



STOKE MANDEVILLE

PUBLIC CONSULTATION FEEDBACK REPORT

December 2018

**Mike King
People and Places Insight Ltd
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KEY FINDINGS

From those who attended the various Stoke Mandeville Public Consultation events, feedback could be grouped into a number of different areas of concern. Comments included;

INFRASTRUCTURE AND CONNECTIVITY

- ❖ What about the infrastructure needed? Doctors, schools and roads are struggling.
- ❖ We need a doctor's surgery/hospital extension/schools/sewage works.
- ❖ Stoke Mandeville hospital will need to be expanded urgently.
- ❖ I'm pleased to see effort going into developing the local services along with housing stock.
- ❖ There is also a need for better bus services in the area.
- ❖ Allowing the building of estate roads without kerbs drains, pedestrian and wheelchair pram sidewalks is an outrage and will cause serious safety issues.
- ❖ We are very worried at the shortage of schools and doctors to cope with all the new houses.
- ❖ Any new development in Stoke Mandeville must take account of the facts; schools are already full to breaking point, as are doctors.
- ❖ More estates mean more people with families, who need infrastructure from the moment they move in.
- ❖ There appears to be no access road to the hospital.
- ❖ With the increasing number of houses due to be built in the village, we will desperately need a Doctors surgery, and the village school will have to be enlarged.
- ❖ When attending a meeting with Gladman, some time ago, we were told that Medical facilities were available at S M Hospital, but that is not acceptable.
- ❖ I was very interested to know what "services" - doctors' surgeries, dentists, schools, extra beds at Stoke Mandeville and nurses have been or will be provided or planned. I personally cannot get an appointment at my local Mandeville surgery apart from a triage appointment.
- ❖ There needs to be coordination with plans to provide primary health care for the residents of Hampden Fields and all the other housing developments on the south and east side of Aylesbury. This must be also be discussed with the existing providers of primary care in the area (Weston grove and Mandeville in this area but also Poplar Grove). There is a massive shortage of GPs and other primary care professionals in the UK, so it is not simply a matter of building surgeries and expecting someone to move in

Recommendations

- Get funding from the builders towards the infrastructure.
- A new surgery needs to be built.
- A new primary and senior school will need to be built.
- A few shops will be needed.
- Improve bus services, in particular to the railway station.
- I would like a cycle route either bridge or underpass to link Stoke Mandeville with Marsh through housing estates.



- It is important to make sure a good bus service can be provided for residents to cut down car use.
- We need more schools, surgeries, play areas for children and cycling paths.

ENVIRONMENT

- ❖ There is not much in the way of greenery in Hawkslade and the small area that was a delight taking the dog for a walk is going to be totally ruined.
- ❖ We asked for Aylesbury not to be joined to Stoke Mandeville. How can a garden town justify removing all the green space between the two?
- ❖ We want to retain all green space for leisure in a time when we are all encouraged to exercise more for good health.
- ❖ It is very important to keep fields around housing, to absorb noise, excess rain and to protect and give space to wildlife.
- ❖ As a resident of Brudenell Drive, and backing onto fields behind the woolpack, I am concerned about potential building on this land in the future. Stoke Mandeville must retain its green spaces for future generations.
- ❖ Communities need to breathe, and we're anxious that the Neighbourhood Plan acknowledges the importance of providing appropriate protected open space, whether that is through negotiation with developers at their outline planning stage, or through facilitating Community Asset Transfer where land is owned by a local authority. We'd encourage the Parish Council to do all in its power to ensure that green space planned into existing housing estates is protected from infill development, considering whether protection can be afforded through the Commons Act 2006.
- ❖ Green spaces must be incorporated along with a network of footpaths and bridleways connecting them up. A number of rights of way exist crossing the proposed development. These must not simply be preserved but developed as green byways closed to motor vehicles that enable residents to commute on foot or bike, and enjoy exercise activities, dog walking etc. These footpaths should not just be squeezed into narrow pathways between houses.
- ❖ Special features like the small patch of woodland at the back of SM recreation ground must similarly be preserved with footpaths through it (as they are today) allowing residents to have access to the recreation ground on foot. The existing hedge along the boundary of Stoke Grange where the link road will be situated must be preserved as a barrier.

Recommendations

- Retain all trees and landscape effectively to reduce noise and pollution by planting further trees.
- There needs to be more open spaces - small parks, trees to keep down the inevitable increase in pollution that all the proposed extra cars on our roads will create.
- I would ask that a 300m barrier of green space is kept between the rail line and any housing.
- I would like to see maximum tree planting along the proposed bypass to minimise noise and light pollution and more importantly to enable trees and shrubbery to reduce the impact of carbon emissions from the increase in vehicular journeys that the residents of 20,000 houses will incur.



- I would ask that this neighbourhood plan demands the highest level of sustainable build for all housing and infrastructure.
- I propose a neighbourhood plan that strongly emphasises the need for green space and maintains or enhances access to the countryside on foot and by bike.
- The route of the 'round Aylesbury walk' (shown on ordnance survey map) should be preserved as part of a green corridor cycleway/footway.

TRAFFIC AND TRANSPORT

- ❖ Concerned about the proximity of HS2, have you considered the noise?
- ❖ I am concerned about access to new housing development south of Aylesbury to Hampden Fields from/to the new south east Aylesbury link road;
- ❖ The plans are still not aligned with each other. I reject the high bridge over the existing regional Aylesbury line. The link road should be a tunnel under the rail line. The cost difference of a tunnel vs a bridge is irrelevant on a project like this.
- ❖ Traffic coming off the A41 will be travelling at 70mph and will not slow down to 40mph if the road to the south of Aylesbury is double carriageway.
- ❖ Having lived in the village for 25 years I've experienced rising traffic levels, we are concerned this will increase dramatically with the future housing development plans.
- ❖ Double yellow lines will be needed along Eskdale Road on both sides to facilitate free movement of traffic when the development behind the eastern houses is complete.
- ❖ Why do developers ignore the rule of providing parking spaces off the public road for one vehicle per bedroom?
- ❖ Roads are unable to cope now at commuting times, there are no crossings for pedestrians, young families, with prams and small children. These are residential areas and therefore traffic speeds should be properly controlled.
- ❖ The proposed development in this plan does not appear to recognise any impact of the proximity of the HS2 line on new residents within the allocated development sites.
- ❖ I am aware of a number of parents that walk their small children along the Wendover road to William Harding School and a number of children that Cycle from Bedgrove, Elm Farm and Stoke Grange to John Collett School in Wendover. I am very anxious that this road, according to the current plan, is going to effectively cut the Wendover Road in half, which will mean that cyclists and pedestrians will have to cross what will be a very busy and therefore dangerous road during peak hours. Finally, Aylesbury has a strong reputation for providing dedicate cycle lane facilities throughout the area, if you were to continue this strategy by building cycle and access to avoid this road and its junction (which, by its nature, would be highly unsafe) you would be accommodating the needs of many more people than the road users this road is intended to serve.
- ❖ Cycle and footpaths are very poor around Aylesbury. Future schemes must contain routes through to town centre and to outskirts. Frequently I would like to cycle but I am not risking the roads.
- ❖ Due to a ridiculous amount of traffic throughout Aylesbury more roundabouts or traffic lights are required at junctions. Including the entrance to Ligo Avenue.
- ❖ With more traffic on the roads, a cycle track joining Lower Road and Wendover Road would be a great help, and also a regular bus route to join all areas of Stoke Mandeville with Bedgrove. We would like to keep all the public footpaths in place.



