



A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE

Stoke Mandeville Neighbourhood Plan

Basic Conditions Statement

18th November 2025

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1 Introduction

- 1.1 Stoke Mandeville Parish Council submitted their Neighbourhood Development Plan to Buckinghamshire Council in 2023.
- 1.2 When submitting a neighbourhood plan to the relevant local planning authority the legislation requires that the qualifying body submit a number of other documents to accompany it. One of these is commonly known as a Basic Conditions Statement.
- 1.3 This Basic Conditions Statement has therefore been prepared in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. It explains how the proposed Neighbourhood Development Plan meets the basic conditions in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.
- 1.4 There are five basic conditions that are relevant to a neighbourhood development plan. These are:
 - having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - the making of the neighbourhood plan contributes to the achievement of sustainable development.
 - the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
 - prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.5 The prescribed condition is that the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).
- 1.6 This Basic Conditions Statement sets out how the Stoke Mandeville Neighbourhood Plan meets the requirements of each basic condition and other legal tests. It explains why the Parish Council believe the plan meets these statutory requirements and should thereby proceed to referendum.

2 The Legal Requirements

- 2.1 This statement is required to set out how the neighbourhood plan meets the requirements of each legal test. This is set out below.

The Qualifying Body

- 2.2 The plan has been submitted by Stoke Mandeville Parish Council, which is the qualifying body for the Stoke Mandeville Neighbourhood Area.

The Neighbourhood Area

- 2.3 Stoke Mandeville Parish Council applied 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 in 2015. The District Council subsequently publicised the application for a six week period and invited any representations.
- 2.4 The District Council formally approved the Stoke Mandeville Neighbourhood Area 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.
- 2.5 The boundary of the Stoke Mandeville Neighbourhood Area corresponds to the Parish boundary. This is indicated in Appendix 1.

The Plan Period

- 2.6 The Stoke Mandeville Neighbourhood Plan covers the plan period from 2023-2028.
- 2.7 The adopted Vale of Aylesbury Local Plan prepared by the former Aylesbury Vale District Council and adopted by Buckinghamshire Council in 2021 provides the strategic framework for the amount and distribution of new development needed in the district for the 20 year period 2013-2033.
- 2.8 The Local Plan will roll this forward and cover the period up to 2033.

Excluded Development

- 2.9 The neighbourhood plan does not contain policies that relate to 'excluded development'. For example it does not contain matters dealt with by Buckinghamshire Council (notably mineral extraction and waste development) or Nationally Significant Infrastructure Projects.

Policies that relate to development and use of land

- 2.10 The neighbourhood plan sets out policies that relate to the development and use of land in the whole or part of the Stoke Mandeville Neighbourhood Area. It includes land use planning policies that can be used in the determination of planning applications.

Other Neighbourhood Areas

- 2.11 The plan does not relate to all or any part of another designated neighbourhood area.
- 2.12 There is no other made neighbourhood plan that covers any part of the Stoke Mandeville Neighbourhood Area.

3 The Basic Conditions

- 3.1 This statement is required to set out how the neighbourhood plan meets the prescribed basic conditions.

Regard to national policies and advice

- 3.2 The National Planning Policy Framework updated 2021 (hereafter referred to as the Framework) sets out the Government's main planning policies for England and how they are expected to be applied. Further advice can also be found in the Government's online national Planning Practice Guidance (hereafter referred to as Guidance) first published in April 2014.
- 3.3 The neighbourhood plan has, therefore, been prepared with regard to national policies as set out in the Framework and is mindful of the Guidance.
- 3.4 The neighbourhood plan has had regard to paragraphs 183 to 185 of the Framework. The local community were instrumental in developing a shared vision for the area and the associated objectives.
- 3.5 The vision for Stoke Mandeville developed in the neighbourhood plan is:-

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.

- 3.6 To deliver this vision the neighbourhood plan has the following objectives:-

Housing Objective

- 3.7 Recognising the requirements for green infrastructure, housing design, housing allocations and affordable housing already laid out in the NPPF, the 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 in order 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 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

- 3.8 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

- 3.9 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, the 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 (eg schools and medical facilities) Objective

- 3.10 Where the NPPF, 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

- 3.11 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

- 3.12 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.
- 3.13 The neighbourhood plan sets out the policies to deliver the vision and objectives, which will be used to help determine planning applications submitted in the neighbourhood area. The

policies contained within the plan are listed on page 5 of the Neighbourhood Plan. These are intended to ensure that local people get the right type of development for their community.

