crossing the Parish. However, planned strategic housing growth of around 2500 new homes within or contiguous with the Parish will fuel a countervailing increase in travel demand. Such a large increase in population will inevitably lead to a net worsening of local congestion unless that development is not also accompanied by significant change in travel behaviours, including reducing the need to travel, achieving a modal shift from private car use, and focusing travel on active travel modes.

Below is a summary of the key issues identified from the 2017 consultations and discussions.

28.7 By far the most frequent comments (29) were about the impact of traffic volumes, and steps that should be taken to relieve existing problems and/or mitigate effects of future growth such as infrastructure changes (new link road Lower Road – Wendover Road, or full by-pass). Station Road was mentioned by name 12 times as a particular problem location. 8 comments linked the traffic volume increases with new housing development. 2 respondents proposed that the Lower Road – Wendover Road link road should include a new direct access to Stoke Mandeville Hospital to relieve access and congestion issues on Lower Road.

28.8 Other comments called for improvements to train/bus services (8), parking issues (8), footpath/cycle ways (7), HS2 related comments, and improvements for disabled access (2).

28.9 Young people at the Ark and the Combined School commented on cycle paths (more needed, and a dedicated route for Station Road), too many footpaths, and requests for hireable bicycles and improved road signs. The focus group at the school also commented on the consequences of more housing (lots of traffic, congestion and construction traffic). Their list of “positives” about Stoke Mandeville included accessibility of the train station and transport generally (although a lot of traffic), whilst the “negatives” included traffic, traffic noise and parking. It is significant that of 14 negative comments about Stoke Mandeville, 12 were about transport issues.

28.10 A comprehensive list of consultee comments can be found in Appendix 1 of the Neighbourhood Plan.

28.11 The Neighbourhood Plan is not the only tool that a Parish Council can use to improve traffic and travel issues in its area: a Community Action Plan or feeding local priorities into the Local Transport Plan could also help, but the policies in this Neighbourhood Plan aim to mitigate the impact of planning decisions as far as possible for the benefit of existing and new residents by supporting and enhancing existing protections offered by the Adopted Vale of Aylesbury Local Plan and the Aylesbury Transport Strategy.

28.12 Air quality and other environmental protections are mandated by the Environment Act 2021. Buckinghamshire Council is also in the process of implementing its Clean Air Strategy which aims to reduce air pollution in problem areas. Easing traffic congestion and increasing active travel will both reduce air pollution in the Parish.

TT1 – Active Travel

29.1 Stoke Mandeville Parish residents want and need safe, convenient, and accessible cycle and pedestrian routes from housing to key destinations within and around the Parish.

Active Travel Policy

29.2 Proposals for major development should incorporate measures to provide safe, convenient, and accessible routes for pedestrians and cyclists from the development site to the following destinations:

- ❖ **Stoke Mandeville Hospital**
- ❖ **ASDA supermarket**
- ❖ **Stoke Mandeville Stadium & Leisure Centre**
- ❖ **The former Bucks CC Sports & Social Club site**
- ❖ **Hawkslade Shops and Community Centre**
- ❖ **Elm Farm Shops**
- ❖ **Stoke Mandeville Railway Station**
- ❖ **Eskdale Road Community Centre & Playing Field**
- ❖ **The Bull, The Bell and The Woolpack public houses**
- ❖ **Triangle Business Park**
- ❖ **Stoke Mandeville Combined School**
- ❖ **Booker Park School**
- ❖ **William Harding Combined School**
- ❖ **John Colet School (Wendover)**
- ❖ **Mandeville School**
- ❖ **Chiltern View Nursery**
- ❖ **Bucks Goat Centre and adjacent business park**
- ❖ **Post Office and General Store, Station Road**

29.3 Proposals for major development should incorporate measures to encourage, facilitate and enable safe walking, cycling and the use of buses within and through the Parish.

- ❖ The provision of cycle lanes on main roads and the provision of new cycle paths within and connecting new estates in the Parish, and
- ❖ New safe cycling routes through the Parish to provide access to the countryside and safe cycling routes to the destinations outlined above.

29.4 Wherever practicable, and as appropriate to their scale, nature and location, major development proposals should include the widening of footpaths and creation of designated cycle lanes along Wendover Road, Lower Road, and Station Road

29.5 We consider that the Adopted Vale of Aylesbury Local Plan 2013-2033 (VALP) already includes sufficient provision for developments to be designed with internal connectivity such as footpaths and cycle ways connecting residents of new housing estates with services inside and outside the development. Our concern is the impact on existing active travel infrastructure if developers are not asked to contribute to specific mitigation or improvement measures or provide mitigation or high-quality access design as part of their planning conditions.

29.6 We consider that the VALP already covers the requirement for new developments to be designed with pedestrian and cyclist movement as a priority. The VALP also includes requirements for connectivity between the new development and existing destinations within the Parish. Crucially, it also includes requirements for improving existing footpaths and cycle routes, as evidenced by the VALP Policy T7, point c) which says:

“Development proposals must provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network and alongside strategic routes. In deciding planning applications, the council will use planning conditions or legal agreements to secure the provision of new footpaths and the improvement of existing routes.”