- ❖ New roads should link into new housing to ensure that use can be made of the roads without adding new and unnecessary burden onto a blue light emergency route which, at the time of writing, is again at a standstill.
- ❖ If new roads do not link into new housing, cul-de-sacs ends which could potentially serve as accesses in the future should be left clear of housing.
- ❖ Communities and pedestrians should not be boxed in by new roads. Access should still be possible in all directions from older areas and new housing and between by footpaths and cycleways with underpasses or bridges as necessary.
- ❖ Bridges should, since we are opposite the spinal injuries centre ALWAYS be made with the disabled/elderly and green transport options in mind.
- ❖ It's important to us that as the parish grows and develops that amenities can be accessed by walking, cycling and by bus.
- ❖ We'd encourage the Parish Council to place a focus in the Neighbourhood Plan on the need to provide community infrastructure within future developments that is accessible on foot, bike or bus, and that meets the needs and promotes the wellbeing of the community around it, taking pressure off existing over-stretched amenities, and avoiding the need to use a car for access.
- ❖ We'd encourage the Parish Council to consider exploring a business case for including a parkway rail station on the Princes Risborough to Aylesbury branch, which will become an important part of the inter-urban East West Rail link between Milton Keynes, Aylesbury, Princes Risborough, High Wycombe and London.

Recommendations

- May I suggest an underpass or bridge over the rail line to join the two wards of Stoke Mandeville on either side of Aylesbury-Amersham railway line.
- The roads MUST go in first, we have gridlock now, with hundreds more houses it will only get worse. The powers that be seem to nod their heads but never do anything. Ring road first must go in.

COMMUNITY FACILITIES

- ❖ Green space behind Charles Close is a very valuable place for the community to play and exercise.
- ❖ Cycle access from Stoke Grange to PACE centre needs to be maintained.
- ❖ It is important to keep the green spaces near the houses for the purpose of community gathering which we have had over the years. Dog walkers too speak to each other and children can safely play in these areas outside their homes.
- ❖ With the proposed new link road, we're concerned about the facilities for walkers, joggers, dog walkers and cyclists
- ❖ A village development is not made from housing alone.
- ❖ Access should be possible to the countryside with existing paths maintained and new paths considered in line with green policy
- ❖ Services and green aspects - The current BCC Sports and Social club with surrounding green space needs to be retained as a community asset, this may best be achieved by re-directing it towards primary schooling for the children who could now be out of catchment in



Winterton Drive/Kynaston Ave or even the new housing, given the numbers of new houses planned. As a school it would retain school fields and could continue with clubs and social activities for the community.

Recommendations

- I would like to see expansion in the communal play areas (see Aston Clinton as a good role model with playgrounds, sports areas, fitness equipment and café).
- These plans should include a proper transport and roads plan together with spaces and green areas. A proper village centre should be incorporated to provide a community approach.
- Village hub can be factored into one of the bigger housing developments near Bell pub. More houses mean more families so better park area would be ideal.
- There needs to be an outdoor activity centres for youths to engage in.

HOUSING

- ❖ The neighbourhood plan needs to set down markers for new development that building on the interface with existing build in Stoke Mandeville must be sympathetic.
- ❖ The rear rooms of the newly planned houses will be 20m only from our rear gardens and this represents a distance intrusion into our privacy plus a security hazard.
- ❖ The houses proposed are very uniform, where are the bungalows which many elderly and disabled would like. Where are the homes for first time buyers?
- ❖ Developers are expected to consult with the community at the pre-planning stage but often do not do so. The NP should make it clear that engagement is expected so that issues can be resolved, and the existing community needs considered as an essential part of new development.
- ❖ Stoke Mandeville the village will be destroyed as Stoke Mandeville will become Aylesbury. Extremely disappointing. We will be putting our house up for sale, will not live in Aylesbury.
- ❖ As building has already started the builders will be reluctant to fund anything. We asked for this to be put in place first at prior meeting so why has Bucks County Council approved all these houses without proper infrastructure put in place first?
- ❖ May we say the amount of proposed building that we are informed of is unreal; we all know the big builders will bulldoze their way through planning. Aylesbury Vale cannot and do not have the power to stop this.
- ❖ I cannot envisage us having enough work and amenities to service the extra housing which is proposed for the area. Its heading for a total disaster and it's not going to be somewhere pleasant to live any longer.
- ❖ New development should be 'sympathetic' to existing dwellings. From our perspective there is nothing 'sympathetic' about building large houses overlooking our bungalows and I think most reasonable people faced with this prospect would object as we have done.
- ❖ The new NPPF also expects that there should be a diversity of accommodation in new developments, not just affordable housing but homes for other social groups too, including older people and those with disabilities.



- ❖ There is an additional benefit from the from the release of family sized homes through downsizing and the social benefits that come from diversity rather than people to living in isolated social groups.
- ❖ I was amazed to note that 32000 houses are scheduled to be built in and around Stoke Mandeville and Aylesbury.
- ❖ With 32.000 houses means a possible 130,000 people needing doctors' nurse's hospital beds etc. and 60,000 places in nurseries schools etc.
- ❖ Keep council and private houses separate, don't integrate, it doesn't work

Recommendations

- Avoid housing development that makes Stoke Mandeville part of Aylesbury
- Our neighbourhood plan should insist on housing developments that reflect on mixed aged community. Housing built for disabled/ageing access.
- Housing areas AGT1&2 should include green open space community facilities, areas for education, shopping etc and offer small employment to reduce commuting traffic.
- Build some bungalows for the elderly. Not large gardens, about 18 foot at the back, and 12 foot at the front. Rooms with doorways should be wide enough for a wheelchair to get through and big enough to move in the rooms. Two bedrooms big enough for a double beds and wardrobes and chests of drawers as well as room to move. Bathrooms to be showers not baths (easier to use). Kitchens big enough to bake and cook in, maybe a choice of separate room or incorporated into the lounge. Also, a garage alongside. What about a small community of above, a green, maybe duck pond, a small community within the Garden Town of Aylesbury? All the bungalows in Bucks either have poky small rooms and large gardens or look like council built in the fifty's! Probably are.