- 3.14 The neighbourhood plan has also been prepared to align with the strategic needs of the wider rural areas of Buckinghamshire Council and conforms to the adopted development plan for the area. The neighbourhood plan does not promote less development than that set out in the adopted Local Plan or undermine its strategic policies. Outside of these strategic elements the plan has brought forward policies that shape and achieve sustainable development.
- 3.15 Set out in Table 1 below is a brief summary of how each policy in the neighbourhood plan conforms to the Framework. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all relevant paragraphs.

Conformity with the Adopted Local Plan

- 3.17 The neighbourhood plan must also be in general conformity with the strategic planning policies of the planning authority for the area.
- 3.18 The Vale of Aylesbury Local Plan (VALP) comprises the following documents:
- ❖ Core Strategy (2013 - 2033) - adopted 2021
 - ❖ Saved policies in the Vale of Aylesbury Local Plan 2013-2033.
- 3.19 See more at <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans/>
- 3.20 The neighbourhood plan has been prepared to ensure its general conformity with the development plan for the Vale of Aylesbury District. The following tables thereby set out how each policy in the neighbourhood plan is in general conformity with the appropriate strategic policies in the development plan (VALP).
- 3.21 The basic condition only requires the neighbourhood plan to be in general conformity with the development plan. It does not test the neighbourhood plan against the policies in an adopted local plan. Nevertheless it is considered good practice to have regard to any adopted local plan, and any associated up-to-date evidence base supporting it.
- 3.22 The Steering Group has been in regular contact with Buckinghamshire Council throughout the preparation of the neighbourhood plan, and been mindful of progress on the emerging local plan and the association consultation initiatives. Where possible these have been factored into the thinking behind the neighbourhood plan to try and future proof it.

Table 1 : Conformity to the National Planning Policy Framework and the Local Plan

Policy Number	Policy Title	Framework References	Comment on Conformity in the Neighbourhood Plan
The Overall Plan		<p>Core Planning Principles - Para 17</p> <p>Neighbourhood Plans – Paras 183 to 185</p> <p>The National Planning Policy Framework (2021) Chapter 3, Paras 15, 16, 18, 21 Chapter 3, Paras 28, 29, 30.</p> <p>Vale of Aylesbury Local Plan (2022-2033) VALP Para 3, Pg 30 Policy S1 Sustainable development for Aylesbury Vale</p>	<p>The neighbourhood plan has empowered local people to shape their surroundings with a succinct document that sets out a positive vision for the future. It is based on joint working, especially with Buckinghamshire Council. It provides a practical framework within which planning decisions can be made with predictability and efficiency.</p> <p>The local community were instrumental in developing a shared vision for the area. The neighbourhood plan sets out policies to determine decisions on planning applications. It ensures that local people get the right type of development for their community. It has also been prepared to align with the strategic needs of the wider rural areas of Buckinghamshire and conforms to the development plan for the area. The neighbourhood plan does not promote less development than that set out in the development plan for the area or undermine its strategic policies. Outside of these strategic elements the neighbourhood plan has brought forward policies that shape and direct sustainable development.</p>
Community Facilities – Sports and Leisure, Education and Medical	CF – Community Facilities Policies	<p>The National Planning Policy Framework (2021) Chapter 2, Para 8 – The social objective for sustainable development Chapter 8, Paras 92, 93 – Promoting</p>	<p>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</p>