29.7 Aylesbury Transport Strategy, particularly page 109: *Sector 4 Transport Improvements* deal with the South Aylesbury area covering Stoke Mandeville Parish.

29.8 Buckinghamshire Council has identified the pain points and potential mitigations for these. Congestion on Lower Road, Mandeville Road and Stoke Road should be improved although not removed by the new outer link roads.

29.9 Buckinghamshire Council’s plans also include the improvement or establishment of cycle paths and footpaths – but there is no detail on this so the Neighbourhood Plan is more specific and asks for planning conditions to be imposed that include money to fund the improvement and establishment of new cycle paths along the main roads as well as within developments – unless a link within a development means that cyclists don’t have to use the main roads, e.g. a link to the Hospital from the railway station instead of widening the cycleway along Lower Road from The Bell Pub northwards, or providing a new link from Stoke Leys to Stoke Mandeville Combined School so that children can cycle safely.

TT2 – Traffic Congestion

30.1 This Policy aims to:

- ❖ Reduce congestion by supporting development which contributes to measures to improve traffic flow through the Parish at peak times.
- ❖ Impose transport infrastructure conditions on new development proposals including mitigation of traffic congestion by requiring an agreed, specific Travel Plan and Implementation which will achieve this.

Traffic Congestion Policy

30.2 Wherever practicable, development proposals should include measures and contributions to improve traffic flow or reduce traffic through Station Road and Lower Road at peak times. These measures and contributions should be outlined in detail in a Travel Plan which incorporates an implementation timescale and funding for measures.

30.5 This Policy supports the VALP and adds weight to the Aylesbury Transport Strategy by highlighting specific areas of concern for residents which developers and the Council must focus on when development proposals come forward for the South Aylesbury housing developments in the Parish (AGT-1 and AGT-2).

30.6 This Policy takes into account the likely positive impact of the Stoke Mandeville Bypass (the diverted A4010 from Princes Risborough) and the stopping up of Risborough Road, and of the Southeast Aylesbury Link Road, both of which are anticipated to alleviate current levels of traffic congestion on Station Road and Lower Road as far as the new junction with the SEALR and the Stoke Mandeville Bypass.

30.7 It also notes the Aylesbury Transport Strategy deliverables which also aim to reduce traffic movement into the Town Centre, such as the outer ring roads and improved cycle and public transport networks.

30.8 However, this Policy aims to mitigate the likely increased local traffic from 2,500 new homes in AGT-1 and AGT-2 as well as that generated by the Hampden Fields development (AGT-4).

30.9 Specific requirements are needed to focus developer and Council attention on traffic management and reduction measures to reduce traffic congestion on Station Road and Lower Road at peak times

30.10 Contributions should include:

- ❖ Contributions towards the widening of the railway bridge and re-development of the Stoke Road layout to reduce congestion at the gyratory.
- ❖ Contributions towards improving traffic junctions which are regularly congested such as the junction at the Stadium Approach/Churchill Avenue/Mandeville Road roundabout to alleviate congestion north and south which backs up on Lower Road during rush hour; or
- ❖ Contributions towards measures to improve traffic flow through Stoke Mandeville Parish if needed after the Southeast Aylesbury Link Road (SEALR) and Stoke Mandeville Bypass are operational.

30.11 And measures should include:

- ❖ Provision of two vehicle access points to any development of over 200 houses to avoid traffic congestion from commuter traffic in rush hour.
- ❖ Demonstration of the awareness of traffic impacts of other planned or recent development in the Parish or neighbouring Parishes and designing development layouts which demonstrably act to mitigate the combined vehicle traffic impacts of multiple developments adjacent to each other – for example in AGT-1 and AGT-2; and
- ❖ Measures to facilitate pedestrians wishing to crossroads such as Wendover Road and Station Road which are currently inadequately provided with pedestrian crossings, and which are already prohibitively busy for pedestrians to cross safely.

30.12 We understand that most of the residents' concerns around congestion and speeding traffic are not within the power of this Neighbourhood Plan to alleviate but Policy TT2 supports the VALP's congestion mitigation policies and the Aylesbury Transport Strategy by including specific areas of concern that development proposals must not exacerbate and should be required to ameliorate by design or funding through planning conditions.

30.13 The Aylesbury Transport Strategy and the Local Transport Plan 4 (with LTP 5 being worked on at the time of writing) outline improvements which will have a positive impact on traffic congestion in the Parish if they are carried out.

30.14 We recognise that most of the issues raised by Stoke Mandeville Parish residents are caused or affected by national housing allocation requirements, and Buckinghamshire Council transport strategy, policy and projects, as well as by road user behaviour, but the Parish Council, using the Neighbourhood Plan as its legal basis, will highlight and act on local concerns where possible within its remit.

TT3 – Public Transport

31.1 This Policy aims:

- ❖ to ensure that development proposals take public transport capacity into account at the specific local level and must consider how to ensure the sustainability of their development in terms of public transport provision for the increased population.
- ❖ to enable and encourage residents to travel by public transport through ensuring there is adequate capacity in public transport after the addition of 2,500 new houses.