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ATTENDANCE LOG

Date	Location	Name	Postcode	Attendance Category	Where did you learn about the event?	Age Bracket
22/09/2018	Hawkslade	Santosh Kirve	HP21 9DZ	1	Leaflet	C
22/09/2018	Hawkslade	K Russell	HP21 9JF	1	Leaflet	D
22/09/2018	Hawkslade	A Guess	HP21 9BD	1	Friend	D
22/09/2018	Hawkslade	M Stanborough	HP21 9FF	1	Walking past	C
22/09/2018	Hawkslade	C Cook	HP21 8HF	1 + 2	Leaflet	D
22/09/2018	Hawkslade	M Barnes	HP22 5UN	1	Leaflet	H+
22/09/2018	Hawkslade	K Barnes	HP22 5UN	1	Leaflet	G
22/09/2018	Hawkslade	Michael Brierley	HP22 5UN	1	Leaflet	H
22/09/2018	Hawkslade	Valerie Donnelly	HP21 8HQ	1	Advertised	D
22/09/2018	Hawkslade	Marilyn Fowler	HP21 9NB	1	Leaflet	E
22/09/2018	Hawkslade	Robert Fowler	HP21 9NB	1	Leaflet	E
22/09/2018	Hawkslade	John Hollis	HP21 9DT	1	Magazine	F
22/09/2018	Hawkslade	Richard Wells	HP21 9DT	1	Leaflet	E
22/09/2018	Hawkslade	Dorothy Wells	HP21 9DT	1	Leaflet	D
22/09/2018	Hawkslade	Tom Wrakets	HP21 9LX	1	Leaflet	D
22/09/2018	Hawkslade	Peter Vernon	HP22 5UT	5	Leaflet	D
22/09/2018	Hawkslade	Wendy Prestage	HP22 5XH	1	Leaflet	F
22/09/2018	Hawkslade	David Starr	HP22 5UR	5	Leaflet	F
22/09/2018	Hawkslade	Robert Parker	HP21 9JJ	1	Leaflet	G
22/09/2018	Hawkslade	Rena Parker	HP21 9TG	1	Leaflet	H+
22/09/2018	Hawkslade	Andrew Clark	HP22 5XZ	1	Leaflet	D
22/09/2018	Hawkslade	M Elliot	HP21 9UH	1	Leaflet	F
22/09/2018	Hawkslade	Mae Lommin	HP21 9UH	1	Leaflet	F
22/09/2018	Hawkslade	Angie Harrison	HP21 9HS	1	Leaflet	F
22/09/2018	Hawkslade	R Cooper	HP21 9ZZ	1	Leaflet	OLD
22/09/2018	Stoke Grange	Mr Robinson	HP21 9XJ	1	Leaflet	70+
22/09/2018	Stoke Grange	Geoff Short	HP21 9XN	2	Leaflet	70+



22/09/2018	Stoke Grange	Paula Short	HP21 9XN	2	Leaflet	70+
22/09/2018	Stoke Grange	Angela	HP21 9YG	3	Leaflet	C
22/09/2018	Stoke Grange	Adam	HP21 9YG	3	Leaflet	C
22/09/2018	Stoke Grange	Andrea Taylor	HP21 9XE	3	Leaflet	C
22/09/2018	Stoke Grange	Gary Sherry Maple	HP21 9XX	1	Leaflet	60+
22/09/2018	Stoke Grange	Kathy Bonfield	HP21 9YF	3	Leaflet	60+
22/09/2018	Stoke Grange	C Lewis	HP21 9YF	1	Website	40+
22/09/2018	Stoke Grange	V Fisher	HP21 9YQ	1	Leaflet	60+
22/09/2018	Stoke Grange	D Fisher	HP21 9YQ	1	Leaflet	70+
22/09/2018	Stoke Grange	H Gibbons	HP21 9XX	1	Leaflet	50+
22/09/2018	Stoke Grange	Gary Maple	HP21 9XX	1	Been to meetings at Stadium	65
22/09/2018	Stoke Grange	Martin Ansley	HP21 9XX	1		
22/09/2018	Stoke Grange	Scott Brookes	HP21 9XJ	1	Parish Magazine	C
22/09/2018	Stoke Grange	Julia Brookes	HP21 9XJ	1	Parish Magazine	D
22/09/2018	Stoke Grange	Robin Huckley	HP21 9YB	1	Leaflet	D
22/09/2018	Stoke Grange	Katheryn Potts	HP21 9YF	1	Leaflet	C
22/09/2018	Stoke Grange	Christopher Potts	HP21 9YF	1	Leaflet	C
22/09/2018	Stoke Grange	Lucas Potts	HP21 9YF	1	Leaflet	A
22/09/2018	Stoke Grange	David Penney	HP21 9XJ	1	Leaflet	D
22/09/2018	Stoke Grange	Melvyn Gibbons	HP21 9XX	1	Leaflet	D
22/09/2018	Stoke Grange	Nadine Boxhall	HP21 9YF	1	Leaflet	E
22/09/2018	Stoke Grange	Ken Boxhall	HP21 9YF	1	Leaflet	E
22/09/2018	Stoke Grange	Diana Blakey	HP21 9XJ	1	Leaflet	E
22/09/2018	Stoke Grange	Anne Hansford	HP21 9XJ	1	Leaflet	D
22/09/2018	Stoke Grange	Nick Giles	HP21 9YR	1	Leaflet	C
22/09/2018	Stoke Grange	John Goodson	HP21 9XJ	1	Leaflet	E
22/09/2018	Stoke Grange	Charles Todd	HP21 9YB	1	Leaflet	E
22/09/2018	Stoke Grange	Rose Todd	HP21 9YB	1	Leaflet	E
22/09/2018	Stoke Grange	David Starr	HP22 5UR	5	Leaflet	F
22/09/2018	Stoke Grange	Wendy Prestage	HP22 5XH	1	Leaflet	F
22/09/2018	Stoke Grange	Peter Vernon	HP22 5UT	1	Leaflet	E
23/09/2018	Stoke Mandeville	Mr Kamperis	HP22 5UB	1	Leaflet	69
23/09/2018	Stoke Mandeville	Mrs Kamperis	HP22 5UB	1	Leaflet	69
23/09/2018	Stoke Mandeville	Mr Marchant	HP22 5TW	1	Leaflet	E



23/09/2018	Stoke Mandeville	Mrs Marchant	HP22 5TW	1	Leaflet	E
23/09/2018	Stoke Mandeville	Valerie Walker	HP22 5UL	1	Leaflet	F
23/09/2018	Stoke Mandeville	Wendy Prestage	HP22 5XH	1	Website	F
23/09/2018	Stoke Mandeville	Lawrence Prestage	HP22 5XH	3	Leaflet	D
23/09/2018	Stoke Mandeville	Simon Mayes	HP22 5TX	1	Leaflet	D
23/09/2018	Stoke Mandeville	Paul Walter	HP22 5UZ	1	Leaflet	G
23/09/2018	Stoke Mandeville	Barry Maskell	HP22 5UR	1	Leaflet	G
23/09/2018	Stoke Mandeville	Ken Layles	HP22 5UG	1	Leaflet	G
23/09/2018	Stoke Mandeville	Mr Minell	HP22 5UH	1	Leaflet	D
23/09/2018	Stoke Mandeville	Mrs Minell	HP22 5UH	1	Leaflet	E
23/09/2018	Stoke Mandeville	Mr Weedon	HP22 5UU	1	Leaflet	D
23/09/2018	Stoke Mandeville	Mrs Weedon	HP22 5UU	1	Leaflet	D
23/09/2018	Stoke Mandeville	Mr Rogers	HP22 5X11	1	Leaflet	E
23/09/2018	Stoke Mandeville	Mrs Rogers	HP22 5X11	1	Leaflet	E
23/09/2018	Stoke Mandeville	Gerald Knight	HP17 8SS	8	Continuing Discussions	I
23/09/2018	Stoke Mandeville	Voni Capadi	HP22 5YJ	8	Leaflet	E
23/09/2018	Stoke Mandeville	Nicky Capaldi	HP22 5YJ	1	Leaflet	E
23/09/2018	Stoke Mandeville	Alan Smith	HP21 9TS	1	Leaflet	F
23/09/2018	Stoke Mandeville	Gladys Smith	HP21 9DZ	1	Leaflet	F
23/09/2018	Stoke Mandeville	Wyn Ludlow	HP22 5UA	1	Leaflet	G
23/09/2018	Stoke Mandeville	Ralph Ludlow	HP22 5U	1	Leaflet	H
23/09/2018	Stoke Mandeville	John Reed	HP22 5UR	1	Bucks Herald	H
23/09/2018	Stoke Mandeville	Olive Scott	HP22 5TW	1	Leaflet	C
23/09/2018	Stoke Mandeville	Richard Puris	HP22 5UR	1	Leaflet	
23/09/2018	Stoke Mandeville	Mr Evered	HP22 4UN	1	Leaflet	84-74
23/09/2018	Stoke Mandeville	Mrs Evered	HP22 4UN	1	Leaflet	84-74