		<p>healthy and safe communities Chapter 8, Paras 93(c), 98, 99 - Prevention of unnecessary loss of facilities Chapter 8, Para 95 – Schools</p> <p>Vale of Aylesbury Local Plan (2013-2033) Policy S5 – Infrastructure Page 48 & 49 Section 3 Para 3.38</p> <p>Buckinghamshire Council Children’s Services Guidance on Planning Obligations for Education Provision Revised November 2021 Education S106 Guidance revised Nov 21 final (buckinghamshire-gov-uk.s3.amazonaws.com) Page 9 and 10 – Section 8. Calculating Contributions</p> <p>Buckinghamshire NHS Healthcare Strategy https://www.buckshhealthcare.nhs.uk/wp-content/uploads/2021/10/BHT-Strategy-2025_FINAL.pdf</p> <p>Department of Health & Social Care Health and Care Act 2022 (legislation.gov.uk)</p>	<p>in a timely fashion, ie before houses on the development are sold. 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 Objective 2. Achieving sustainable development. 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.</p> <p>With the current Stoke Mandeville Combined School and Booker Park SEND (Special Educational Needs and Disability) School already in place within the Parish, we consider that the planned additional schools as set out in the VALP for AGT-1 and AGT-2 and other developments in adjacent Parishes will provide for the Parish’s educational requirements to cater for the planned housing expansions so long as they follow Policy CF1’s requirements.</p> <p>We consider that the Vale of Aylesbury Local Plan 2013-2033 (VALP) already mandates the need for additional educational capacity to</p>
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		<p>Area guidelines for mainstream schools (publishing.service.gov.uk) Building Bulletin BB103</p> <p>Sport England Playing Fields Policy and Guidance Playing Fields Policy and Guidance (sportengland-production-files.s3.eu-west-2.amazonaws.com) Page 4 – The Playing Fields Policy Page 7 – What is a ‘playing field’? Page 9 – What is meant by ‘land which has been used as a playing field’?</p> <p>Buckinghamshire Council – Supplementary Planning Guidance – Sport and Leisure Facilities 2004 https://buckinghamshire.gov.uk/s3.amazonaws.com/documents/sport-and-leisure-facilities-spg.pdf Page 18 Appendix 2 - MATRIX OF SPORT AND LEISURE FACILITY PROVISION STANDARDS IN AYLESBURY VALE</p> <p>Buckinghamshire Council Website South Bucks Sports Facilities Strategy </p>	<p>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 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. 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 guideline 2 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.</p> <p>One of the many factors affecting both community cohesion and under-provision of Community Facilities is</p>
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		Buckinghamshire Council	<p>the lack of medical facilities within the Parish, as illustrated by the split of catchment areas for medical practices covering the Parish. Accordingly, the Neighbourhood Plan will support developments which assist in the achievement of the local CCG'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. Services should cover locally offered doctors, community nursing, dentists and pharmacy services.</p> <p>With no recent planning guidance currently defined by local authorities, only Buckinghamshire Council "South Bucks Sports Facilities Strategy", we would expect that the AVDC SUPPLEMENTARY PLANNING GUIDANCE Sport and Leisure Facilities 2004 document would underpin the minimum Sports and Leisure facilities requirements for the Stoke Mandeville Parish.</p> <p>With Sport England being a statutory consultant for any development we would also expect that the Sport England Sport and Leisure facilities calculator would also be a consideration when planning the number of facilities required to support the current and future populations health and wellbeing.</p>
Green Infrastructure	GI – Green Infrastructure Policies	<p>The National Planning Policy Framework (2021)</p> <p>Chapter 15, Paras 174, 175, 180 – Biodiversity protections</p> <p>Chapter 8, Paras 101-103</p>	<p>This Policy Area aims to achieve the Environment Objectives of this Neighbourhood Plan by specifying policies as follows:</p> <ul style="list-style-type: none"> ❖ GI1 – Local green spaces to be designated as such according to the National Planning Policy Framework and the VALP Policy NE1.