Public Transport Policy

31.2 As appropriate to their scale, nature and location, development proposals should include measures and contributions to improve bus travel provision and accessibility.

- ❖ Contributions towards the running or increasing of bus services to and from the development.
- ❖ Contributions towards bus travel infrastructure such as safe bus stops and crossings near bus stops and/or
- ❖ Funding support through a Section 106 agreement to set up and cover the first two years' running costs for a Community Bus or Dial-A-Ride Scheme, either in the Parish or in the Wendover and Villages Community Board area within which the Parish sits.

31.3 Key destinations to be connected with new developments include:

- ❖ Stoke Mandeville Station
- ❖ Aylesbury Town Centre
- ❖ High Wycombe, via Princes Risborough
- ❖ Oxford, via Haddenham
- ❖ Tring and Berkhamsted
- ❖ Wendover, Aston Clinton, and Weston Turville Villages
- ❖ Bedgrove – Jansel Square and Bedgrove Surgery

31.4 Although the Parish is fairly well served along its peripheries with buses into Aylesbury town centre, to High Wycombe and Oxford and to Wendover and Tring, which provide routes from north to south of the Parish, there are no bus routes linking the east of the Parish with the west, so that residents wishing to travel on routes at the opposite side of the Parish to where they live either have to walk or cycle across the Parish, or go into Aylesbury, change bus route and come out again. Whilst people living in the Parish will inevitably want to access higher level retail, community, and commercial services elsewhere in the county, the Neighbourhood Plan can only comment about land use matters in the neighbourhood area. As such development proposals should seek to improve bus travel provision and accessibility to Station Road, Lower Road, and Wendover Road and to the Stoke Mandeville Railway Station.

31.5 This is also problematic because some of the routes are served by different providers and there is no single bus pass usable on all networks.

31.6 At peak hours, buses are often full because of schoolchildren, and additional housing development will add to this problem.

BD – Business Development Policy

32.1 The Plan will aim to influence the inclusion of cafes and restaurants as well as food and other shops in new developments in Stoke Mandeville Parish, as well as supporting business development through planning decisions as long as these do not conflict with the other Objectives and Policies in the Plan.

32.2 This Policy covers Stoke Mandeville Parish Council's Neighbourhood Plan Policy to encourage the development of businesses which will meet the needs of the Parish by filling in the gaps in provision of retail, cafes and restaurants in the Parish which has been and will be exacerbated by the addition of new houses.

32.3 There are around 20 centres of business around the Parish with currently 211 known businesses within the Parish of which 177 are registered businesses with Bucks Business First. These include commercial, service, light industrial, farming and agricultural businesses. Over 130 Parish businesses are registered from home addresses and are likely to be single individuals and are not visible in the Parish.

32.4 Although Stoke Mandeville Hospital does not fall within the Parish boundary, it is immediately adjacent to the Parish and is a very significant local and regional employment site, with around 2,000 staff employed at the site.

32.5 Most of the land within Stoke Mandeville Parish is still working farmland, although this is diminishing quickly as housing development continues. Agricultural land use is largely for arable crops such as wheat and barley, but some animal husbandry also takes place. Approximately 10 people are believed to be employed on agribusinesses within the Parish.

32.6 There are seven farms listed as working businesses within the Parish. Two farms recently have been purchased by the Secretary of State for Transport in order to allow the HS2 rail project to proceed, and a further two have diversified and are no longer primarily agribusinesses. Of the three agribusiness farms in the Parish, two have rented their land for working by farming businesses outside the Parish, with only one now remaining as a working farm owned and worked by a business within the Parish.

BD1 – Business Development

32.7 The Plan will aim to influence the inclusion of cafes and restaurants as well as food and other shops in new developments in Stoke Mandeville Parish, as well as supporting business development through planning decisions as long as these do not conflict with the other Objectives and Policies in the Plan.

32.8 The public consultation identified a need for more cafes and restaurants within the Parish, and so this Neighbourhood Plan Policy specifies this as a condition for new development within AGT-1 and AGT-2.

Business Development Policy

32.9 Where appropriate and practicable, proposals for employment development should:

- ❖ Include the provision of, or contributions to the provision of retail space on or within walking distance of the development.
- ❖ Include retail locations specifically for cafes and restaurants in the local centres within AGT-1 and AGT-2 as well as providing space suitable for other retail such as food and other shops.
- ❖ Provide an appropriate level of car parking; and
- ❖ Provide limited, designated parking including disabled parking.

Implementation

35.1 Once in force, the Neighbourhood Plan will form part of the statutory development plan and will be used by decision takers to determine the outcome of planning applications and appeals within the Parish. It will also be used to steer development-related investment towards infrastructure projects set out below.

35.2 Most of the policies contained in the Neighbourhood Plan will be delivered by property owners and developers. In preparing the Neighbourhood Plan, care has been taken to ensure as far as possible that the policies are achievable.