23/09/2018	Stoke Mandeville	Peter Crowe	HP22 5UJ	1	Leaflet	70-80
23/09/2018	Stoke Mandeville	Ash Mistry	HP22 5UF	1	Leaflet	C
23/09/2018	Stoke Mandeville	Paula Jacob	HP25 5TX	1	Leaflet	76
23/09/2018	Stoke Mandeville	Pete Watt	HP22 5XA	1	Leaflet	50
23/09/2018	Stoke Mandeville	Jane Sutton	HP22 5XA	1	Leaflet	50
23/09/2018	Stoke Mandeville	Mr Rand	HP22 5UR	1	Leaflet	65+
23/09/2018	Stoke Mandeville	Mrs Rand	HP17 8SN	1	Leaflet	65+
23/09/2018	Stoke Mandeville	Dr Radcliffe	HP22 5UP	1	Leaflet	C
23/09/2018	Stoke Mandeville	Mrs Radcliffe	HP22 5UP	1	Leaflet	70+
23/09/2018	Stoke Mandeville	G Smith	HP21 9YF	1	Leaflet	70+
23/09/2018	Stoke Mandeville	Jane Rawe	HP22 5UR	1	Leaflet	F
23/09/2018	Stoke Mandeville	Barry Rawe	HP22 5UR	1	Leaflet	F
23/09/2018	Stoke Mandeville	Lynn Joyner	HP22 5UR	1	Leaflet	69
23/09/2018	Stoke Mandeville	Fred Joyner	HP22 5UR	1	Leaflet	71
23/09/2018	Stoke Mandeville	Karen Edwards	HP219YE	1	Leaflet	62
23/09/2018	Stoke Mandeville	Mike Edwards	HP219YE	1	Leaflet	65
23/09/2018	Stoke Mandeville	Keith Gower	HP21 9YA	1	Leaflet	70
23/09/2018	Stoke Mandeville	Rosemary Gower	HP21 9YA	1	Leaflet	71
23/09/2018	Stoke Mandeville	Jenny Hunt	HP22 5UR	1	Can't read writing - Centre??	65+
23/09/2018	Stoke Mandeville	Alison Jones	HP22 5UZ	1	Leaflet	50+
23/09/2018	Stoke Mandeville	Del Jones	HP22 5UZ	1	Leaflet	50+
23/09/2018	Stoke Mandeville	K Russell	HP219JF	1	Leaflet	D
23/09/2018	Stoke Mandeville	Donna Richardson	HP22 5UR	1	Leaflet	E
23/09/2018	Stoke Mandeville	Christopher Bunkeu	HP22 5UH	1	Leaflet	F
23/09/2018	Stoke Mandeville	Christopher Bunkeu	HP22 5UH	1	Leaflet	F
23/09/2018	Stoke Mandeville	R Rotulo	HP219XJ	1	Leaflet	D



23/09/2018	Stoke Mandeville	N Hall	HP22 5XH	1	Leaflet	E
23/09/2018	Stoke Leys	Nigel Glover	HP22 5UG	1	Leaflet	D
23/09/2018	Stoke Leys	Ed Kendrick	HP21 9DU	1	Leaflet	E
23/09/2018	Stoke Leys	Sam Mayes	HP22 5TX	1	Flyer	C
23/09/2018	Stoke Leys	D Howard	HP21 9DS	1	card through door	H
23/09/2018	Stoke Leys	C Edmonds	HP2 9EB	1	card through door	H
23/09/2018	Stoke Leys	V Lewis	HP22 5TX	1	Flyer	D
23/09/2018	Stoke Leys	G Lewis	HP22 5TX	1	Flyer	D
23/09/2018	Stoke Leys	W Prestage	HP22 5XH	1	Website	F
23/09/2018	Stoke Leys	C Taylor	HP21 9DU	1	Flyer	D
23/09/2018	Stoke Leys	A Taylor	HP21 9DU	1	Flyer	D
23/09/2018	Stoke Leys	OC Mc Quaide	HP21 9DU	1	Flyer	E
23/09/2018	Stoke Leys	Nicola Page	HP21 9BD	1	Flyer	C





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DATE	REFERENCE	CONTACT NAME	CONTACT NUMBER	ADDRESS	COMMENTS
22/09/2018	Hawkslade	Angie Harrison	01296 394216	Hawkslade Farm	What about the infrastructure needed? Doctors, schools, roads are struggling. Will need a primary and secondary school, doctors, S.M.H., green places for children/pets to enjoy - think of the needs of all the disabled, those with learning difficulties. Get funding from the builders towards the infrastructure
22/09/2018	Hawkslade	N/A	N/A	N/A	Concerned about the proximity of HS2 and proposed link road at ISIS/Oak Close where the two are very close together. Have you considered the noise? We are concerned about the requirements of facilities i.e. Surgery, schools, shops etc are fully considered when you look at the costing/planning/consultation with developers. I'm not all about housing but planning for the future generations not just creating overcrowding unsustainable areas
22/09/2018	Hawkslade	N/A	N/A	N/A	We need doctor's surgery/hospital extension/schools/sewage works. Large open spaces. Central community hub. The builder should pay at least some of it out of their large profits.
22/09/2018	Hawkslade	N/A	N/A	N/A	The neighbourhood plan needs to set down markers for new development that building on the interface with existing build in Stoke Mandeville must be sympathetic - and not permit 2 & 3 storey buildings behind and/or looking over bungalows.
22/09/2018	Hawkslade	Margaret Barnes	N/A	N/A	In a small area we have a number of developments all piece meal with no regard to the overall picture. HS2, a new bypass, three separate areas of houses all within a mile on an already crowded road which happens to be the main access to the hospital for ambulances. The houses proposed are very uniform, where are the bungalows which many elderly and disabled would like. Where are the homes for first time buyers? The neighbourhood planners have much to do keep control of the situation. I am thankful for them and wish them well in their task.
22/09/2018	Hawkslade	N/A	N/A	N/A	Developers are expected to consult with the community at the pre-planning stage but often do not do so. The NP should make it clear that engagement is expected so that issues can be resolved, and the existing community needs considered as an essential part of new development. The neighbourhood plan will be very valuable to the community in establishing positive policies for development. It needs to be both protective of the existing environment and forward looking in terms of providing for an ever-growing population. This includes facilities and homes for all groups - young and old - families - those with disabilities. All types of dwelling are needed including single story.
22/09/2018	Hawkslade	N/A	N/A	N/A	May I suggest an underpass or bridge over the rail line to join the two wards of SM on either side of Aylesbury-Amersham railway line.
22/09/2018	Hawkslade	N/A	N/A	N/A	Can we create a new business pack or augment the one at Triangle Business Park, to increase local employment opportunities please?
22/09/2018	Hawkslade	N/A	N/A	N/A	This is nibyism on my part, however, I am concerned about access to new housing development south of Aylesbury to Hampden Fields from/to the new