		<p>Vale of Aylesbury Local Plan (2013-2033)</p> <p>Para 4.152, Pg 157 – Housing allocations</p> <p>Policy BE3 pg 247 – Protection of the amenity of residents</p> <p>Policy NE1</p> <p>Policy NE2</p> <p>Policy NE6 – Designation of local green spaces</p> <p>Policy NE8 – Trees, hedgerows and woodlands</p> <p>Policy D1 – Delivering Aylesbury Garden Town</p> <p>Policy D-AGT-1 South Aylesbury</p> <p>Policy D-AGT-2 South Aylesbury</p> <p>Policy D3 – Proposals for non-allocated sites at strategic settlements, larger villages and medium villages.</p> <p>Aylesbury Garden Town Masterplan</p> <p>Natural England – Accessible Natural Green Space Standard (ANGSt)</p> <p>The Environment Act 2021</p> <p>The Hedgerows Regulations 1997</p> <p>Regulations 2(3) and 4 Schedules 1, 2 and 3</p> <p>Buckinghamshire and Milton Keynes Natural Environment Partnership – Biodiversity Action Plan to 2030</p>	<ul style="list-style-type: none"> ❖ 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 Vale of Aylesbury Local Plan 2013-2033. <p>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. 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 Vale of Aylesbury Local Plan.</p>
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		<p>Buckinghamshire Council Climate Action and Air Quality Strategy Stoke Mandeville Parish – Habitat Regulations Assessment (AECOM October 2022) Strategic Environmental Assessment & Sustainability Appraisal</p>	
Transport and Travel		<p>The National Planning Policy Framework (2021) Chapter 9, Paras 104-106 – planning for transport and active travel Chapter 9, Paras 110-113 – development proposal guidance Vale of Aylesbury Local Plan (2013-2033) Para 4.17 – The Aylesbury Transport Strategy Policy T7 Pg 234, Para 7.28 – Active Travel Para 7.29 – Sustainable modes of travel Para 7.3 – Transport impacts of new development. Paras 7.20 to 7.22, Pg 231 Policy T1, page 224 Policy S5 – Infrastructure AGT-1 Supplementary Planning Document Vision 1.3: Connectivity 3.2.3 Access</p>	<p>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 Vale of Aylesbury Local Plan and the Aylesbury Transport Strategy. 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. We consider that the 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</p>

		<p>Aylesbury Transport Strategy https://buckinghamshire.gov.uk/s3.amazonaws.com/documents/aylesbury-transport-strategy-final-jan-17.pdf Pg 109-111: Sector 4 Transport Improvements deal with the South Aylesbury area covering Stoke Mandeville Parish.</p> <p>Local Transport Plan 4 https://www.buckinghamshire.gov.uk/parish-roads-and-transport/our-local-transport-plan/ Policy 3 Policy 12 Policy 13</p> <p>Buckinghamshire Council Climate Action and Air Quality Strategy Section 11, Actions 42 and 47 Section 11, Actions 49 and 50</p> <p>Buckinghamshire Council Getting To School Strategy (2018) https://buckinghamshire.gov.uk/s3.amazonaws.com/documents/getting-to-school-strategy-smots-2018.pdf</p> <p>Buckinghamshire Council Highways Development</p>	<p>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.</p> <p>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:</p> <p><i>“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.”</i></p> <p>Aylesbury Transport Strategy, particularly page 109: <i>Sector 4 Transport Improvements</i> deal with the South Aylesbury area covering Stoke Mandeville Parish.</p> <p>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. Buckinghamshire Council’s plans also include the improvement or establishment of cycle paths and footpaths – but there is no detail on</p>
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		<p>Management Policy (July 2018)</p> <p>Pgs 4-7 – Executive Summary with Guidance principles https://www.buckinghamshire.gov.uk/parish-roads-and-transport/highways-development-management/highways-development-management-guidance/</p> <p>Aylesbury Garden Town Masterplan</p>	<p>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.</p> <p>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).</p> <p>Policy TT2 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 South East 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.</p> <p>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.</p> <p>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</p>
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			<p>Hampden Fields development (AGT-4).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
Business Development		<p>The National Planning Policy Framework (2021)</p> <p>Chapter 6 – Building a strong, competitive economy.</p>	<p>The Policy reflects the desire of the Local Plan to provide retail space which fills gaps in provision in the local areas, and the Policy in the Neighbourhood Plan highlights specific local needs to add weight and</p>

		<p>Paras 83, 84, 170 Vale of Aylesbury Local Plan (2022-2033)</p> <p>Policy I6 Telecommunications Page 16, Para 1.14</p> <p>Policy E9 – Agricultural development Policy NE7 Para 3.13</p> <p>Policy D6 AGT-1 Supplementary Planning Document Pg 108 – 4.5.9 Local Centre</p>	<p>local detail to the wider strategic considerations, based on the feedback from local people.</p>
Heritage		<p>The National Planning Policy Framework (2021) Section 16, Paras 189- 208 – Conserving and enhancing the historic environment</p> <p>Vale of Aylesbury Local Plan (2022-2033) Section 8: Built Environment</p> <p>English Heritage Note 7 (2nd ed) - Local Heritage Listing: Identifying and Conserving Local Heritage</p> <p>Bucks Local Assets Register</p>	<p>New NDHAs will be submitted for approval to Buckinghamshire Council in 2023-2024 and as they are added, their status will become a material consideration as per the Vale of Aylesbury Local Plan and the National Planning Policy Framework.</p>