35.3 Whilst the local planning authority will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with Buckinghamshire Council to monitor the progress of sites coming forward for development.

Assets of Community Value

35.4 The Parish Council wishes to see the following buildings and land in Stoke Mandeville Parish designated or retained as Assets of Community Value. This would give community organisations the opportunity to bid on any listed asset that was being sold. It should be stressed that owners cannot be forced to sell assets to any party against their wishes.

Council	Reference Number	Name and Address of Property	Status	Date First Received	Date First Decision Made	Date second application received	Date Second Decision Made	Date Third application received	Date Third Decision Made	Date listing expires / date it expired	Ward	Community Board Area	Type of Asset
Aylesbury Vale District	175	Bucks CC Sports & Social Club, Lower Road, Stoke Mandeville, Bucks, HP21 9DR	Currently Listed	Not Known	Not Known	11/06/2020	06/08/2020			05/08/2025	Wendover, Halton and Stoke Mandeville	Wendover	Sports Club
Aylesbury Vale District	176	The Woolpack, 21 Risborough Road, Stoke Mandeville, Bucks, HP22 5UP	Currently Listed	Not Known	Not Known	11/06/2020	06/08/2020			05/08/2025	Wendover, Halton and Stoke Mandeville	Wendover	Pub
Aylesbury Vale District	189	Stoke Mandeville Post Office and Stores, 37 Station Road, Stoke Mandeville, Bucks, HP22 5UE	Decision not to list		29/05/2015					Decision not to list	Wendover, Halton and Stoke Mandeville	Wendover	Post Office
Aylesbury Vale District	190	The Co-operative Food Stores, Orwell Drive, Aylesbury, HP21 9JL	Decision not to list		29/05/2015					Decision not to list	Aylesbury South West	Aylesbury	Shop
Aylesbury Vale District	191	The Bell Public House, 29 Lower Road, Stoke Mandeville, Aylesbury, Bucks, HP22 5XA	Decision not to list		29/05/2015					Decision not to list	Wendover, Halton and Stoke Mandeville	Wendover	Pub

35.5 The Parish Council acknowledges that the Neighbourhood Plan itself cannot designate such assets, but it can help to inform the local authority as to which assets are particularly valued by the local community.

Infrastructure Projects

36.1 The Parish Council proposes that some or all the following project themes be targeted for funds resulting from new development in the Parish, such as New Homes Bonus monies, Community Infrastructure Levy payments and Section 106 contributions. This should be seen as a non-binding indication of local priorities at the time of drafting.

- ❖ Footpaths, new permissive paths, and cycle ways
- ❖ Nature and landscape
- ❖ Sports and recreation facilities for all ages – enhancement of existing or building and management of new.
- ❖ Medical facilities located within the Parish.

36.2 Where planning conditions or obligations are imposed under Neighbourhood Plan policies, these should comply with NPPF (December 2024) §173 and §204.