					south east Aylesbury link road; 1. access from the road to the new residential areas will slow the traffic and arguably impact on the flow of through traffic. 2. Access from, via, existing roads within existing housing development will increase noise, pollution, increase road safety issues for children who do play on the streets due to an already deficient provision of play space. 3. In a different plan I have seen the fields opposite me were designated as 'wetland', not as housing. This is important because at least 30+ residents walk their dogs across the fields (which will be before HS2 crossing, to the right side of Aylesbury-P. Risborough rail line. This dog walking activity happens twice a day and the 30+ quoted here are just those I see, not a totality of actual numbers. These issues concern me as I live in Westfield, in a cul-de-sac. The edge of the cul-de-sac is, now, car parking spaces at the end of the road which stops before the Aylesbury circular walk. Is this an example of how future residents would access their new homes?
22/09/2018	Hawkslade	Michael Brisley	N/A	3 Irvine Drive	My specific interest is in the for 117 properties to be built to the east of Lower Road. As a long-term resident of Irvine Drive on the Northern boundary I am very concerned by the plan to build 2 storey houses to the rear of the 5 bungalows which border the field, and which have been in existence for over 50 years. The rear rooms of the newly planned houses will be 20m only from our rear gardens and this represents a distance intrusion into our privacy plus a security hazard. The existing plan must be altered.
22/09/2018	Hawkslade	N/A	N/A	N/A	What is going on? Nothing on the garden plan for surgery, schools and what has happened to the park that was meant to have been within the area. Looks like not only do we have the HS2 coming by the side of us but a bypass as well. There will be loads of noise. 1. A new surgery needs to be built. 2. A new primary and senior school will need to be built. 3. A few shops will be needed. 4. SM hospital will need to be expanded urgently. 5. It is called a garden town as hopefully there will be green spaces all around. 6. With the bypass being built where it is anticipated it will be dangerous within areas of too many houses. 7. There is not much in the way of greenery in Hawkslade and the small area that was a delight taking the dog for a walk is going to be totally ruined.
22/09/2018	Stoke Grange	David Fisher	N/A	HP21 9XQ	Housing areas AGT1&2 should include green open space community facilities, areas for education, shopping etc and offer small employment to reduce commuting traffic. Maintaining pedestrian and cycle access from existing residential areas to SM station with tunnels under road alongside railway.
22/09/2018	Stoke Grange	N/A	N/A	HP21 9YF	The plans are still not aligned with each other. I reject the high bridge over the existing regional Aylesbury line. The link road should be a tunnel under the rail line. The cost difference of a tunnel vs a bridge is irrelevant on a project like this.
22/09/2018	Stoke Grange	V Fisher	N/A	HP21 9XQ	We asked for Aylesbury not to be joined to SM. How can a garden town justify removing all the green space between the two? Will new infrastructure be provided? S. Link Road - should be a through road. Could a tunnel be built under the railway instead of over at high level. We want to retain all green space for

					leisure in a time when we are all encouraged to exercise more for good health. Retain all trees and landscape effectively to reduce noise and pollution by planting further trees. Roundabout S. Link road to be built as far away from existing hedge as possible and walkways and cycleways incl. along Wendover Road to be protected.
22/09/2018	Stoke Grange	N/A	N/A	HP21 9YF	Green space behind Charles Close is a very valuable place for the community to play and exercise. We would want the link road to be a tunnel, not a raised road to reduce the noise, keep the green spaces and garden town aesthetic. Cycle access from Stoke Grange to PACE centre needs to be maintained.
22/09/2018	Stoke Grange	N/A	N/A	N/A	It is important to keep the green spaces near the houses for the purpose of community gathering which we have had over the years. Dog walkers too speak to each other and children can safely play in these areas outside their homes.
22/09/2018	Stoke Grange	N/A	N/A	N/A	Why is the road south of Wendover Park double carriageway? Traffic coming off the A41 will be travelling at 70mph and will not slow down to 40mph if the road to the south of Aylesbury is double carriageway.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	We support the Lower Road - Wendover Road to get our villages back.
23/09/2108	Stoke Mandeville	G Smith	N/A	N/A	1. Avoid housing development that makes SM part of Aylesbury. 2. Improve bus services, in particular to the railway station.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	Having lived in the village for 25 years I've experienced rising traffic levels, we are concerned this will increase dramatically with the future housing development plans.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	More parks, more houses, more hotels, more clubs.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	Green parks
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	Very concerned about infrastructure, roads, parking plus losing the identity of the village.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	SM the village will be destroyed as SM will become Aylesbury. Extremely disappointing. We will be putting our house up for sale, will not live in Aylesbury.
23/09/2108	Stoke Mandeville	Margaret Rand	N/A	N/A	I would like a cycle route either bridge or underpass to link SM with Marsh through housing estates.
23/09/2108	Stoke Mandeville	N/A	N/A	Partick Way HP21 9XJ	Firstly, it's a great shame that SM and Aylesbury has been earmarked for this expansion and growth. My concerns would be, 1. infrastructure, 2. employment, 3. schools. 4. hospitals, 5. shops. I cannot see the above succeed and therefore feel the whole situation is a disaster. I am particularly concerned about the vicinity of the south east link road to my house. I live in Partick Way HP21 9XJ and the proposed dual carriageway is very close to my house and the green we have enjoyed for a very long time. Depreciation values quality of life, population and noise levels all become a factor in this. I would love the whole project not to be approved, not only for my sake but also for SM and Aylesbury. I cannot