The achievement of sustainable development

- 3.23 The main purpose of the planning system is to contribute towards the achievement of sustainable development whether it is the policies in a local or neighbourhood plan, or the decisions being taken on planning applications.
- 3.24 The Framework states that the three dimensions of sustainability are economic, social and environmental for which gains should be sought jointly.
- 3.25 The basic conditions require that the neighbourhood plan contribute to the achievement of sustainable development. The Steering Group were mindful of this requirement during the course of plan preparation and the principles of sustainable development are embedded in the vision and objectives.
- 3.26 The table below assesses each of the neighbourhood plan's policies in terms of how they will deliver sustainable development against the three dimensions of sustainability i.e. economic, social and environmental aspects.

Symbols are used to categorise the impact and to demonstrate whether the potential impacts of the policy are very positive (++), positive (+), neutral (0), negative (-), or very negative (--).

Table 2 : Assessment of the sustainability of policies in the Neighbourhood Plan

Policy Number	Policy Title	Social Factors	Economic Factors	Environmental Factors	Comment on Achieving Sustainable Development
GI1	Local Green Spaces	++	0	++	The preservation of green space in the Parish will provide amenity and a healthier environment for local people as well as biodiversity and climate change mitigation.
GI2	The Green Buffer	++	0	++	The preservation of green space in the Parish will provide amenity and a healthier environment for local people as well as biodiversity and climate change mitigation.
GI3	Settlement Boundary	++	0	++	The preservation of green space in the Parish and the prevention of further building in the countryside outside the Settlement Boundary but within the Parish will provide amenity and a healthier environment for local people as well as biodiversity and climate change mitigation.
CF1	Educational Facilities Policy	++	+	0	New houses mean more people and more children so this Policy enables the Parish to sustain the new population through the provision of education. It also means less travel time for parents and more opportunity for active travel.
CF2	Medical and Pharmaceutical Facilities	++	+	0	The provision of local medical facilities within walking distances of new and existing homes will mean less travel and inconvenience for residents, especially the elderly, disabled and vulnerable who may not be able to drive.
CF3	Sports and Leisure Facilities	++	+	+	New houses mean more people and especially more children so this Policy enables the Parish to sustain the new population through the provision of sports and leisure facilities. It provides more opportunity for health

					improvements through activity, and for active travel to and from the facilities. There is also a significant social benefit as sport brings people together creating better social cohesion in local communities.
TT1	Active Travel	++	0	++	Cutting traffic congestion and thereby increasing productivity, saving time on travel which alleviates stress and improves mental health, improving physical health by getting people moving, better air quality and therefore healthier populations are all aspects of sustainable development.
TT2	Traffic Congestion	++	+	++	Cutting traffic congestion and thereby increasing productivity, saving time on travel which alleviates stress and improves mental health, improving physical health by getting people moving, better air quality and therefore healthier populations are all aspects of sustainable development.
TT3	Public Transport	++	+	++	Providing better public transport makes it easy for those who do not drive such as disabled or elderly people to be more independent and go to shop, socialise or to medical facilities without having to rely on friends and family members, or social services or charity.
BD1	Business Development	++	++	0	Providing local places to shop, eat and work makes the Parish more attractive to live in and cuts down on travel time, thereby improving lives. The opportunity to socialise locally is also beneficial for social cohesion in a community.
H1	Heritage Preservation	+	0	+	Maintaining the built heritage of the Parish will increase people's pride and sense of place,

					improving social cohesion and maintaining a more positive community outlook.
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3.27 In conclusion, this information demonstrates that overall, the plan's policies positively contribute to the achievement of sustainable development.

European Obligations

3.28 A neighbourhood plan must be compatible with European Union (EU) obligations, as incorporated into United Kingdom law, in order to be legally compliant. A number of EU obligations may be of relevance including:

- Directives 2001/42/EC (Strategic Environmental Assessment)
- 2011/92/EU (Environmental Impact Assessment)
- 92/43/EEC (Habitats)
- 2009/147/EC (Wild Birds)
- 2008/98/EC (Waste)
- 2008/50/EC (Air Quality)
- 2000/60/EC (Water).