Stoke Mandeville Neighbourhood Plan Policies Map

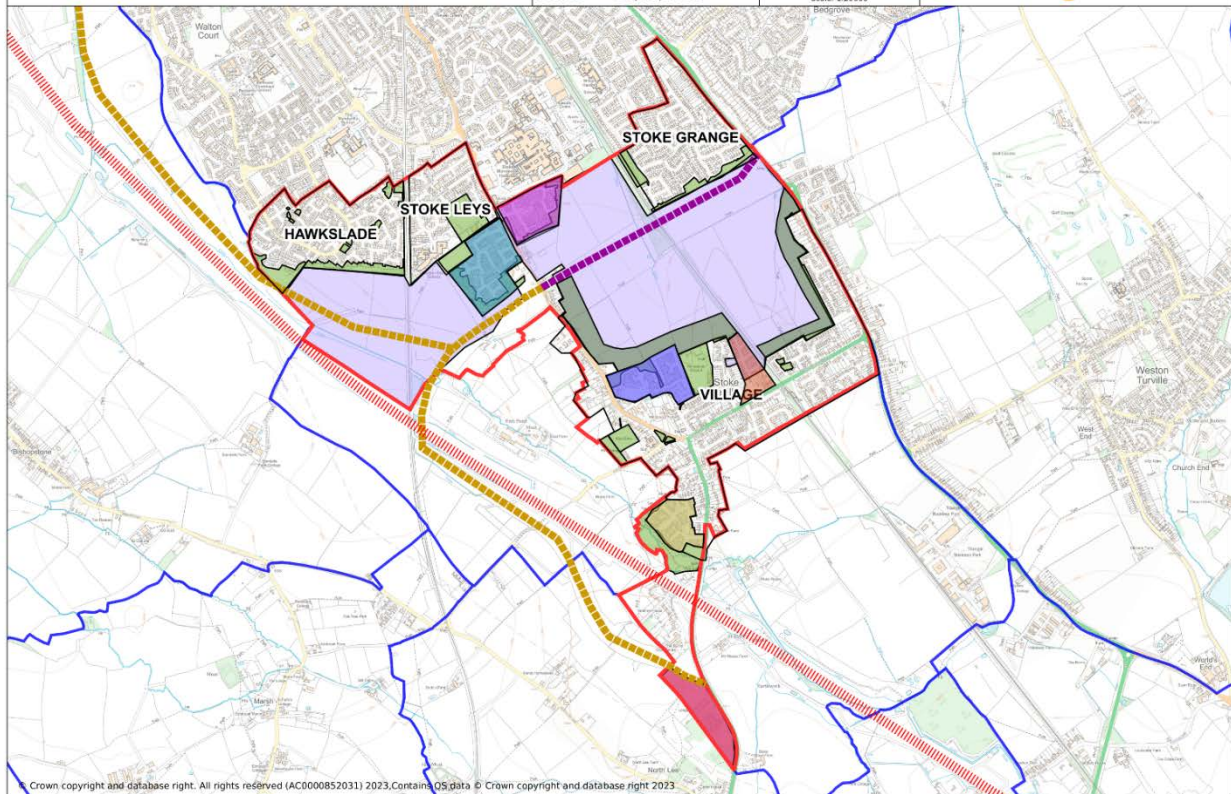
The Parish Masterplan

Stoke Mandeville

Author: L. Prestage

Date: 29/08/2023

ParishOnline



Key

-  VALP Allocated Land
-  Care & Retirement Community (included in the VALP allocation)
-  Green Buffer
-  Parish Boundary
-  SEALR Route
-  Stoke Mandeville Bypass
-  Settlement Boundary
-  HS2 Route

Additional Neighbourhoods as at 2023 (included in the VALP allocations)

-  Crest Nicholson – Harborne Manor
-  Bloor Homes – Mandeville Park
-  Abbey Homes – The Hawthorns
-  Ridgepoint Homes – Eynesford Road
-  Kier Living - Roylands

Conclusion

37.1 In this Neighbourhood Plan the Stoke Mandeville Parish Council have protected the countryside in the west and south of the Parish by establishing a Settlement Boundary within which housing developments are permitted as designated in the Adopted Vale of Aylesbury Local Plan (VALP) 2013 - 2033



37.2 Every housing development within the Settlement Boundary will be required to include a minimum of 50% green space.

37.3 Where housing development is permitted as allocated in the VALP between the southern edge of Aylesbury and the northern edge of The Village, a green buffer will be established so preventing complete coalescence of Aylesbury and Stoke Mandeville and to provide a pleasant walking experience for residents.

37.4 In addition, where green spaces exist in the original neighbourhoods, we have designated them as protected green space areas so that residents can continue to enjoy these open green areas.

37.5 This Neighbourhood Plan aims to conserve and support the enjoyment of the historic environment, buildings, features and assets, minimising the effect of development on the historic character of the village and thereby on the Parish as a whole.

37.6 Policies in this Neighbourhood Plan will support and add weight to important decisions in an expanding residential area for education,

health, transport, traffic, active travel, sports and leisure, and appropriate businesses such as retail.

37.7 When fully adopted, the Stoke Mandeville Neighbourhood Plan will carry full weight when consideration is given to any planning applications within the Parish.

37.8 This Stoke Mandeville Neighbourhood Plan is realistic given the strategic planning and developmental context in which it has been developed. The policies set out in it are based on strong evidence and extensive feedback and the Parish Council believes it presents a compelling vision for the future Stoke Mandeville.

Appendices Index

Evidence Papers

The Evidence Papers behind this Neighbourhood Plan are available on the Stoke Mandeville Parish Council website or on request by emailing clerk@stokemandeville-pc.gov.uk and include the following:

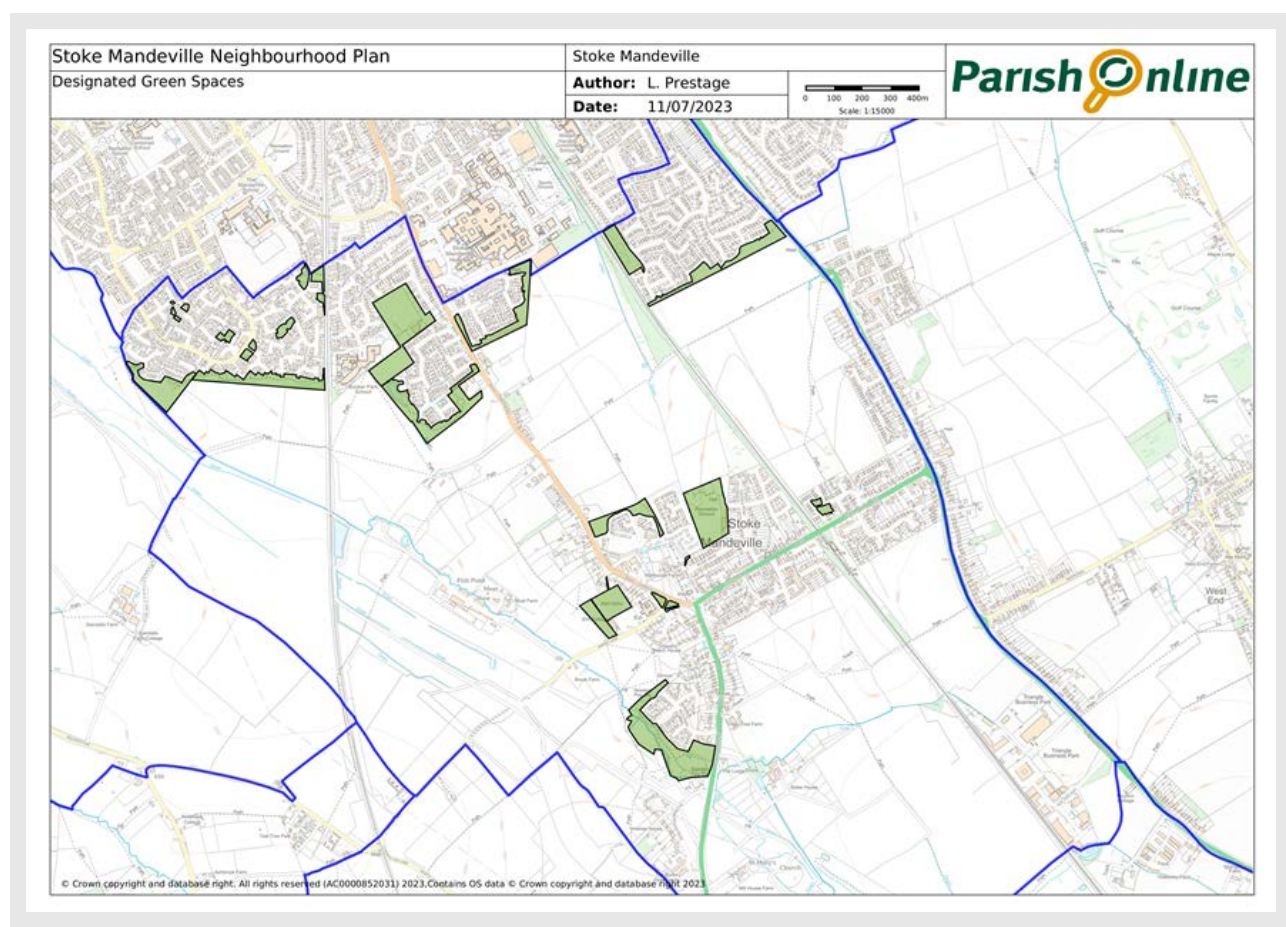
- Biodiversity & Climate Change
- Business & Farming
- Community Facilities
- Conservation Area
- Designated Local Green Spaces
- Green Infrastructure
- Heritage Assets
- History of Stoke Mandeville
- Housing & Population
- Identity & Community
- Neighbourhood Development
- Oxford-Cambridge Growth Corridor
- Public Facilities
- Roads & Transport Infrastructure
- Vision Methodology

Appendix 1: Consultation Statement and Public Consultation Responses

The full Consultation Statement and Public Consultation Responses are detailed in a separate document:

CONSULTATION STATEMENT STOKE MANDEVILLE 10-11-2025

Appendix 2: Schedule of Designated Local Green Spaces



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Designation of the green spaces in the parish of Stoke Mandeville

The National Planning Policy Framework (NPPF) (December 2024) states that:

10.1 The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.

10.2. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

Reference is also made in this document to the ANGSt principles which recommends that everyone, wherever they live, should have an accessible natural greenspace:

- of at least 2 hectares in size, no more than 300 metres (5 minutes' walk) from home;
- at least one accessible 20 hectare site within two kilometres of home;
- one accessible 100 hectare site within five kilometres of home.

The following pages show maps of each green space in the parish of Stoke Mandeville and describe their conformity to the NPPF (December 2024).

1. Grassland areas – Hawkslade

Rowan Close HP21 9FF & Bowler Road HP21 9AE

5559 square metres / 0.5559 hectares

Landowner: Buckinghamshire Council



Rowan Close



Bowler Road



These grasslands in the Hawkslade ward of Stoke Mandeville were formed as part of the original design of the housing estate when it was built in the 1970s/1980s. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so they are **demonstrably special to the local community** holding particular local significance because of their **beauty** and **recreational value** for local residents. They are in **close proximity to the community they serve** in that they **conform to the ANGSt principles**, are **local in character** and are **not extensive tracts of land**.

2. Grassland areas – Hawkslade

Barley Crescent HP21 9LZ, Hillier Road HP21 9JQ &

Ridge Close HP21 9AH

5508 square metres / 0.5508 hectares

Landowner: Buckinghamshire Council



Barley Crescent



Hillier Road



Ridge Close



These grasslands in the Hawkslade ward of Stoke Mandeville were formed as part of the original design of the housing estate when it was built in the 1970s/1980s. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so they are **demonstrably special to the local community** holding particular local significance because of their **beauty** and **recreational value** for local residents. They are in **close proximity to the community they serve** in that they **conform to the ANGSt principles**, are **local in character** and are **not extensive tracts of land**.