					envisage us having enough work and amenities to service the extra housing which is proposed for the area. Its heading for a total disaster and it's not going to be somewhere pleasant to live any longer. Please take a look at our town centre, is this really some place we would shop. Recession comes to mind.
23/09/2108	Stoke Mandeville	Barry Maskell	N/A	N/A	I accept that housing development must take place in SM. My concern is that it should not be done in an uncontrolled manner. These plans should include a proper transport and roads plan together with spaces and green areas. A proper village centre should be incorporated to provide a community approach. I fully support the local plan which should in turn be recognised and incorporated into the AVDC plan.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	Definite need of some sort of village centre/hub, with shops, pharmacy, places to eat. It needs good footpath/cycle path on Lower Road, I feel it's quite dangerous as its narrow. In some place's cars drive faster than speed limit. Village hub can be factored into one of the bigger housing developments near Bell pub. More houses mean more families so better park area would be ideal.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	I'm pleased to see effort going into developing the local services along with housing stock. I would like to see expansion in the communal play areas (see Aston Clinton as a good role model with playgrounds, sports areas, fitness equipment and café). I think it is important to include shopping/commercial facilities in the plan (it would be nice to have more options, like Wendover does) and to include cycle routes and pathways to make links to town accessible. It is important to make sure a good bus service can be provided for residents to cut down car use.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	It is very important to keep fields around housing, to absorb noise, excess rain and to protect and give space to wildlife, cycle paths are all very well but not the same as open kind to walk across (of course on footpaths). To be able to get away from traffic noise, fumes etc is very important to people's wellbeing. There is also a need for better bus services in the area. We are being encouraged to get out of our cars, but if you have heavy bags to carry there is no bus service.
23/09/2108	Stoke Mandeville	N/A	N/A	Brudenell Drive	With the proposed new link road, we're concerned about the facilities for walkers, joggers, dog walkers and cyclists. Concerns also regarding the route of the 300 bus. Will it still run through SM.? As a resident of Brudenell Drive, and backing onto fields behind the woolpack, I am concerned about potential building on this land in the future. SM must retain its green spaces for future generations.
23/09/2108	Stoke Mandeville	P Crowe	N/A	N/A	1. Double yellow lines will be needed along Eskdale Road on both sides to facilitate free movement of traffic when the development behind the eastern houses is complete. 2. Why do developers ignore the rule of providing parking spaces off the public road for one vehicle per bedroom. 3. Allowing the building of estate roads without kerbs drains, and pedestrians, wheelchair pram sidewalks are an outrage and will cause serious safety issues. Greed now rules in the UK. GB in now Greed Britain.

23/09/2108	Stoke Mandeville	N/A	N/A	22 Brudenell Drive	We are very worried at the shortage of schools and doctors to cope with all the new houses. Also, as building has already started the builders will be reluctant to fund anything. We asked for this to be put in place first at prior meeting so why has bucks county council approved all these houses without proper infrastructure put in place first, and finding a solution to funding the cost. Now we have hundreds of houses and no bypass road (another promised delay).
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	As the population grows/social mobility puts pressure on local housing, I can understand a need to build more accommodation. However, a village development is not made from housing alone. The homes we grow up in had good support from roads, public transport, shops, schools, doctors, places to escape to (both tamed and wild). Therefore, future developments should incorporate these into their plans. Often the focus of the key phase is affordable housing or sustainable developments. Jargon phrases need specifics e.g. for every 100 houses there will be x shops, x doctors, x% investment in roads, x acres of green space.
23/09/2108	Stoke Mandeville	C Kamperis	N/A	N/A	May we say the amount of proposed building that we are informed of is unreal; we all know the big builders will bull doze their way through planning. Aylesbury Vale cannot and do not have the power to stop this. Small scale development, they do as a they like with this. A development application from a small developer; they refuse and quote outdated reasons for one case and pass other applications far more over developed and with the properties closer together as close as 19m from window to window. Our own application was termed cramped for 2 houses. Yet the Wendover road plot is smaller and has 4 houses.
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	any new development in SM must take account of the facts; schools are already full to breaking point, as are doctors. Roads are unable to cope now at commuting times, there are no crossings for pedestrians, young families, with prams and small children. These are residential areas and therefore traffic speeds should be properly controlled. There needs to be more open spaces - small parks, trees to keep down the inevitable increase in pollution that all the proposed extra cars on our roads will create. We already have many cyclists who are too scared to use our roads, so cycle on the pavements, leaving less space for pedestrians to walk safely; many school children cycle and the proposed cycle path down station road will not be practical because the road is too narrow and the pavement not wide enough for 2 people to walk side by side now! So, who will be forced to walk in the road? Public transport in SM is a disgrace! Starting with the chaotic bus station in Aylesbury, its dark, dusty and overcrowded, the entrances are dangerous; how do blind and disabled and mothers with prams and children manage? Bus services to SM are few and far between with nothing on Sundays. More estates mean more people with families, who need infrastructure from the moment they move in and a good efficient and reliable transport system should be in place for them to use, including more crossings where 4 lanes of

					traffic speed down the Wendover road. Just one at the end of the Marrowway end of this road is not enough!
23/09/2108	Stoke Mandeville	N/A	N/A	N/A	<p>HS2 and Planned Development: The proposed plans for HS2 stated there would be a financial compensation for residents living within a 300m span of the proposed line. Presumably in recognition of 'change' to their environment; potentially noise and light pollution. The proposed development in this plan does not appear to recognise any impact of the proximity of the HS2 line on new residents within the allocated development sites. In particular the HS2 line to the SW of Aylesbury forms the border to the housing development sites. While this may be explained as being the result of a 'diagrammatic proposal for the sites of the developments' I would ask that a 300m barrier of green space is kept between the rail line and any housing. I would also like to see maximum tree planting along the proposed bypass to minimise noise and light pollution and more importantly to enable trees and shrubbery to reduce the impact of carbon emissions from the increase in vehicular journeys that the residents of 20,000 houses will incur. Housing Development: Climate change is in my view a reality. I would ask that this neighbourhood plan demands the highest level of sustainable build for all housing and infrastructure. Fuel costs are rising yet the cost of renewable is, in real terms, falling, so renewable energy should be an essential aspect of sustainable building. This will also help future proof residents from rise in energy bills and provide some autonomy in energy supply. Sustainable build means the type of material used, the energy required to maintain normal room temperatures through the year and the harnessing of water and its recycling. All achievable today and costs will definitely reduce over the term of this development proposal. Sustainability also refers to the necessary changes in the immediate environment incurred by this proposed development. I live in Westfield and I hear owls call at night-time. Swallows and martins need habitats, habitats that can be provided in new bricks to be inserted at roof top levels of houses or commercial buildings. Wildlife corridors appear to be planned on a circular formation on the plan. While such corridors are to be welcomed more cycle, walkways and existing hedgerows need to be created along radial basis, from the existing green spaces to those to be created. Created and enhanced and of sufficient volume to support and add to wildlife. Wildlife should driver any concept of a 'garden or green town'. Housing: Recent sustainable development of new homes in the BREAM centre all focused on density being increased; more homes within a given space. Housing floor plans are smaller, and houses are taller, 3 storeys. Rooms are small. Kitchens could not even be described as gallery kitchens. Some rooms could not accommodate furniture and the opening/closing of doors. Why do I mention this? SM/Aylesbury is not a cosmopolitan town. In any case the town centre is far removed so new residents are unlikely to engage in a cage culture for all their meals. Aylesbury is not London or Manchester. Houses</p>

					<p>should be built for families. Families have hobbies. Husbands/wives/children need space to co-exist. Even Kevin McCloud agrees with this. So, I propose a neighbourhood plan that strongly emphasises the need for green space and maintains or enhances access to the countryside on foot and by bike. There needs to be an outdoor activity centres for youths to engage in. Imaginative centres not just swing and roundabouts. The small, multi-storey cost-efficient homes I have seen in this BREAM development business park are not conducive to an aging population. Our neighbourhood plan should insist on housing developments that reflect on mixed aged community. Housing built for disabled/ageing access. Green spaces where young and old can meet and engage. Places/spaces protected from noise of traffic/trains for all to enjoy. Access to the hospital: This plan does not appear to address emergency access to the hospital. That is the B road access from SM to the hospital will not only carry more traffic, as a result of the expansion around SM. Also, traffic on this road will be impacted by a new roundabout. Yes, the proposed bypass will, or may, reduce traffic using the existing B road but this road is now so congested traffic flow can be reduced to a standstill during peak hours. There appears to be no access road to the hospital. There is a 'red line' from the centre of town to SM stadium. Is this an express road, i.e. no parking along its entire length? A new 'red' express road needs to be implemented from the A413 to the hospital to enable speed and access to the hospital. Ideally such a plan would enable increased parking facility around the hospital. With 20,000 houses the demand on the hospital will grow.</p>
23/09/2108	Stoke Leys	N/A	N/A	N/A	We need another school. Doctors surgery I attend Mandeville myself and that is full. Play areas for children. Cycle lanes, as we have no green spaces left.
23/09/2108	Stoke Leys	N/A	N/A	N/A	We need more schools, surgeries, play areas for children and cycling paths.
23/09/2108	Stoke Leys	N/A	N/A	N/A	1. Playing field of former buck's county council sports and social club. It would be desirable to preserve this as a community green space as it is surrounded on three sides by established housing and on the fourth side by new housing. There are mature walnut trees around the edge of the playing field - these need to have tree preservation orders. 2. The route of the 'round Aylesbury walk' (shown on ordnance survey map) should be preserved as part of a green corridor cycleway/footway.
06/11/2018	Email	Adam Fitfoot	N/A	N/A	I, like many people in the north side of the Stoke Mandeville district depend on the Wendover Road to walk or cycle south to Stoke Mandeville Station for their commute to London, as well as to access pubs and services in Stoke Mandeville, or even further along the Wendover road up to Triangle Business Park. Runners and running clubs also frequent this road, as do road cyclists and mountain bikers to cycle to Wendover Woods and further afield. I am also aware of a number of parents that walk their small children along the Wendover road to William Harding School and a number of children that Cycle from Bedgrove, Elm Farm and Stoke

					Grange to John Collett School in Wendover. I am very anxious that this road, according to the current plan, is going to effectively cut the Wendover Road in half, which will mean that cyclists and pedestrians will have to cross what will be a very busy and therefore dangerous road during peak hours. If there is an intention to build a range of community services in the building zones in the centre of north and south Stoke Mandeville, then this large main road will make it very difficult pedestrian to access these services that are intended to serve both sides of the area. I do not believe this link should provide vehicle access as this will create a "rat run" through Elm Farm to access William Harding School which will overload what is an already busy and dangerous area during drop off and pick up times. Finally, Aylesbury has a strong reputation for providing dedicate cycle lane facilities throughout the area, if you were to continue this strategy by building cycle and access to avoid this road and its junction (which, by its nature, would be highly unsafe) you would be accommodating the needs of many more people than the road users this road is intended to serve. Therefore, given that the link road will need to be inclined to clear the railway line between Aylesbury and S. Mandeville, I would strongly urge you to consider the inclusion of a link tunnel that connects the 2 halves. This should be similar in concept to the link between Elm Farm and Stoke Mandeville leisure and hospital services, restricted to pedestrians and cycles.
08/10/2018	Email	Gary Lewis	N/A		1) Cycle and footpaths are very poor around aylesbury. Future schemes must contain routes through to town centre and to outskirts. Frequently I would like to cycle but I am not risking the roads. 2) Due to a ridiculous amount of traffic throughout Aylesbury more roundabouts or traffic lights are required at junctions. Including the entrance to Ligo Avenue.
01/10/2018	Email	Mary Evered	N/A		Our thoughts after attending the public consultation in September are that with the increasing number of houses due to be built in the village, we will desperately need a Doctors surgery, and the village school will have to be enlarged. When attending a meeting with Gladman, some time ago, we were told that Medical facilities were available at S M Hospital, but that is not acceptable. With more traffic on the roads, a cycle track joining Lower Road and Wendover Road would be a great help, and also a regular bus route to join all areas of Stoke Mandeville with Bedgrove. We would like to keep all the public footpaths in place.
27/09/2018	Email	Nicola Page	N/A		Having attended your presentation I am yet again depressed about how many conflicting organisations and motivations are creating our current planning dilemmas. My key points are as follows. 1) New roads should link into new housing to ensure that use can be made of the roads without adding new and unnecessary burden onto a blue light emergency route which, at the time of writing, is again at a standstill. 2) If new roads do not link into new housing, culdesacs ends which could potentially serve as accesses in the future should be left clear of housing. 3) Communities and pedestrians should not be boxed in by

				<p>new roads. Access should still be possible in all directions from older areas and new housing and between by footpaths and cycleways with underpasses or bridges as necessary. 4) Bridges should, since we are opposite the spinal injuries center ALWAYS be made with the disabled/elderly and green transport options in mind. 5) Access should be possible to the countryside with existing paths maintained and new paths considered in line with green policy. 6) Services and green aspects - The current BCC Sports and Social club with surrounding green space needs to be retained as a community asset, this may best be achieved by re-directing it towards primary schooling for the children who could now be out of catchment in Winterton Drive/Kynaston Ave or even the new housing, given the numbers of new houses planned. As a school it would retain school fields and could continue with clubs and social activities for the community. 7) Given the growing elderly population suitable property for the elderly should be designed in as part of the plan. This would not only be hugely beneficial to Aylesbury where new spaces are always needed but also these communities would add less to peak hour traffic problems. A win-win. 8) Lastly and most importantly, housing permissions for sale should only be granted when the traffic network designed to support them is built. If the road is delayed, this should, necessarily, delay the growth of the new communities in order to avoid debilitating impacts on the town traffic situation as a whole.</p>
24/09/2018	Email	Ken Barnes	N/A	<p>new development should be 'sympathetic' to existing dwellings. From our perspective there is nothing 'sympathetic' about building large houses overlooking our bungalows and I think most reasonable people faced with this prospect would object as we have done. Certainly nobody has yet told us what is unreasonable about our objection and although some have not shown much empathy I think they would almost certainly have reacted as we have done had they been in our position. For the SMNP to expect that single storey should be built at any interface with existing single storey would be perfectly reasonable and compatible with the new NPPF. It would not be an onerous requirement because apart from Irvine Drive there are very few other bungalows on the boundary of potential development sites - and where they exist they deserve this protection just as much as we do. The new NPPF also expects that there should be a diversity of accommodation in new developments, not just affordable housing but homes for other social groups too, including older people and those with disabilities. Unfortunately those who have not experienced the limitations of old age or other disabilities (or not yet), sometimes seem to have little awareness of the needs of these groups, thinking that we don't need housing apart from apartment ghettos - forgetting the multitude of mental and physical health benefits of living independent lives in a home with a garden and a garage. There is an additional benefit from the from the release of family sized homes through downsizing and the social benefits that come from diversity rather than people to living in isolated</p>

				<p>social groups. Quite apart from the obvious good design merits of building single-storey back to back with existing single-storey this is a very strong argument for always building some single storey dwellings in all new developments, especially as there is a great need created by an exponential increase in the number of older people, which is expected to continue to increase for many year to come. In our experience we have also found that the design of the new development on the land east of Lower Road has been carried out as if it is on an island and the current built environment does not exist! In fact there is very limited interface with existing build on this site, but even so it has been given little or no consideration. This includes listed buildings, which are part of heritage of Stoke Mandeville and our short boundary of 5 bungalows. I have not succeeded in finding a single design plan for this development which shows the existing built environment as if relevant - instead the design is only concerned with what is within the boundaries of the new development, with an almost total disregard for anything outside their red line. This is clearly contrary to the expectations of the NPPF 2018 and if other new developers adopt the same attitude there will inevitably be conflict with the existing community. This failing is made worse by the failure of Lower Road developer to engage with the community at the pre-application stage or at any stage! Had this occurred, as the NPPF expects that it should do, then a lot of issues could have been resolved without too much problem or conflict. The problem is that most developers have little interest in the local community or its environment. They intend to build and move on - never to be seen again - so why do they care? The answer is that they don't - that is, unless they are required to do so. This is where the SMNP should be clear in its expectations. Developers should recognise, as the NPPF does, that there are already people living in Stoke Mandeville! Our needs and interests need to be taken into account when designing a new development just as much as the needs and quality of life of new residents. I think all these points, gleaned from our experience in Irvine Drive, are relevant to the Neighbourhood Plan and may be helpful to you and the working group in framing the final draft. If the plan had already been adopted I think it could have been of immense help to us in Irvine Drive but it may be that it will be helpful to other local people as further development takes place in Stoke Mandeville. I don't think it is a mega issue - just that the SMNP will expect developers in accordance with the policies of NPPF 2018 to engage with the community at an early stage and respect existing build with sympathetic design. If this policy is clearly built in to the SMNP with whatever appropriate wording it will help to avoid a multitude of problems in the years ahead.</p>
23/09/2018	Email	Robert Parker	N/A	<p>I was amazed to note that 32000 houses are scheduled to be built in and around Stoke Mandeville and Aylesbury. I was very interested to know what "services" - doctors' surgeries, dentists, schools, extra beds at Stoke Mandeville and nurses have been or will be provided or planned. I personally cannot get an appointment</p>

				at my local Mandeville surgery apart from a triage appointment. In what is this going to be changed or improved. With 32.000 houses means a possible 130,000 people needing doctors nurses hospital beds etc. and 60,000 places in nurseries schools etc. I would like to think that speaking out about my concerns will make a difference but I am cynical enough to be very doubtful as to whether my views matter. I have one son with a mortgage and the other renting. Both with families.
23/09/2018	Email	Richard Wells	N/A	<p>Feedback We appreciate the work the Parish Council has done so far in developing a neighbourhood plan for Stoke Mandeville. We're particularly appreciative of Councillors' realistic parish-wide view, beyond the village to include the peripheral communities, and of their forward-planning approach to embracing Garden Town thinking: necessary in view of the role the parish may play in accommodating Aylesbury's growth. With this in mind, we'd be very keen to see the parish identity more clearly recognised and stamped on its geography, both on the ground and in the awareness of those who live within the parish.</p> <p>We'd like to feed into the Neighbourhood Plan process two issues in particular, which are important to us: sustainable travel and open spaces.</p> <p>Sustainable travel: It's important to us that as the parish grows and develops that amenities can be accessed by walking, cycling and by bus. We're aware that growth through allowing permission for small housing estates risks missing out on essential financial contributions (Section 106) from developers towards community infrastructure, such as schools, health centres, shops and transport. Thus these small estates do little to enhance the sense of community, nor do they contribute to much-needed community infrastructure. We'd encourage the Parish Council to place a focus in the Neighbourhood Plan on the need to provide community infrastructure within future developments that is accessible on foot, bike or bus, and that meets the needs and promotes the wellbeing of the community around it, taking pressure off existing over-stretched amenities, and avoiding the need to use a car for access. To support longer-distance sustainable travel, as residential and business developments grow across the parish in the coming couple of decades, we'd encourage the Parish Council to consider exploring a business case for including a parkway rail station on the Princes Risborough to Aylesbury branch, which will become an important part of the inter-urban East West Rail link between Milton Keynes, Aylesbury, Princes Risborough, High Wycombe and London. The rail line passes through substantial sectors envisaged for housing under the Aylesbury Garden Town vision, and the potential for taking traffic generated by these developments off the road, improving air quality, and enabling connectivity with destinations not currently served by the existing parish railhead, could be worth exploring.</p> <p>Open spaces: Communities need to breathe, and we're anxious that the Neighbourhood Plan acknowledges the importance of providing appropriate protected open space, whether that is through negotiation with developers at their outline planning</p>

					stage, or through facilitating Community Asset Transfer where land is owned by a local authority. We'd encourage the Parish Council to do all in its power to ensure that green space planned into existing housing estates is protected from infill development, considering whether protection can be afforded through the Commons Act 2006.
23/09/2018	Email	Doreen Brooke	N/A		1. The roads MUST go in first, we have gridlock now, with hundreds more houses it will only get worse. The powers that be seem to nod their heads but never do anything. Ring road first must go in.2. Build some bungalows for the elderly. Not large gardens, about 18 foot at the back, and 12 foot at the front. Rooms with doorways should be wide enough for a wheelchair to get through and big enough to move in the rooms. Two bedrooms big enough for a double beds and wardrobes and chests of drawers as well as room to move. Bathrooms to be showers not baths(easier to use). Kitchens big enough to bake and cook in, maybe a choice of separate room or incorporated into the lounge. Also a garage along side. What about a small community of above, a green, maybe duck pond,a small community within the Garden Town of Aylesbury? All the bungalows in Bucks either have poky small rooms and large gardens or look like council built in the fifty's ! Probably are. 3. Keep council and private houses separate, don't integrate, it doesn't work.
22/09/2019	Email	Charles Todd	N/A		It was with dismay that we learned of plans to build 2000 new homes in the fields between the SE border of Aylesbury and Stoke Mandeville village, on top of the link road and HS2. We are told this is part of a garden town. If this aspiration is real then the housing should not all be packed in cheek by jowl. Green spaces must be incorporated along with a network of footpaths and bridleways connecting them up. A number of rights of way exist crossing the proposed development. These must not simply be preserved but developed as green byways closed to motor vehicles that enable residents to commute on foot or bike, and enjoy exercise activities, dog walking etc. These footpaths should not just be squeezed into narrow pathways between houses. (The path leading from Cranbourne Ave to Bedgrove Park is a reasonable example of how to do it although ideally it should be a bit wilder.) Special features like the small patch of woodland at the back of SM recreation ground must similarly be preserved with footpaths through it (as they are today) allowing residents to have access to the recreation ground on foot. The existing hedge along the boundary of Stoke Grange where the link road will be situated must be preserved as a barrier. Efforts must be made to understand and mitigate the effects of this development on traffic flows in the area. Local facilities are a big concern. As well as the need for schools and shops, local health facilities will be placed under enormous strain. Bucks hospitals' sites, especially SMH, are unlikely to be able to cope with the demands from upwards of 60000 extra residents in the Aylesbury area by 2030. We were told today that the District Council wants a "super surgery" build in the

					<p>new development. I wonder if AVDC have had any discussions with Bucks CCG? There needs to be coordination with plans to provide primary health care for the residents of Hampden Fields and all the other housing developments on the south and east side of Aylesbury. This must be also be discussed with the existing providers of primary care in the area (Westongrove and Mandeville in this area but also Poplar Grove). There is a massive shortage of GPs and other primary care professionals in the UK so it is not simply a matter of building surgeries and expecting someone to move in.</p>
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