3.29 Guidance indicates that it is the responsibility of local planning authorities to ensure that a neighbourhood plan is compatible with EU obligations (including obligations under the Strategic Environmental Assessment Directive) when it takes the decision on:

- a. whether the plan should proceed to referendum; and
- b. whether or not to make the plan.

Strategic Environmental Assessment

3.30 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment is particularly relevant. Its purpose is to provide a high level of protection of the environment by incorporating environmental considerations into the process of preparing plans and programmes. This Directive is commonly referred to as the Strategic Environment Assessment (SEA) Directive. The Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004.

3.31 If the neighbourhood plan is likely to have significant environmental effects it may require a Strategic Environmental Assessment in order to meet EU obligations. The Parish Council thereby asked Buckinghamshire Council to undertake a screening opinion to ascertain whether the scope of the neighbourhood plan necessitated a Strategic Environmental Assessment.

- 3.32 A screening opinion was subsequently undertaken by Buckinghamshire Council, which was published in October 2023. This report is attached as Appendix 3.
- 3.33 After consultation with the Environment Agency, Natural England and Historic England the District Council Screening Report stated:
‘On the basis of the SEA Screening Assessment set out in Table 2 above, it is concluded that the Stoke Mandeville Neighbourhood Plan does not require an SEA.’
- 3.34 The District Council’s decision notice is attached as Appendix 3.

Habitats Regulations Assessment

- 3.35 Directive 92/43/EEC on the conservation of natural habitats, commonly referred to as the Habitats Directive, is also of relevance to meeting the basic conditions. A Habitats Regulations Assessment (HRA) identifies whether a plan is likely to have a significant effect on a European site, either alone or in combination with other plans or projects. The assessment determines whether significant effects on a European site can be ruled out on the basis of objective information.
- 3.36 The prescribed condition states that the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).
- 3.37 In addition to the screening of the Stoke Mandeville Neighbourhood Plans in relation to a SEA, Buckinghamshire Council also assessed the likelihood of any proposals within it would have an adverse impact on any internationally designated wildlife sites. The report stated that:
‘There are no internationally designated wildlife sites within the Neighbourhood Area. It is not considered that the Stoke Mandeville Neighbourhood Plan will have an adverse effect on the integrity of these internationally designated sites either on its own or in combination with other plans and does not need to be subject to a Habitats Regulations Assessment.’
- 3.38 The Stoke Mandeville Neighbourhood Development Plan does not thereby require an Appropriate Assessment under the EU Habitats Regulations.

European Convention on Human Rights (ECHR)

3.39 The Human Rights Act contains a number of articles which are potentially relevant to neighbourhood planning such as:

- ❖ the right to respect for private and family life
- ❖ freedom of expression
- ❖ prohibition of discrimination.

For example all sections of the community should be given the opportunity to get involved in preparing the plan and express their views on it.

3.40 The Parish Council confirm that the non statutory and statutory consultations have been carried out in such a way that all sections of the local community have been given the opportunity to express their views. The Steering Group were constantly mindful of the need to engage all sections of the local community and applied different consultation techniques accordingly. These initiatives are documented in the accompanying Consultation Statement.

3.41 The Parish Council also wish to confirm that the neighbourhood plan has been prepared to represent the views of the whole community.

3.42 It is therefore believed that the Stoke Mandeville Neighbourhood Development Plan has had appropriate regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

Equalities

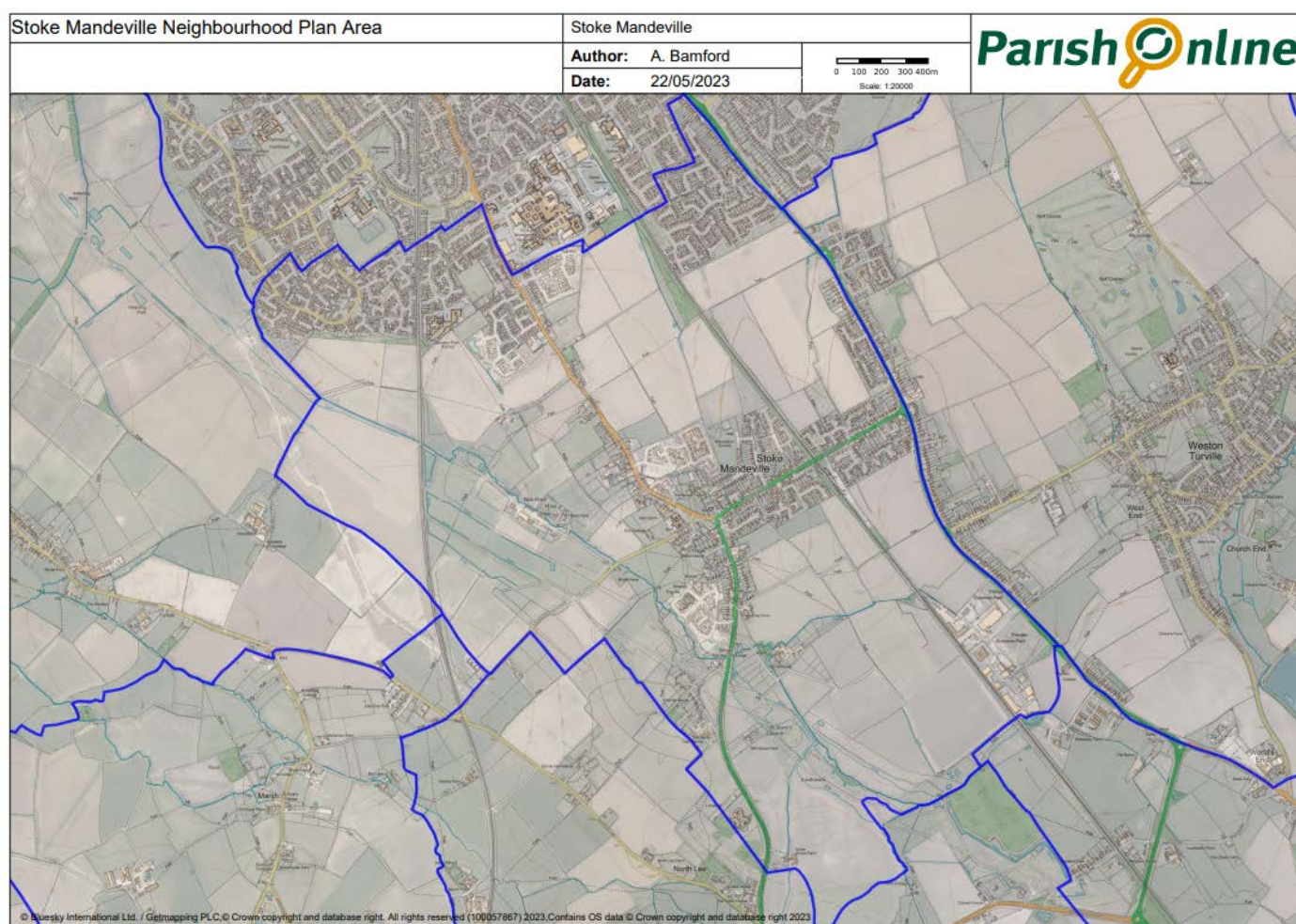
3.43 The preparation of the neighbourhood plan has had due regard to the provisions of Section 149(1) of the Equalities Act 2010 and the Parish Council is not aware of any discrimination, harassment, victimisation, or any other conduct that is prohibited by or under this Act.

4 Conclusion

4.1 In accordance with paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 this Statement demonstrates that the proposed Stoke Mandeville Neighbourhood Development Plan prepared by Stoke Mandeville Parish Council meets the requirements of each basic condition and the other legal tests.

Appendix 1

Map of Stoke Mandeville Neighbourhood Plan Area



Note: The boundary of the Stoke Mandeville Neighbourhood Area corresponds to the Parish boundary

Appendix 2

List of Policies in the Stoke Mandeville Neighbourhood Plan

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

Appendix 3

This appendix is detailed in a separate accompanying document

Stoke Mandeville Neighbourhood Plan
Strategic Environmental Assessment and Habitats Regulations
Assessment Screening
Final Screening Outcome
October 2023