3. Grassland areas – Hawkslade

Ravensbourne Road HP21 9TQ & Chess Close HP21 9NE

1233 square metres / 0.1233 hectares

Landowner: Buckinghamshire Council



Ravensbourne Road



Chess Close



These grasslands in the Hawkslade ward of Stoke Mandeville were formed as part of the original design of the housing estate when it was built in the 1970s/1980s. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so they are **demonstrably special to the local community** holding particular local significance because of their **beauty** and **recreational value** for local residents. They are in **close proximity to the community they serve** in that they **conform to the ANGSt principles**, are **local in character** and are **not extensive tracts of land**.

4. Grassland areas – Hawkslade

Harvest Close HP21 9FA

Landowner: Abbey Homes

Parslow Close HP21 9JD

32006 square metres / 3.2006 hectares

Landowner: Buckinghamshire Council



Harvest Close



Parslow Close



This grassland in the Hawkslade ward of Stoke Mandeville was formed as part of the original design of the housing estate when it was built in the 2020s by Abbey Homes. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so is **demonstrably special to the local community** holding particular local significance because of its **beauty** and **recreational value** for local residents. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles**, is **local in character** and is **not extensive tract of land**.

5. Bucks CC Sports & Social Club - Stoke Leys HP21 9DR

35615 square metres / 3.5615 hectares

Landowner: Buckinghamshire Council



BCC Sports & Social Club



This grassland in the Stoke Leys ward of Stoke Mandeville is of particular significance because of its **recreational value** for local residents. There is no other suitable green area for playing football or similar sports in the vicinity of Stoke Mandeville and Sport England has supported the Stoke Mandeville Parish Council's bid to retain it for the community. It is in **close proximity to the community it serves**, is **local in character** and is **not extensive tract of land**.

Stoke Mandeville Parish Council is bidding to purchase this land as a sports and community facility

6. Bloor Development - Lower Road West HP21 9DR

22328 square metres / 2.2328 hectares

Landowner: Bloor Homes Ltd



Bloor - Lower Road West



This grassland in the Stoke Leys ward of Stoke Mandeville was formed as part of the original design of the housing estate when it was built by Bloor Developments in the 2020s. Being a relatively new development it conforms to Policy I1 of the VALP 2023 and so is **demonstrably special to the local community** holding particular local significance because of its **beauty** and **recreational value** for local residents. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles**, is **local in character** and is **not extensive tract of land**.

7. Crest Nicholson Development - Lower Road East HP21 9GT

13927 square metres / 1.3927 hectares

Landowner: Crest Nicholson



Crest - Lower Road East



This grassland in the Stoke Leys ward of Stoke Mandeville was formed as part of the original design of the housing estate when it was built by Crest Nicholson Developments in the 2020s. Being a relatively new development it conforms to Policy I1 of the VALP 2023 and so is **demonstrably special to the local community** holding particular local significance because of its **beauty** and **recreational value** for local residents. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles** is **local in character** and is **not extensive tract of land**.

8. Land off Patrick Way - Stoke Grange HP21 9YF

15645 square metres / 1.5645 hectares

Landowner: Buckinghamshire Council

Land off Dalesford Road - Stoke Grange HP21 9XN

9229 square metres / 0.9229 hectares

**Landowner: Shottery Estate Ltd
(Bryant Homes)**



Patrick Way



Dalesford Road



These grasslands in the Stoke Grange ward of Stoke Mandeville were formed as part of the original design of the housing estate when it was built in the 1970s/1980s. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so are **demonstrably special to the local community** holding particular local significance because of their **beauty** and **recreational value** for local residents. They are in **close proximity to the community they serve** in that they **conform to the ANGSt principles**, are **local in character** and are **not extensive tracts of land**.

9. QE2 Recreation Ground - Eskdale Road

The Village HP22 5UJ

QE2 Recreation Ground: 25275 square metres / 2.5275 hectares

Landowner: Stoke Mandeville Parish Council



Eskdale Road



This grassland in the Village ward of Stoke Mandeville is of particular significance because of its **recreational value** for local residents. It is extensively used by dog walkers, joggers, the local football club and many Parish Council led events. It contains areas for use by children and adults. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles**, is **local in character** and is **not extensive tract of land**.

10. Abbey Development - Lower Road East HP22 5XA

8389 square metres / 0.8389 hectares

Landowner: Abbey Homes



Abbey – Lower Road East



This grassland in the Village ward of Stoke Mandeville was formed as part of the original design of the housing estate when it was built by Abbey Homes in the 2020s. Being a relatively new development it conforms to Policy I1 of the VALP 2023 and so is **demonstrably special to the local community** holding particular local significance because of its **beauty** and **recreational value** for local residents. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles**, is **local in character** and is **not extensive tract of land**.

11. Carters Ride - The Village HP22 5YH

2206 square metres / 0.2206 hectares

Landowner: Buckinghamshire Council

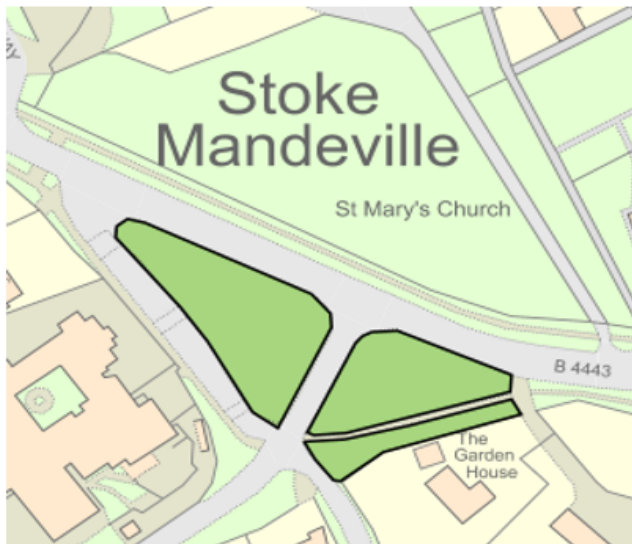


These grasslands in the Village ward of Stoke Mandeville were formed as part of the original design of the housing estate when it was built in the 1970s/1980s. Although this housing development was built before the VALP 2023 was approved, it reasonably conforms to policy I1 and so they are **demonstrably special to the local community** holding particular local significance because of their **beauty** and **recreational value** for local residents. They are in **close proximity to the community they serve** in that they **conform to the ANGSt principles**, are **local in character** and are **not extensive tracts of land**.

12. Village Green - Lower Road The Village HP22 5UX

2316 square metres / 0.2316 hectares

Landowner: Buckinghamshire Council



This grassland in the Village ward of Stoke Mandeville was formed as part of the original design of the original village when it was built in the 1880s. It is used by the local community for Christmas events and is soon to be used for war memorial events. It has considerable **historic significance** as it was the centre of the Village from the early beginnings of the settlement. It is **local in character** and is **not extensive tract of land**.

13. Lower Road - The Village

Western plot – Burial Ground HP22 5UZ

5772 square meters 0.5772 hectares

Eastern plot - Allotments HP22 5XA

9998 square metres / 0.9998 hectares

Landowner: Stoke Mandeville Parish Council



Burial Ground



Allotments



This land in the Village ward of Stoke Mandeville consists of allotments on the east side and a burial ground to the west. The allotment land has been used by local residents for many decades. The burial ground has considerable **historic significance** as it dates from the 1800s. These areas of land are **local in character** and are **not extensive tracts of land**.

14. Kier Development – Risborough Road HP22 5ZN

35452 square metres / 3.5452 hectares

Landowner: Kier Developments



Kier – Risborough Road



This grassland in the Village ward of Stoke Mandeville was formed as part of the original design of the housing estate when it was built by Kier Developments in the 2020s. Being a relatively new development it conforms to Policy I1 of the VALP 2023 and so is **demonstrably special to the local community** holding particular local significance because of its **beauty** and **recreational value** for local residents. It is in **close proximity to the community it serves** in that it **conforms to the ANGSt principles**, is **local in character** and is **not extensive tract of land**.

**15. Land between 15 Swallow Lane
and 1 Irvine Drive HP22 5UN**
233.06 square metres / 0.2330 hectares



This is a tiny piece of land that provides access from Irvine Drive to the Elizabeth II recreation grounds. It is in **close proximity to the community it serves**, is **local in character** and is **not extensive tract of land**.

Appendix 4: Basic Conditions Statement

The full Basic Conditions Statement is in a separate document

Basic Conditions Statement Stoke Mandeville.pdf

Acknowledgements

The Stoke Mandeville Parish Council are indebted to the following residents of the Parish of Stoke Mandeville who gave freely of their time as volunteers, and to the consultants and Buckinghamshire Council's Planning and Neighbourhood Planning Team who provided professional advice and contributions to compile this Neighbourhood Plan.

- ❖ Councillor Laurence Prestage
- ❖ Councillor Kirsty Shanahan
- ❖ Ex-Councillor Darren Smith
- ❖ Ex-Councillor Jonathan Magill
- ❖ Ex-Councillor John Robinson
- ❖ Ex-Councillor Richard Butler
- ❖ Ex-Councillor David Starr
- ❖ Ex-Councillor Jenny Hunt
- ❖ Ex-Councillor Marcus Rogers
- ❖ Ex-Councillor Graham Stewart
- ❖ Ex-Councillor Stephen Atkinson
- ❖ Ex-Councillor Andrew Clark
- ❖ Jo Durden-Moore
- ❖ Asad Mahmood
- ❖ Paul Walters
- ❖ Peter Vernon
- ❖ Stephen Marshall
- ❖ Samantha Pearce
- ❖ Simon Mayes
- ❖ Angie Bamford (Researcher & Administrator)
- ❖ Liz Alexander (Consultant Bell Cornwell)
- ❖ Jonathan Jarman (Consultant Bell Cornwell)
- ❖ Neil Homer (Consultant Oneill Homer)
- ❖ Brendan O'Neill (Consultant Oneill Homer)

We are also grateful to all the Parish residents who took the time to respond to the public consultations.



A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE