

Business & Farming Evidence Paper [EBF]

Part 1: Introduction

1. This evidence paper for the Stoke Mandeville Neighbourhood Plan describes the historic development and the current provision of farms and businesses in the Parish. It discusses issues relevant to business and farming which need to be taken into account in the Plan.

Part 2: Facts

Historical Background & Development

2. Stoke Mandeville was a small rural community in the 19th century, with surrounding farms providing local work and employment opportunities for its small population. As the Parish's housing and population grew in the 20th and 21st centuries, no planned attempt was made to match this with the development of local jobs. The growth of business and employment within the Parish thus has been haphazard and unstructured. For the early history of Stoke Mandeville Parish, please see the 'History of Stoke Mandeville Evidence Paper'.
3. Public sector businesses within the Parish (or immediately adjacent to it) have long been the main sources of local employment. Stoke Mandeville School in the south of the Parish has grown from its origin as a Victorian village school to a medium sized combined school. Stoke Mandeville Hospital, although it is located administratively outside the Parish, has also grown significantly since its founding as a general hospital after WW2 and is the principal local employer in the north of the Parish. Since the 1970's, Booker Park School in Stoke Leys has also provided public sector jobs in the north of the Parish.
4. Service and retail businesses within the Parish have diminished rather than grown, with the closure of some shops and pubs in the recent past. This decline has recently been partially offset by the building of the new ASDA store on Lower Road, on the edge of the Parish. There are few leisure and recreation facilities in the Parish and so few associated jobs, although this is offset by the existence of Stoke Mandeville Stadium on the edge of the Parish.

Dissolved Businesses Based in Stoke Mandeville Parish Jan 2010-Dec 2019			
Area	No of Personal Insolvency	No of Corporate Insolvency	Total
Village	8	6	14
Hawkslade	5	0	5
Stoke Grange	0	1	1
Stoke Leys	4	1	5
Total	17	8	25

Source: <https://www.thegazette.co.uk/> and <https://www.gov.uk/government/organisations/companies-house>

5. Individual farm or hotel diversification projects in the last 30 years have created five small business centres within the Parish: the Belmore Centre, Fountain Business Centre and Weston Park on Lower Road, Layby Farm on Risborough Road and Wendover Road Business Centre. A former agricultural factory site on Wendover Road was commercially redeveloped in 2000 to create Triangle Business Park, which is the only strategic business site within the Parish.
6. In addition to these businesses operating from premises, in keeping with national trends, there has been a significant growth in home-based businesses within the Parish, although their number remains quite small in absolute terms.

Current Situation

7. There are currently 211 known businesses within the Parish¹ of which 177 are registered businesses with Bucks Business First². These include commercial, service, light industrial, farming and agricultural businesses. Over 130 Parish businesses are registered from home addresses and are likely to be single individuals and are not visible in the Parish³. There is a complete list of businesses at Annex 1.
8. The following table gives the distribution of larger businesses and business sites in the Parish. As can be seen, there is a disproportionate distribution, with 69% of the businesses, and all the multi-business sites, within the village. Other neighbourhoods, despite making up 70% of housing, have only 30% of the businesses.

Area	Public Sector	Service & Retail	Employment Sites	Farming Sites	Home Based	Total	%age
Village	7	12	6	7	88	120	69%
Stoke Grange	1	1	0	0	25	27	16%
Stoke Leys	1	0	0	0	5	6	3%
Hawkslade	1	2	0	0	18	21	12%
Total	10	15	6	7	136	174	

Source: <https://www.192.com/businesses/search/>

Public Sector Businesses

9. Although Stoke Mandeville Hospital does not fall within the Parish boundary, it is immediately adjacent to the Parish and is its principal local employer. The hospital has 431 beds and provides a wide range of health services to Buckinghamshire and beyond including 24-hour accident and emergency, maternity, cancer care and outpatient services. It is also the site for the NHS regional burns and plastics unit and eye care unit, and the National Spinal Injuries Centre⁴. There is a South Central Ambulance Service depot and hub on the site. Sporting events for patients at the hospital famously evolved into what is now the Paralympic Games and there is a small heritage centre at the site. Stoke Mandeville Hospital is a very significant local and regional employment site, with around 2000 staff employed at the site⁵.
10. There are 3 residential care homes in the village area, situated along Wendover Road and on Risborough Road, plus 1 in Stoke Grange, providing a total of 132 beds⁶ and collectively employing around 150 staff.
11. Booker Park School in Stoke Leys Close, Kynaston Ave, Aylesbury HP21 9ET employs 87 people. Stoke Mandeville Combined School in Lower Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5XA employs 44 people. The Pollyanna Preschool based in the Community Centre, Eskdale Road, employs 7 people.

¹ SMNPSG research, Sept 2019

² Bucks Business First, 2019

³ SMNPSG research, Sept 2019

⁴ CQC Report on Buckinghamshire NHS Trust, 2019 – see <https://www.cqc.org.uk/location/RXQ02#accordion-1>

⁵ Bucks NHS website, August 2019

⁶ CQC database of registered care homes

12. Stoke Mandeville Village Community Centre and Hawkslade Community Centre employ 2 people each. Stoke Mandeville Parish Council employs 2 part-time employees directly and has a number of contractors.
13. Although HS2 Ltd is a public sector business which is anticipated to generate a large number of semi-permanent jobs on construction sites within the Parish, it is not currently possible to calculate these with any certainty, and so they have been excluded from this evidence paper.

Service and Retail Businesses

14. There are several service and retail businesses in or immediately adjacent to the Parish:
 - a. The principal retail outlet is the ASDA supermarket on the edge of the Parish near Stoke Leys, but there is also a small Co-Op in Orwell Drive, Hawkslade and a small Post Office & General Store in Station Road in the village.
 - b. There are three pub/restaurants in the Parish, all in the village area: The Bull, Risborough Road, The Woolpack, Risborough Road, and The Bell, Lower Road. There are also three cafes in the Parish, again all in the village area: One4Six at the rail station in Station Road in the village (which is principally for the use of travellers), The Goat Centre open farm café in Old Risborough Road, and the café at Chiltern View Garden Centre on Wendover Road. There are also several small cafés, principally for users, at Stoke Mandeville Stadium and within the hospital complex.
 - c. The Belmore Centre on Lower Road offers a wide range of beauty and wellbeing services and there is a hairdressing salon, Urbane Hairdressing on Risborough Road, in the village.
 - d. Stoke Mandeville Stadium on the edge of the Parish is a large leisure complex which includes a swimming pool, gym, exercise rooms, running track, indoor bowls centre, café, and a small motel with meeting rooms. The Stadium facilities are commercially managed and open to the general public as well as disabled people.

15. Collectively, these businesses employ about 197 people split by employer in the table below

Employer	Employees
Asda	50
Co-Op	20
Post Office & General Store	5
The Bull PH	9
The Woolpack PH	12
The Bell PH	9
One4Six Café (Station)	5
The Goat Centre Café	5
Chiltern View Café	7
SM Stadium Café & Fitness Centre	54
Belmore Centre	21

Source : Website and Contacting Business directly

Employment Sites

16. Excluding the Stoke Mandeville Hospital and Stadium site on the edge of the Parish, there are 6 employment sites within the Parish, one a strategic business park and the other farm or hotel diversification sites.

17. *Triangle Business Park*: on Wendover Road, was originally built with 20 freestanding business units for larger manufacturing, commercial and service industries. The earliest record⁷ of a business moving to this Business Park is April 2000 which was Subadra Ltd. The occupation of premises in this business park continued from 2002 with the latest occupation being October 2019 by Chiltern Business Facilities Management Ltd. There are currently 14 businesses on the site including Gibbs Gears, Royal Mail, Primetron Ltd, Red Cross HQ, and ComDev. Some of the office units are being converted to residential flats under permitted development rules. Triangle Business Park is identified in the draft VALP as a 'key employment site' subject to the provisions of Policy E1, which seeks to restrict use to classes B1, B2 and B8 with possible exceptions for other business uses excluding key 'town centre' uses such as retail. The total number of jobs on this site is 237 split by employer in the table below.

Employer	Employees
Gibbs Gears - Triangle B Park	5
Royal Mail	110
Honeywell (was ComDev)	22
Safe & Sound Playgrounds	7
Sumitomo S H I Demag Uk	23
Precision Moulds & Tools	22
Allcut Machine Tool Ltd	9
Subadra Ltd	19
L'anza	4
Ulrich Attachments Ltd	4
Caloo Limited	7
Haydon Travel Services Limited	5

⁷Source: Companies House

18. *The Belmore Centre*: on Lower Road, contains approximately 20 small units, offering beauty treatments, complementary therapies, exercise classes and others, housed in and around the former Ranch House. The Belmore Centre began in November 1992⁸ and now comprises 6 beauty therapy rooms, 3 rooms used by visiting practitioners, a large waiting area, a sunbed room, a hairdresser, and a yoga and Pilates studio. The total number of employees on this site is 21.
19. *Fountain Business Centre*: adjacent to The Belmore Centre on Lower Road. The earliest record⁹ of a business moving to this Business Park is April 2002 which was Spraytech (Aylesbury) Ltd. There are currently 3 businesses occupying units here. The total number of employees on this site is 7.
20. *Stoke Mandeville Auto Centre*: on Lower Road opposite The Belmore Centre, offers automotive repair and servicing. The total number of employees on this site is 7.
21. *Weston Park*: on Lower Road opposite the school, is a farm diversification site containing mainly vehicle-related businesses including Excel Dents, Acorn Tyres, Kar World, RSWorx, Redline Servicing, BMX World and other smaller users, including food distribution, light manufacturing and commerce. The total number of employees on this site is 33 and are shown split by employer in the table below.

Employer	Employees
Excel Dents - Weston Way	5
Acorn Tyres	9
Karworx	3
Redline Servicing	5
Royal Steering Wheels	3
Logans Auto Sales	2
Thames Valley Water Service	6

22. *Wendover Road Business Centre*: on Wendover Road, is a large farm diversification site including Chiltern View Nursery (a garden centre), Enterprise Skip Hire, and Western Land (an aggregate and waste disposal business). The total number of employees on this site is 44 split by employer in the table below.

Employer	Employees
Chiltern View Nursery	25
Enterprise Skip Hire	5
Hippo Waste	5
Westside Land Ltd	9

⁸Source: www.belmorecentre.co.uk

⁹Source: Companies House

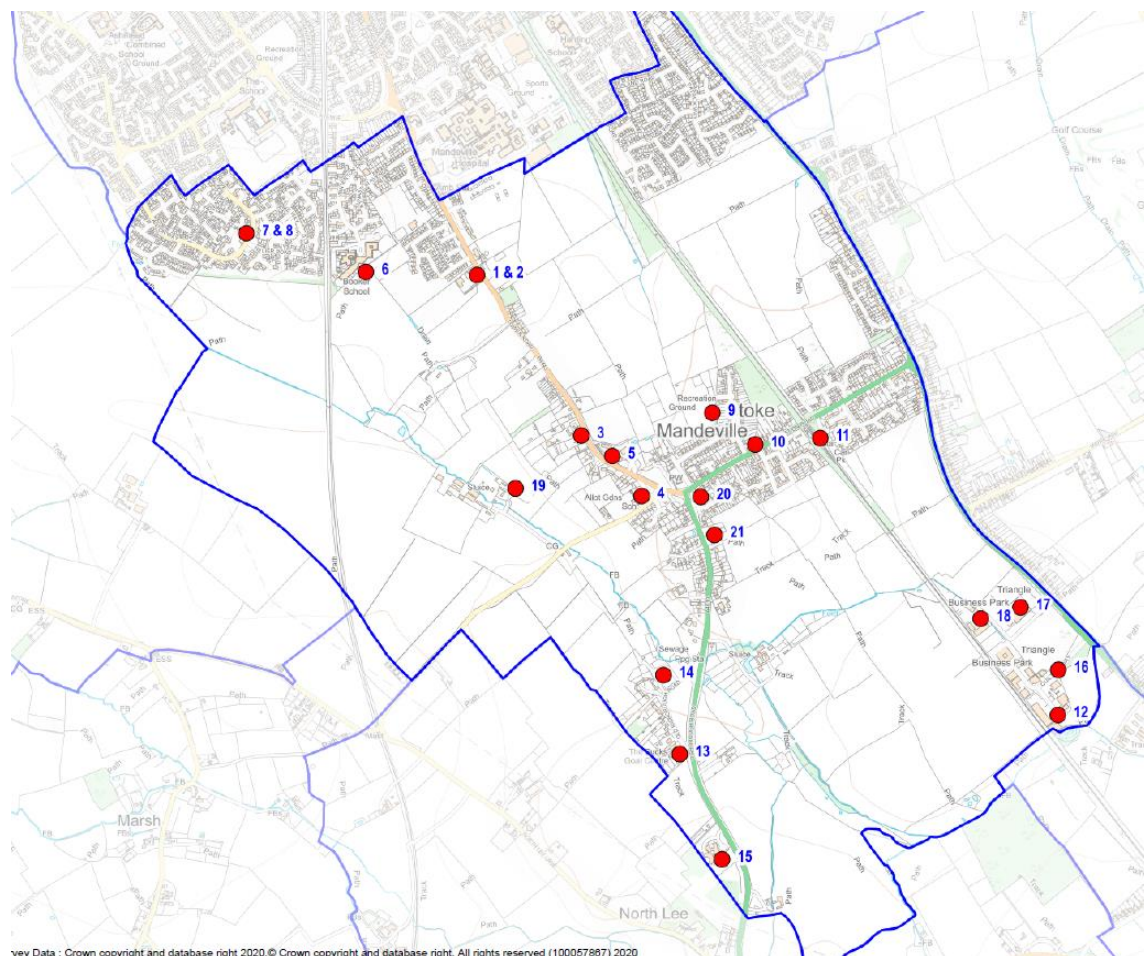
23. *Layby Farm*: this farm diversification site on Risborough Road includes an open (visitor attraction) farm with goats and other animals, a café, and some smaller retail businesses including Chiltern Sports, Fabric HQ and Obsidian Arts. The total number of employees on this site is 36 split by employer in the table below.

Employer	Employees
Bucks Goat Centre & Farm Shop	10
Chiltern Sports Ltd	3
Obsidian Art	3
Immortaley Photography	2
Fabric H Q	2
B B D Leisure Buildings	7
B Y Hand Books	2
Just Biscuits	5
The Buckinghamshire Craft Guild Ltd	2

Source : Website and Contacting Business directly

24. Main Centres of Business Listing

1. Fountain Business Park
2. Belmore Centre
3. The Bell Public House
4. Stoke Mandeville Combined School
5. Weston Way Industrial Estate
6. Booker Park School & Kynaston School
7. Hawkslade Community Centre
8. Hawkslade Co-Op
9. Community Centre Eskdale Road
10. Post Office Station Road
11. Stoke Mandeville Station
12. Royal Mail Sorting Office
13. Bucks Goat Centre
14. Whitethorn Farm
15. Fremantle Court
16. Triangle Business Park
17. Chiltern View Nurseries
18. Waste Processing Plant
19. Moat Farm
20. The Bull Public House
21. The Woolpack Public House



Farms

25. Most of the land within Stoke Mandeville Parish is still working farmland, although this is diminishing quickly as housing development continues. Agricultural land use is largely for arable crops such as wheat and barley, but some animal husbandry also takes place. Approximately 10 people are believed to be employed on agribusinesses within the Parish.
26. There are 7 farms listed as working businesses within the Parish; details including their ownership are listed at Annex 2. Two farms recently have been purchased by the Secretary of State for Transport in order to allow the HS2 rail project to proceed, and a further two have diversified and are no longer primarily agribusinesses. Of the 3 agribusiness farms in the Parish, two have rented their land for working by farming businesses outside the Parish, with only one now remaining as a working farm owned and worked by a business within the Parish.
27. Moat Farm, run by Antony Pearce, a member of one of the longstanding Parish families, is the last locally owned and run farm in Stoke Mandeville Parish. It is a mixed farm comprising 350 Aberfield ewes, a beef cattle rearing shed, a turkey-breeding operation and 360 hectares (900 acres) of arable land mainly used to grow wheat for Weetabix® breakfast cereal, plus barley and oilseed rape.

Home-based businesses

28. There are approx. 136 home-based businesses registered in Stoke Mandeville Parish, mostly service and professional businesses.

Area	Number of Home-based Businesses	Percentage
Village	88	65%
Stoke Grange	25	19%
Stoke Leys	5	3%
Hawkslade	18	13%

Source: <https://www.192.com/businesses/search/>

Comparison

29. The following table compares the number and type of businesses in Stoke Mandeville Parish with nearby comparable neighbourhoods. Construction companies currently temporarily engaged on construction in the relevant area have been excluded.

Area	Population Size	Public Sector*	Employment Sites	Farming Sites	Total Larger Businesses & Sites	Larger businesses per 1000 residents	Home Based Businesses	Home Businesses per 1000 residents
Bedgrove	9171	2	1	0	3	0.33	83	9.05
Wendover	7399	12	8	2	22	2.97	107	14.46
Stoke Mandeville	5825	14	6	7	27	4.64	136	23.35
Fairford Leys	4848	2	7	0	9	1.86	37	7.63
Aston Clinton	3862	4	10	1	15	3.88	34	8.80
Weston Turville	3127	4	6	1	11	3.52	85	27.18

*Public Sector Businesses = Schools, Hospitals, NHS Establishments, Police Stations

30. As can be seen, Stoke Mandeville Parish has the highest number of larger businesses and second-highest number of business sites of any nearby comparable area, and the highest ratio of such businesses to population. Stoke Mandeville also has the highest number of home-based businesses and the second-highest ratio of such businesses to population. Stoke Mandeville is therefore a significant business and employment hub on the periphery of south Aylesbury, more significant even than the 'small market town' of Wendover. This fact is perhaps not widely understood by those who regard it primarily as a residential suburb or who do not understand the boundaries of the Parish.
31. The following table compares the number of advertised job vacancies available in Stoke Mandeville Parish with nearby comparable neighbourhoods. Temporary building site vacancies have been excluded. The table shows that Stoke Mandeville has fewer job vacancies, and by analogy employment opportunities, per head of population than neighbouring Parishes, although it has more vacancies than the more urban neighbourhoods of Bedgrove and Fairford Leys. Larger businesses in Stoke Mandeville have a significantly lower level of vacancies than any other compared area. Both these facts imply that employment is relatively significantly harder to find in Stoke Mandeville than in other local Parishes. A conclusion to be drawn is that more employment opportunities are currently required in Stoke Mandeville, without even taking into account the massive population growth expected in the next 20 years.

Area	Population Size	Larger Businesses & Sites	Advertised Job Vacancies	Jobs/1000 Popn	Jobs/Business
Bedgrove	9171	3	11	1.20	3.7
Wendover	7399	22	40	5.41	1.8
Stoke Mandeville	5825	27	24	4.12	0.9
Fairford Leys	4848	9	11	2.27	1.2
Aston Clinton	3862	15	28	7.25	1.9
Weston Turville	3127	11	16	5.12	1.5

Source <https://www.indeed.co.uk/>

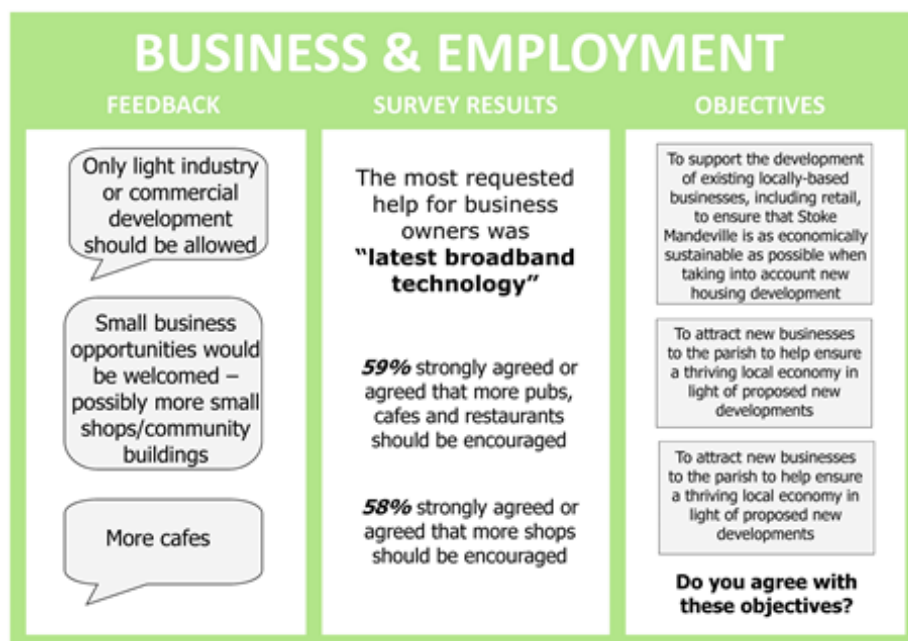
Public Opinion About Business & Farming

2017 Consultation

32. In November 2017 the Stoke Mandeville Neighbourhood Plan Steering Group sought public views about four business-based objectives. These objectives and the responses to them are summarised below.

Objective	Responses
Objective 12: To support the development of existing locally based businesses, including retail, to ensure that Stoke Mandeville is as economically sustainable as possible when taking into account new housing development.	<p>88% of respondents were not business owners.</p> <p>55% of those who own a business reported that this was 'from home'.</p> <p>'Latest broadband technology' was the most popular choice of something that could be provided in Stoke Mandeville to help business owners.</p>
Objective 13: To attract new businesses to the Parish to help ensure a thriving local economy in light of proposed new developments.	<p>59% of respondents either 'Strongly Agreed' (14%) or 'Agreed' (45%) that 'Pubs, cafes and restaurants' should be encouraged.</p> <p>58% stated 'Retail (shops) 56% 'Agriculture/food production' 52% 'Service trades e.g. plumbers and electricians'.</p>
Objective 14: To identify preferred sites for new commercial or light industry in Stoke Mandeville and to safeguard existing sites for employment opportunities.	<p>32% of those responding suggested Triangle Business Park as suitable for more commercial and light industry/ business development</p> <p>Several comments centred on the fact that there should be 'No Development' of any kind.</p>
Objective 15: To provide all residents and local businesses with access to high quality, cost-effective superfast broadband.	<p>73% of those who experienced a problem with the speed of their broadband connection reported that this was slow web page loading times.</p> <p>60% of respondents had inconsistent internet performance dependent on the time of the day.</p>

33. A Public Consultation Exhibition was held in November 2017 and September 2018 by the Stoke Mandeville Neighbourhood Steering Group which included the display board below.



Poster displayed at the Public Consultation event November 2017 and September 2018

34. The feedback from this event indicated a widespread feeling that more small shops & service businesses, cafes, restaurants and light commerce and industry were needed in the Parish to build a sustainable community and reduce traffic and commuting. Research and skills-based employment were highlighted as good fits for the Parish. The full responses are listed at Annex 3.

Part 3: Analysis

35. Stoke Mandeville Parish has developed from a small farming community in the 19th century to a large suburban edge-of-town neighbourhood in the 21st century. No planned attempt has been made to match population growth with the development of local jobs and so the growth of business and employment within the Parish has been haphazard and unstructured.

36. Notwithstanding this, unstructured historic growth, Stoke Mandeville is the most significant business and employment hub on the periphery of south Aylesbury, more significant even than the 'small market town' of Wendover. However, the widely dispersed and haphazard nature of businesses within the Parish, and their lack of identity as 'Parish businesses' means that the importance of the Parish as a business and employment hub is easily overlooked.

37. Notwithstanding this, Stoke Mandeville lags far behind comparable local neighbourhoods in the provision of catering, leisure and other service businesses serving the local population. There is an unbalanced business-type distribution within the Parish, with a predominance of non-service businesses.

38. The Parish has two strategic employment centres within or immediately adjacent to the Parish, Stoke Mandeville Hospital and Triangle Business Park, and additionally numerous small multi-business sites. However, all these centres and sites are on the periphery of the Parish and do not add to its cohesion or identity, and critically are not easy to access except by car. They thus contribute to traffic and do not help the sustainability of the Parish as they could.
39. An analysis of job vacancies in the local area indicates that employment is relatively significantly harder to find in Stoke Mandeville than in other local Parishes. This suggests that more employment opportunities are currently required in Stoke Mandeville to serve the needs of its existing population. The employment needs of the massive population growth expected in the next 20 years cannot be met by existing businesses and employers.
40. Critically, Stoke Mandeville has no Parish centre offering a focus or destination for local people seeking local services and employment, unlike all other edge-of-town neighbourhoods around it.
41. Local opinion is strongly in favour of more jobs in the Parish, helping to create a more sustainable local economy and reducing the need for car use and commuting.
42. These key issues need to be addressed in the Neighbourhood Plan.

Annex 1 – Complete List of Businesses Based in Stoke Mandeville Parish – 1a Village

Business & Farming Evidence Paper			
Annex 1a – Businesses in Stoke Mandeville - Village			
Address	Business Name	Home Based	Nature of Business
Fountain Business Centre, 115 Lower Road, Stoke Mandeville, Bucks. HP21 9DR	Spraytech Aylesbury Ltd	No	Bodyshop and Accident Repair Centre
Fountain Business Centre, 115 Lower Road, Stoke Mandeville, Bucks. HP21 9DR	The Belmore Centre	No	Health and Beauty Centre
Fountain Business Centre, 115 Lower Road, Stoke Mandeville, Aylesbury, Bucks. HP21 9DR	Sky Motor Sales	No	Used Car Dealer
Fountain Business Centre, 115 Lower Road, Stoke Mandeville, Bucks. HP21 9DR	The Cutting Room	No	Unisex Hair Sallon
Fountain Business Centre, 115 Lower Road, Stoke Mandeville, Bucks. HP21 9DR	Atlas Chiropractic Clinic	No	Chiropractor
Lower Road, Stoke Mandeville, Aylesbury Bucks. HP21 9DR	Stoke Mandeville Autocentre	No	Tyre Services
Stoke Mandeville Sports Stadium, Harvey Rd, Aylesbury, Bucks. HP21 9PP	Café Connect (Bordering Parish Boundary)	No	Café
Stoke Mandeville Sports Stadium, Harvey Rd, Aylesbury, Bucks. HP21 9PP	Stoke Mandeville Stadium Guttman Centre (Bordering Parish Boundary)	No	Sports Centre
5 Elgar Mews, Stoke Mandeville, Aylesbury Bucks. HP21 9GJ	Try Digital - Digital Marketing	Yes	Website Designer
Unit 3 & 4, Triangle Business Park, Quilters Way, Stoke Mandeville, Buckinghamshire. HP22 5BL	Gibbs Gears Precision Engineers	No	Gear Manufacturer
Triangle Business Park, 7 Quilters Way, Aylesbury, Bucks. HP22 5BL	Royal Mail Aylesbury Delivery Office	No	Postal Service
Unit 10, Triangle Business Park, Stoke Mandeville, Aylesbury, Bucks. HP22 5BL	Honeywell (was COM DEV)	No	Satellite Technology

Triangle Business Park, Accent House, Quilters Way, Stoke Mandeville HP22 5BL	Sumitomo (SHI) Demag Plastics Machinery UK Ltd	No	Plastic Injection Moulding
Unit 9A, Triangle Business Park, Wendover Road, Stoke Mandeville, Bucks HP22 5BL	Safe & Sound Playgrounds	No	Commercial and residential playground equipment manufacturer, supplier and installer
Triangle Business Park, Stoke Mandeville Aylesbury, Bucks. HP22 5BL	Precision Moulds & Tools Services Ltd	No	Injection Mould Tool Manufacturer
Unit 12, Triangle Business Park, Quilters Way, Aylesbury, Bucks. HP22 5BL	Allcut Machine Tool Ltd	No	Tool Repair Shop
Unit 9A, Triangle Business Park, Wendover Road, Stoke Mandeville, Buckinghamshire, HP22 5BL	Caloo Ltd	No	Fitness and Playground Equipment
13, Triangle Business Park, Stoke Mandeville, Aylesbury, Bucks. HP22 5BL	Subadra Consulting Ltd	No	Land surveys or underground utility surveys
2, Triangle Business Park, Quilters Way, Stoke Mandeville, Aylesbury, Bucks. HP22 5BL	L'anza	No	Haircare
Unit 9B, Triangle Business Pk/Quilters Way, Aylesbury, Bucks. HP22 5BL	Ulrich Attachments Ltd	No	Mobile Plant Machinery
Unit 14, Triangle Business Pk, Quilters Way, Aylesbury, Bucks. HP22 5BL	Haydon Travel Services Ltd	No	Travel
Winsway House, Unit 11c, Triangle Business Park, Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5BL	British Red Cross	No	Non-profit Organization
6 Hampden Close, Stoke Mandeville, Aylesbury, Bucks. HP22 5FA	Ekins .net Ltd	Yes	Independent IT Service Company
2 Church Court, Stoke Mandeville, Aylesbury, Bucks. HP22 5FQ	Bucks & Oxon Driver Training	Yes	High-quality Driver Training
10b Weston Way, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Alan-John Printing Services	No	Printing Services
Unit 11, Weston Way Industrial Estate, Lower Road, Stoke Mandeville, Aylesbury Bucks. HP22 5GT	iQ Print	No	Commercial Printer
Weston Way Industrial Estate, Lower Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Redline Servicing Ltd	No	Auto Repair Shop

Weston Way Industrial Estate, 7, Lower Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Dmworx Ltd	No	Independent BMW & Mini Specialist
9 Weston Way Industrial Estate, Lower Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Excel-Dents Ltd	No	Dent Repair & Removal Services
Unit 10b, Weston Way Industrial Estate, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Royal Steering Wheels	No	Steering Wheel Re- Trimming Service
Unit 10b Weston Way Industrial Estate, Lower Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5GT	Logans Auto Sales Ltd	No	Used Car Dealer
Unit 7A, Weston Way Industrial Estate, Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire HP22 5GT	Karworx Limited	No	Car Repairs
Unit 5, Weston Way Industrial Estate, Lower Road, Aylesbury Buckinghamshire HP22 5GT	Thames Valley Water Services Ltd	No	Water Treatment
Unit 7A-7D, Weston Way Industrial Estate Lower Road Aylesbury Buckinghamshire HP22 5GT	Deutsche Motor Worx Limited	No	Independent BMW Specialist
Unit 1, Weston Way Industrial Estate, Lower Road, Aylesbury, Bucks. HP22 5GT	Acorn Tyres and Servicing	No	Garage Services
Unit 10A Weston Way Industrial Estate Lower Road, Aylesbury Buckinghamshire HP22 5GT	Rsw Re-Trimming Ltd	No	Unknown
Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5GX	Chiltern View Café	No	Café
Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5GX	Chiltern View Nursery	No	Garden Nursery
Chiltern View Nursery, Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5GX	Enterprise Skip Hire	No	Domestic & Commercial Skip Hire
Wendover Road, Aylesbury, Bucks. HP22 5GX	Chiltern View Supplies	No	Landscaping Supply Store

Chiltern View Nursery, Wendover Rd, Stoke Mandeville, Aylesbury Buckinghamshire HP22 5GX	Hippo Waste	No	Waste Disposal
Wendover Road, Stoke Mandeville Aylesbury, Buckinghamshire. HP22 5GX	Westside Land Limited	No	Estate Management
Wendover Road, Stoke Mandeville, Bucks. HP22 5GX	Enterprise Waste Management Limited	No	Waste Management
Silverdale House, 111 Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5TD	Silverdale Scientific Ltd	Yes	Scientific Software Solutions
107 Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5TD	Flawless Layout	Yes	Graphic Designer
107 Wendover Road, Aylesbury, Buckinghamshire HP22 5TD	Oven Loving	Yes	Oven Cleaning Service
125 Wendover Road, Aylesbury Buckinghamshire. HP22 5TD	Amc-Morano Ltd	Yes	Management Consultant
139 Wendover Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5TF	Lloyd Collins Ltd	Yes	Information Technology
139 Wendover Road, Stoke Mandeville, Aylesbury Buckinghamshire. HP22 5TF	Powersafe (South) Ltd	Yes	Plumber
13, Ligo Avenue, Aylesbury, Buckinghamshire. HP22 5TY	Merrelville Limited	Yes	Engineering
36 Ligo Avenue, Aylesbury Buckinghamshire. HP22 5TY	Age Quod Agis Ltd	Yes	Accountants
35 Ligo Avenue, Aylesbury Buckinghamshire. HP22 5TY	Beacon Evolution Limited	Yes	Builder
21 Ligo Avenue, Aylesbury Buckinghamshire. HP22 5TY	Tutela Consulting Limited	Yes	IT Consultants
Station Road, Stoke Mandeville, Aylesbury Bucks. HP22 5UA	One4Six Café (Station)	No	Café
58B Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UA	Lynnfield Rosettes	Yes	Trophy shop
79 Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UA	Retail Compliance Solutions Ltd	Yes	Legal Services
75A, Station Road, Aylesbury, Buckinghamshire, HP22 5UA	Watches Of The Globe	Yes	Jeweller
56 Station Road, Aylesbury Buckinghamshire. HP22 5UA	Nakupenda Limited	Yes	Wooden Goods

75A Station Road, Aylesbury Buckinghamshire. HP22 5UA	Fluidesign Uk Limited	Yes	Sports Shop
33, Plested Court Aylesbury, Buckinghamshire, HP22 5UB	Chris Kamps Gas Plumbing & Heating	Yes	Plumber
39 Plested Court, Aylesbury Buckinghamshire. HP22 5UB	Kercher School Of Dance	Yes	Dance School
6 Coombe Close, Aylesbury Buckinghamshire. HP22 5UD	Tech Arch Solutions Ltd	Yes	Computer Support
35 Station Road, Stoke Mandeville Buckinghamshire. HP22 5UE	Lane's Landscape Contractors	Yes	Landscape Contractor
47 Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UE	Complete Home Improvements	Yes	Builder
37 Station Road, Aylesbury Buckinghamshire. HP22 5UE	Stoke Mandeville Post Office	No	Post Office
39 Station Road, Aylesbury Buckinghamshire. HP22 5UE	Ccclx Music Ltd	Yes	Recording Studio
46 Station Road, Aylesbury Buckinghamshire. HP22 5UE	Firecrest Books Limited	Yes	Publisher
46B Station Road, Aylesbury Buckinghamshire. HP22 5UE	Stella's Stars Limited	Yes	Alternative Medicine
25 Hampden Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UF	CPS Systems Ltd	Yes	Interior Designer
9 Hampden Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UF	ID Design and Print	Yes	Printing Services
8 Hampden Road, Stoke Mandeville Buckinghamshire. HP22 5UF	County Bathrooms Limited	Yes	Bathroom Installation
25 Hampden Road, Aylesbury Buckinghamshire. HP22 5UF	Turk Rail Limited	Yes	Civil Engineers
4 Walnut Cl, Stoke Mandeville, Aylesbury, Bucks. HP22 5UG	S J Howitt Carpenter & Builder	Yes	Home Builder
14 Walnut Close, Aylesbury Buckinghamshire. HP22 5UG	Markat Distribution Limited	Yes	Haulage
1 Walnut Close, Aylesbury Buckinghamshire. HP22 5UG	Secureprocure Limited	Yes	Unsure
5 Chalgrove End, Stoke Mandeville, Aylesbury, Buckinghamshire. HP22 5UH	Just Communications Networks Ltd	Yes	Data Communication Systems
16 Chalgrove End, Aylesbury Buckinghamshire. HP22 5UH	Raca Solutions Limited	Yes	IT Consultants
33 Chalgrove End, Aylesbury Buckinghamshire. HP22 5UH	Bob Carter Ltd	Yes	Accountants

19 Eskdale Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UJ	Absolute Landscapes	Yes	Garden Design and Build
Stoke Mandeville Methodist Church, Eskdale Road, Stoke Mandeville Aylesbury, Bucks, HP22 5UJ	Karibuni Children	No	UK Registered Charity
Stoke Mandeville Community Centre, Eskdale Road, Aylesbury, Bucks. HP22 5UJ	Pollyanna Pre-school	No	Pre-School
Eskdale Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5UJ	Stoke Mandeville Village Community Centre	No	Community Centre
1 Eskdale Road, Aylesbury Buckinghamshire. HP22 5UJ	Kumon Maths & English	Yes	Private Tutor
8 Eskdale Road, Aylesbury Buckinghamshire. HP22 5UJ	Aylescove Business Computer Developments Limited	Yes	Software Developer
42 Eskdale Road, Aylesbury Buckinghamshire. HP22 5UJ	White Haulage Ltd	Yes	Freight Services
1 Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UL	BYKATE Design	Yes	Graphic Designer
4a Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UL	Top Marks Personal Training	Yes	Personal Trainer
13 Station Road, Aylesbury Buckinghamshire. HP22 5UL	Carol Jenkins Limited	Yes	Publisher
27 Station Road, Aylesbury Buckinghamshire. HP22 5UL	Elmhurst Garage Ltd	No	Car Repairs
34 Station Road, Aylesbury Buckinghamshire. HP22 5UL	Mdh Financial Services Limited	Yes	Financial Services
21 Station Road, Aylesbury Buckinghamshire. HP22 5UL	Search And Shred Ltd	Yes	Secure Disposal
15A Station Road, Aylesbury Buckinghamshire. HP22 5UL	White Glove Limited	Yes	Management Consultancy
4B Station Road, Stoke Mandeville Aylesbury Bucks HP22 5UL	No Nonsense Pr Limited	Yes	Consumer Technology Specialists
8 Station Road, Stoke Mandeville Aylesbury, Bucks. HP22 5UL	Clearly Better Cleaning	Yes	Mobile Cleaning
21 Irvine Drive, Stoke Mandeville Aylesbury, Buckinghamshire. HP22 5UN	Mike Carroll Roofing and Building Services	Yes	Roofing and Building Business
The Lodge, Stoke House, Risborough Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5UP	T L C Properties	Yes	Home Builder

21 Risborough Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UP	The Woolpack	No	Pub & Restaurant
Stoke House, Risborough Road, Stoke Mandeville, Aylesbury HP22 5UP	Jakobi Communications	Yes	Cell Phone Store
April Cottage, 37 Risborough Road, Stoke Mandeville, Bucks. HP22 5UP	Consult PS Limited	Yes	HR & Recruitment
5 Risborough Road, Aylesbury Buckinghamshire. HP22 5UP	The Bull	No	Pub & Restaurant
1A Risborough Road Aylesbury, Bucks. HP22 5UP	Urbane Hairdressing	No	Hairdresser
1 Risborough Road, Aylesbury Buckinghamshire. HP22 5UP	Henry Gibbs (Oxon) Limited Winter Hill Five Limited	No	Petrol Station
28 Orchard Close, Aylesbury Buckinghamshire. HP22 5UQ	Greenleaf Technical Solutions Limited	Yes	IT Consultants
6 Brudenell Drive, Stoke Mandeville, Bucks, HP22 5UR	Marcus Charter Wedding Photography	Yes	Wedding Photographer
1 Brudenell Drive, Aylesbury Buckinghamshire. HP22 5UR	Pr Stories Ltd	Yes	Pr Consultant
20 Brudenell Drive, Aylesbury Buckinghamshire. HP22 5UR	Jimmy Taylor Limited	Yes	Car Repairs
Technology House, Risborough Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UT	Intellectual Property Protection	Yes	Property Management Company
30 Risborough Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UT	A Sellwood	Yes	Landscape Designer
28 Risborough Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5UT	St Nicholas Church	No	Church
Stoke Mandeville, Aylesbury, Bucks. HP22 5UT	Thornbrooke/Roylands	No	Horse riding school
Roylands, Risborough Road, Stoke Mandeville, Aylesbury, Bucks, Stoke Mandeville, Aylesbury, Bucks. HP22 5UT	Animal Antiks	No	Animal Assisted Learning
Old Post Lodge, 2B Risborough Road Aylesbury, Buckinghamshire. HP22 5UT	Devoted Design Ltd	Yes	Artist
Tall Trees Chapel Lane, Stoke Mandeville, Aylesbury, Buckinghamshire HP22 5UU	Stirling Corporation Limited	Yes	Not Specified

Orchard House, Chapel Lane Stoke Mandeville, Aylesbury Buckinghamshire. HP22 5UU	Bpc Project Services Limited	Yes	Architectural Services
3 Chapel Lane, Aylesbury Buckinghamshire. HP22 5UU	Atom Education Limited	Yes	Employment and Recruitment
3 Swallow Lane, Mandeville, Aylesbury, Buckinghamshire. HP22 5UW	Adams Associated Systems Limited	Yes	Electronics store
3 Swallow Lane, Aylesbury Buckinghamshire. HP22 5UW	Heli-Tele Ltd	Yes	Video Production
15 Swallow Lane, Aylesbury Buckinghamshire. HP22 5UW	GFW Consulting International Ltd	Yes	Business Services
Beara House, Chestnut Way, Aylesbury Buckinghamshire. HP22 5UY	Gw Internetworking Limited	Yes	Recruitment
Moat Farm, Marsh Lane Stoke Mandeville, Aylesbury. Bucks. HP22 5UZ	Stoke Farm Ltd Pearce Family Turkeys	No	Turkey Supplier
Marsh House, Marsh Lane Aylesbury, Bucks. HP22 5UZ	Owen Price Associates Limited	No	Photographer
Moat Farm Marsh Lane, Stoke Mandeville, Aylesbury, Bucks. HP22 5UZ	Home Here Limited	No	Estate Management
Moat Farm, Marsh Lane Aylesbury, Bucks. HP22 5UZ	Vital Thrive Ltd	No	Recruitment
7 Marsh Lane, Stoke Mandeville, Aylesbury, Bucks. HP22 5UZ	Petgp Ltd	No	Veterinary
Moat Farm, Marsh Lane Aylesbury, Bucks. HP22 5UZ	Grenville Land Llp Landsman Farming Llp Manor Farms Llp Seven Lands Farm Ltd Realipm (UK) Ltd	No	Unknown
Lower Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5XA	Stoke Mandeville Combined School	No	School - Local Authority
29 Lower Road, Stoke Mandeville Buckinghamshire. HP22 5XA	The Bell	No	Public House and Restaurant
21 23 Lower Road, Stoke Mandeville Aylesbury, Bucks. HP22 5XA	Harris & Barnes (Funeral Directors) Limited	Yes	Funeral Directors
5 Lower Road, Aylesbury Buckinghamshire. HP22 5XA	Destiny Hair Design Limited	Yes	Hairdresser
45 Lower Road, Aylesbury Buckinghamshire. HP22 5XA	Jsho Marketing Ltd	Yes	Management Consultant
Spindleberries, 23 Lower Road Aylesbury, Bucks. HP22 5XA	21St Century Artists Limited	Yes	Artist

28 Lower Road, Stoke Mandeville Aylesbury, Bucks. HP22 5XB	Llawnroc Electrical	Yes	Electrician
Manor Farm, Lower Road Stoke Mandeville, Aylesbury Buckinghamshire. HP22 5XB	Baldy Productions Ltd	Yes	Artist
Flat 3 Manor Farm, Lower Road Aylesbury, Bucks. HP22 5XB	Innovative Training Solutions Consultancy Limited	Yes	Training Consultancy
16 Lower Road, Aylesbury Buckinghamshire. HP22 5XB	Sherwood Financial Ltd	Yes	Financial Services
1 Meadow Park, Aylesbury, Bucks. HP22 5XH	Systematic Selection Limited Systsel Ltd Towns Limited	Yes	Recruitment
3 Meadow Park, Stoke Mandeville, Aylesbury, HP22 5XH	C'Est Nous UK Ltd	Yes	Wholesale Beer Wine And Spirits
15 Meadow Park, Stoke Mandeville Aylesbury, Bucks. HP22 5XH	Forest Design Ltd	Yes	Website Design
2 Meadow Park, Stoke Mandeville, Aylesbury, Bucks. HP22 5XH	Blake Property Management Ltd Zodiac Management Co Ltd Kirkdale Court Management Ltd Parkfields Management Co Ltd Rivington Fields Management Co Ltd Michaels Mews Management Co Ltd	Yes	Property Management
The Bucks Goat Centre/Layby Farm Old Risborough Road, Stoke Mandeville Bucks. HP22 5XJ	Café and Farm Shop	No	Café and Farm Shop
The Bucks Goat Centre/Layby Farm Old Risborough Road Stoke Mandeville, Bucks. HP22 5XJ	BBD Leisure Buildings	No	Superior Outbuilding Solutions
Suite 1 Risborough Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5XL	Old Oxford Investment Corporation Ltd	Yes	Estate Management
The Corner House, 31 Carters Ride Stoke Mandeville, Bucks. HP22 5YH	Peter Stroy Quality Builders	Yes	Home Builder
33 Carters Ride, Aylesbury Buckinghamshire. HP22 5YH	Gray Matter Risk And Actuarial Limited	Yes	Assessors
13 Dorchester Close, Aylesbury Buckinghamshire. HP22 5YR	Pandurski Ltd	Yes	Freight Services

27 Dorchester Close, Aylesbury Buckinghamshire. HP22 5YR	Firsthome Properties Limited	Yes	Property Developers
13 Dorchester Close, Aylesbury Buckinghamshire. HP22 5YR	Y.V.M. Ltd	Yes	Unknown
1 Station Rd, Stoke Mandeville, Aylesbury, Bucks. HP22 5YS	Foot Health Professional	Yes	Health Practitioner
4 Lincoln Close, Station Road Aylesbury, Bucks. HP22 5YS	Adeptech Consultants Ltd	Yes	Computer Consultant

Source : <https://www.192.com/businesses/search/>

Annex 1 – Complete List of Businesses Based in Stoke Mandeville Parish – 1b Hawkslade

Business & Farming Evidence Paper			
Annex 1b – Businesses in Stoke Mandeville - Hawkslade			
Address	Business Name	Home Based	Nature of Business
8 Plough Close, Aylesbury Buckinghamshire. HP21 9AD	Blakes Financial Management Ltd	Yes	Independent Financial Advisers
6 Ridge Close, Aylesbury, Bucks. HP21 9AH	Fane Accountancy	Yes	Accountant
27 Rake Way, Aylesbury, Bucks. HP21 9AL	C. Green Curtain Making	Yes	Bespoke Curtains
31 Harvest Close, Stoke Mandeville, Aylesbury, Bucks HP21 9FA	Shaw's Plumbing & Heating	Yes	Plumbers and Heating Engineers
16 Lott Meadow, Aylesbury, Bucks. HP21 9HR	CM Bookkeeping & Accounts	Yes	Bookkeeping Services
25 Lott Meadow Aylesbury, Bucks. HP21 9HR	Chiltern Motorhome Hire	Yes	Mobile Homes for Rent
8 Old Burrs, Aylesbury Bucks. HP21 9HU	S D W Transport Ltd	Yes	Circular Distribution Activities
37 Orwell Drive Aylesbury, Bucks. HP21 9JL	Handson Complete	Yes	Bathroom Planners And Furnishers
7 Orwell Drive Aylesbury, Bucks. HP21 9JL	The Midcounties Co-Operative	No	General And Convenience Stores
28 Orwell Drive Aylesbury, Bucks. HP21 9JN	David Hicks Consultants Ltd	Yes	Industrial Roofing & Cladding Consultants
94 Anton Way, Aylesbury, Buckinghamshire HP21 9LX	Fine Glaze	Yes	Double Glazing Installers
28 Isis Close Aylesbury, Bucks. HP21 9LY	Cs Bookkeeping Services Limited	Yes	Accounting Activities Primarily Bookkeeping
15 Isis Close Aylesbury, Bucks. HP21 9LY	S P X Plumbing & Heating	Yes	Boilers Servicing And Repairs
19 Lambourne Avenue Aylesbury, Bucks. HP21 9NB	B Hatt Master Locksmiths	Yes	Locksmiths
12 Chess Close Aylesbury, Bucks. HP21 9NE	Acorn Kitchens & Bathrooms Ltd	Yes	Bathroom Planners And Furnishers
12 Bowler Road Aylesbury, Bucks. HP21 9QY	Jade	Yes	Kitchen Planners And Installers
36 Deverill Road Aylesbury, Bucks. HP21 9TF	All Wrapped Up	Yes	Personalised Chocolate Supplier

15 Ravensbourne Road Aylesbury, Bucks. HP21 9TG	Stuart Paul Decorating	Yes	Painters and Decorators
48 Ravensbourne Road Aylesbury, Bucks. HP21 9TQ	Highway Private Hire	Yes	Taxis And Private Hire Vehicles
Hawklade Community Centre, Barley Crescent, Aylesbury, Bucks. HP21 9YL	Hawklade Farm Pre-School	No	Pre School Education
Hawklade Community Centre, Barley Crescent, Aylesbury, Bucks. HP21 9YL	Hawklade Farm Community Centre	No	Community Centre

Source : <https://www.192.com/businesses/search/>

Annex 1 – Complete List of Businesses Based in Stoke Mandeville Parish – 1c Stoke Grange

Business & Farming Evidence Paper			
Annex 1c – Businesses in Stoke Mandeville - Stoke Grange			
Address	Business Name	Home Based	Nature of Business
235 Wendover Rd, Aylesbury HP21 9PB	CC Professional Business Support Aylesbury	Yes	Administration and Support Service
Tudor House, 225 Wendover Road Aylesbury, Bucks. HP21 9PB	Gatherer Systems Ltd Don Gatherer Limited	No	Trichologists
201-203 Wendover Road Aylesbury, Bucks. HP21 9PB	Mandeville Grange Nursing Home Chiltern Care Services	No	Nursing & Residential Care Home
26 Kingsland Road Aylesbury, Bucks. HP21 9SL	Vag Worx Ltd	Yes	Vehicle Servicing, Diagnostics, MOT's
5 Dalesford Road Aylesbury, Bucks. HP21 9XE	Ocelot Solutions Ltd	Yes	Commercial and Private IT Solutions
18 Anns Close Aylesbury, Bucks. HP21 9XG	Tony Box	Yes	Gas Installer
2A Patrick Way, Aylesbury, Bucks. HP21 9XH	Interactive Components	Yes	Manufacturers Agents
2 Elham Way Aylesbury, Bucks. HP21 9XN	Pineleigh Consultants Ltd	Yes	Consulting Engineers
20 Elham Way Aylesbury, Bucks. HP21 9XN	Bgs Plumbing And Heating	Yes	Heating and Plumbing Services
6 Aidan Close Aylesbury, Bucks. HP21 9XQ	Gxh Contractors Limited	Yes	Electrical Contractors And Electricians
6 Lydiard Close Aylesbury, Bucks. HP21 9XU	Smith's Garden Services Ltd	Yes	Landscape Gardening
16 Elizabeth Close Aylesbury, Bucks. HP21 9XX	David Ramsey Limited	Yes	Car Dealers (used Only)
1 Evans Close Aylesbury, Bucks. HP21 9YA	Brooks Consultants Limited	Yes	Consultants
2 Thorp Close Aylesbury, Bucks. HP21 9YD	Openview D M S Ltd	Yes	Recruitment
16 Thorp Close Aylesbury, Bucks. HP21 9YD	Christine Oliver	Yes	Chiropodists And Podiatrists
2 Hanson Way Aylesbury, Bucks. HP21 9YE	S.C. Parkins Transport Limited	Yes	Freight Services
7 Charles Close Aylesbury, Bucks. HP21 9YF	Synibox Design	Yes	Web Site Design And Development

10 Jane Close Aylesbury, Bucks. HP21 9YG	Simon Russell School Of Motoring	Yes	Driving School
25 Petersfield, Stoke Mandeville, Aylesbury, Bucks. HP22 5XU	S Arnold Electrical Contractors	Yes	Electrical Engineer
18 Petersfield Aylesbury, Bucks. HP22 5XU	Haselhurst Blinds Ltd	Yes	Blind Supplier & Installation
2A Castlefields, Stoke Mandeville, Aylesbury Bucks. HP22 5XY	M.D Properties	Yes	General Builder
5 Castlefields Aylesbury, Bucks. HP22 5XY	Bakers Paradise	Yes	Cake Makers/Bakery
10 Arnold Close Aylesbury, Bucks. HP22 5XZ	Lamplight Consulting Limited	Yes	Management Consultant
5 Arnold Close Aylesbury, Bucks. HP22 5XZ	Blue Maple Limited	Yes	Tuition/Education
31 Whitebeam Close Aylesbury, Bucks. HP22 5YE	Gatcombe Management Company Limited	Yes	Estate Management
24 Dalesford Road Aylesbury, Bucks. HP21 9XD	Clear Cut Construction	Yes	Builders
58 Dalesford Road Aylesbury, Bucks. HP21 9XD	G W T Hale	Yes	Painter & Decorator

Source : <https://www.192.com/businesses/search/>

Annex 1 – Complete List of Businesses Based in Stoke Mandeville Parish – 1d Stoke Leys

Business & Farming Evidence Paper			
Annex 1d – Businesses in Stoke Mandeville - Stoke Leys			
Address	Business Name	Home Based	Nature of Business
Stoke Leys Close, Kynaston Avenue, Aylesbury, Buckinghamshire. HP21 9ET	Booker Park School	No	School - Local Authority
Mandeville Road Aylesbury, Bucks. HP21 8BD	Asda (Bordering Parish Boundary)	No	Supermarket
Winterton Drive Aylesbury, Bucks. HP21 9BD	Chiltern Glazing Company Ltd	Yes	Glaziers
Family Centre Winterton Drive Aylesbury, Bucks. HP21 9BD	Pre-School Learning Alliance	No	Nursery School
1 Winterton Drive Aylesbury, Bucks. HP21 9BD	Ts Removals	No	Removals And Storage Activities (domestic)
126 Kynaston Avenue Aylesbury, Bucks. HP21 9DS	J B Hanson	Yes	Pianos Tuning And Maintenance
7 Waddesdon Green Aylesbury, Bucks. HP21 9ED	Nail Treatz	Yes	Nail Care Treatments Manicurists
4 Wotton Path, Stoke Mandeville, Aylesbury, Bucks. HP21 9EG	AM 18 Consultancy	Yes	Business Management Consultant
19 Chequers Court Aylesbury, Bucks. HP21 9EQ	Renovatio Design	Yes	Website Design And Development

Source : <https://www.192.com/businesses/search/>

Annex 2 – Complete List of Farms

Farms in Stoke Mandeville			
Name of Farm	Address	Size of Land	Owner
Hall End	Lower Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5XA	Unknown	The Secretary of State for Transport
Moat & Brook	Marsh Lane, Stoke Mandeville, Aylesbury, Bucks. HP22 5UZ	Unknown	Anthony P Pearce/ Gleeson
Stoke Pearce Family Turkeys	Marsh Lane, Stoke Mandeville, Aylesbury, Bucks. HP22 5UZ	Unknown	Anthony P Pearce
Whitethorn	Old Risborough Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5XJ	Unknown	The Secretary of State for Transport
Mill House	Risborough Road, Stoke Mandeville, Aylesbury, Bucks. HP22 5XL	Unknown	The Secretary of State for Transport
Stoke Grove	West and East of Risborough Road	Unknown	Richard G Gomme
Bucks Goat Centre	Layby Farm, Old Risborough Rd, Stoke Mandeville, Aylesbury HP22 5XJ	Unknown	Michael & Julia Prebble

Source : <https://www.google.com/search>

Annex 3 – Complete List of Public Consultation Responses 2017

Question 12c. Thinking about how you would like your business/ businesses to develop, is there anything that could be provided in Stoke Mandeville which would help you? Please tick all that apply. Other.

- Open countryside, accessible footpaths.
- Less traffic.
- Less restricted flow of traffic on each route.
- Question doesn't make sense!
- Cheap business rates.
- We should also encourage business that work in the rural sector.

Question 13. What sort of new business development do you think should be encouraged in Stoke Mandeville? Please tick one box in each row. Other.

- We feel 'none' there is easy access to both Wendover and Aylesbury.
- A gym in the village.
- There's no need to encourage more, as Aylesbury is easily accessible for everything and Bedgrove facilities are adequate.
- We are by the hills so an adventure centre, climbing etc. good for teenagers, trampoline adventure centre.
- Chemist should be in Stoke Mandeville.
- You cannot grow any business with our current infrastructure. New businesses go elsewhere where they have access routes.
- I am concerned we could lose the Post Office if it is no longer the only shop in the village; therefore, I am against more retail.
- Pharmacy/Doctors Surgery.
- Pharmacy.
- Doctors Surgery.
- Regardless of future development, some form of retail near Lower Road/Station Road/Risborough Road would be more than welcome.
- Cafes and Beauty especially.
- Accessible vocational training opportunity for people with disabilities.
- A Pharmacy.
- Nothing. Stop building.
- Business parks.
- A budget or mid-price hotel is my Tourism ask.
- I think we need small business in the area.
- We run the local pre-school and would ideally like our own building.
- No more GD buildings or houses or roads.
- Please note when I state Food Production, I do not mean large scale food processing factories.

Question 14a. Please give your views about potential sites suitability or otherwise for more commercial and light industry/ business developments in Stoke Mandeville.

Suitable

- Any land used should be well-integrated, and not destroy the countryside.
- We believe the most suitable areas for light industrial development in in SMD009 where the noise pollution from HS2 would be less important.
- SMD014.
- No views.
- SMD014.
- Agree SMD014 is suitable for employment development as this is within a commercial hub.
- SMD014.
- Agree.
- Alongside HS2 route as noise barrier and cheap accommodation for new/ existing businesses access from new bypass. Along Risborough Road, small scale industry/ retail and leisure.
- None.
- SMD005.
- SMD014.
- It would seem more suitable for land adjacent to HS2 route to be used for commercial or business development rather than housing.
- I suppose SMD014 would be possible as already set up as commercial sites.
- Tick in box.
- West of HS2.
- SMD014 if road structure can take it.
Anything backing on to HS2 if roads available.
- Any area near to HS2 is perfect for Industry.
- SMD014.
- No particular opinion about SMD014 or other suitable sites.
- Tick in box.
- SMD014 seems ideal for light industry.
- SMD014.
- SMD014 seems suitable but is very small.
- This area has had commercial development on for a few years. The road into site has been marked off and I have not experienced any difference in passing.
- SMD014.
- SMD014 look suitable for employment development. Manor Farm Lower Road has employment but would be suitable for exclusion.
- SMD014.
- Talk about attracting new business to the village! It took me 20 mins to find 'SMD014' it's tiny!!
- Such development should be confined to existing Wendover Road corridor and the business area to avoid inevitable infill and urban sprawl.
- WTV022.
- Yes a very good idea SMD014.
- With height restrictions.
- SMD014.
- SMD014 Area of land near to exiting railway line having minimum impact on surroundings.
- SMD014.
- SMD009.
- SMD014.
- SMD014.
- All areas attracted by HS2 route.
- SMD014.

- SMD014.
- I do not feel qualified to provide an opinion.
- ST0015.
- Just a token site.
- SMD001.
- Alongside HS2 development so that housing is further away from the rail line.
- SMD014.
- On outskirts, so access easy by Car.
- SMD014 is suitable for commercial use.
SMD009 areas around HS2 track could be suitable for industry.
- None.
- Will depend on investment and infrastructure. Until then all will be unsuitable.
- SMD014.
- SMD001 & SMD002.
- Makes sense as the area around the selected site already houses this type of business.
- Business Park along A413.
- None please!
- At the avoidance of repetition, any development should be along the HS2 corridor.
- Jobs are required but watch traffic.
- SMD014, Triangle Business Park.
- Around Triangle business Park.
- Looks fine.
Don't agree with commercial businesses in the middle of residential areas. The two don't mix.
- Running out of time to consider this properly (don't know if I can save this and come back later!!)
- SMD009 - ST0016.
- SMD002 and SMD001.
- No issue with SMD014.
- Industrial development should be restricted to SMD014.
- Same issue as housing. Current infrastructure not up to expansion of commercial or residential development.
- Site is suitable. Road access easy but would need a roundabout to allow traffic flow.
- Expand existing site SMD014.
- None.
- Expansion of Triangle Business Park would be ok.
- SMD014 seems ok.
- No comment.
- SMD014 – suitable. Nowhere else.
- Industry should be discouraged as it would increase heavy goods vehicles and workers cars on a daily basis, adding to the already congested roads.
- Brownfield site (former Research Station) Risborough Road.
- Expand existing site SMD014.
- Not sure why this was chosen. Unless it's easy industrial units, but not everyone works in a light industry setting. An arts/creative hub could be included in one of the larger developments. A space for sole traders to rent a small office/studio etc.
- No opinion. All should be considered on merit.
- SMD015, SMD006, SMD018.
- SMD014 is probably suitable for employment development.
- SMD014 has a tiny area marked for development - can this not be expanded? Perhaps rather than putting houses on SMD002 part of that could be used for business development as it's close to the A413 which had good road links to the A41 and Aylesbury. Maybe SMD007 close to Hampden Fields might work?
- SM015 seems very small.

- This is a sensible use of the site SMD014. The Goat Centre Risborough Road and Auto Centre Lower Road areas could be utilised.
- No particular views.
- ST0016 and SMD009.
- Not in this location.
- With all the potential housing development in the Parish this site is too small to make any difference. Where are all the extra people going to work?
- SMD006 and SMD008 for accessibility from main road.
- By the looks of it, it is already being built. Is this the rear of the garden centre? If it is where the existing business park is I can not see any issues.
- SMD014 is logical. Parts of SMD009 are also logical, once the SM bypass has been installed. SMD007 is a possibility as it is in easy walking distance for Bedgrove, houses on the Wendover Road, and Hampden Fields, once developed.
- I think this location is fine.
- SMD002 would be the ideal site for business development as there is already some nearby.
- N/A
- I think it is suitable as it is already used for those purposes and I have found access to Triangle Business Park quite easy.
- SMD014.
- There needs to be some shops in the village itself - Triangle Park is too far away.
- Why not use the area around Arla on the A41 better roads linking to M25 and setup to expand. No need for more traffic to block Aylesbury and Stoke Mandeville.
- I agree and also perhaps SMD002.
- SMD014 & SMD010 would be suitable areas for business development away from main residential areas.
- No more development anywhere!
- Traffic considerations have to be understood and factored in. There appears to be a lot of locations unused in Aylesbury itself.
- Seems like a small site?
- SMD014 seems suitable for development.
There could be more light industrial development in and around Weston Park, Lower Road as part of SMD018.
- Industrial development must have good transport links.
- Agree SMD014 is suitable, along with surrounding area of that site.
- I feel that the area SMD014 is a good potential area to develop commercial and light industry, but I have a greater concern that we are expected to build more housing over huge areas of what was agricultural land to house people who will have to commute to their work places outside of the area as we have no local industry, and minute plans to grow it. All this plan does is to further congest our roads and railways as we become just another dormitory town.
- Far enough away not to impact residents and has access to good transport links.
- OK.
- Looks suitable with good access.
- Think it is already being used for employment use!
- SMD014. There are no other suitable areas according to the map.
- None.
- SMD014 looks ok.
- Along HS2 route.
- SMD018.
- I don't see any issue with this becoming a business development.
- The area earmarked for business development does not 'feel' like it's part of SM. Would need to consider other sites more central in the Parish.
- Wendover Road.

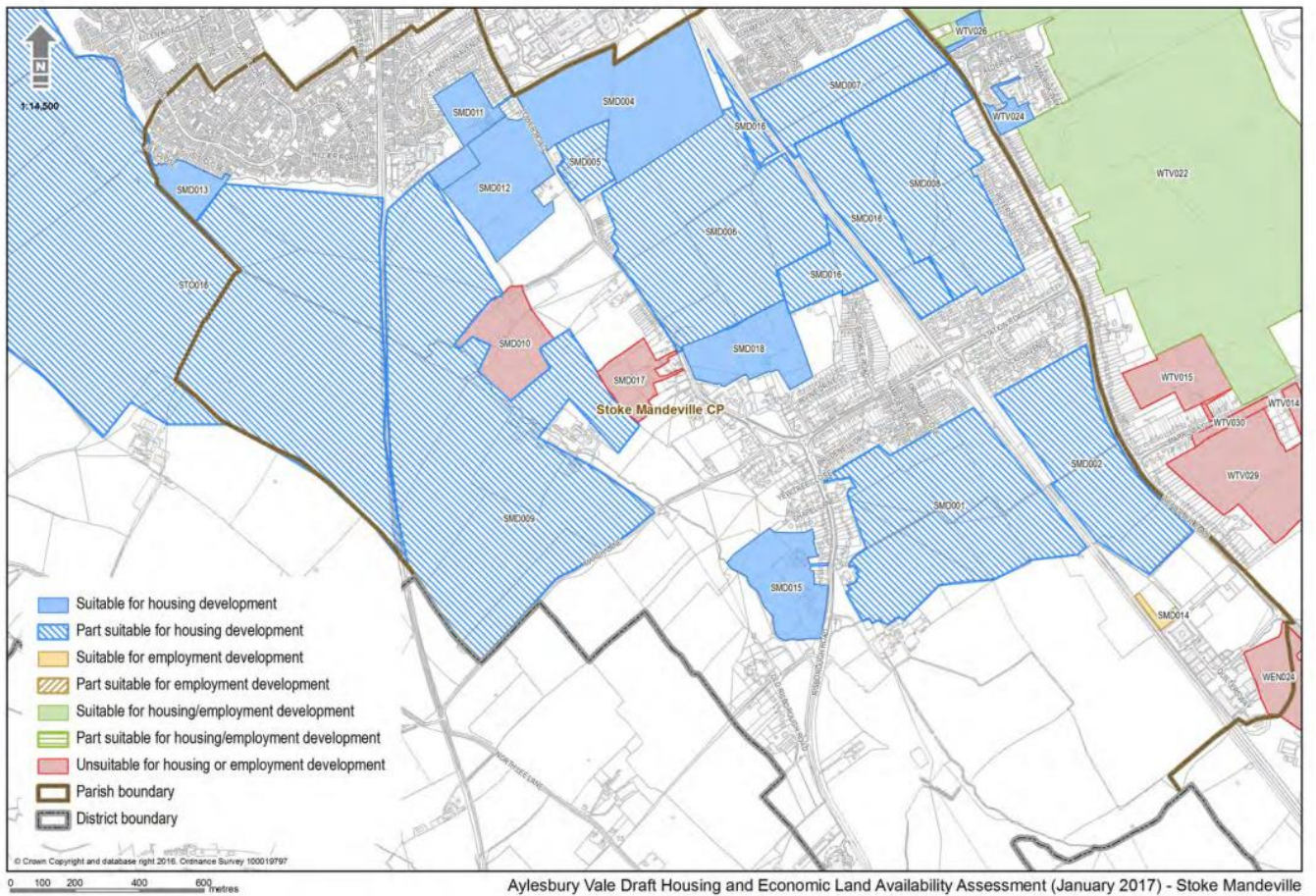
- WTVD22.
- Suitable.
- SMD014 OK.
Surely better use can be made of the Triangle Business Park - could this not be extended?
- We need to develop light industry and business to keep work here.
- SMD005 and SMD006.
- OK.
- Cannot see it on map.
- Go build somewhere else. Go level Rabans Lane industrial and build your houses there. We don't want them here.
- This is the only site as far as I am aware that is an ideal business park and perhaps could be expanded.
- Suitable.
- It seems to be a suitable place.
- None.
- We're just getting swamped.
- Suitable.
- Does not allow room for much development particularly in view of proposed planning applications.
- More use should be made of the industrial site at the Goat Centre and the land around the care home on Risborough Road; there are ideal brown site development opportunities at the old 'Pig Research Site' adjacent to the Fremantle Trust care home despite this area being cut off from the village with the invasion of HS2.
- None.
- SMD014 would appear to be suitably located in that it would be an expansion of an already existing business development area?
- SMD015 - closer to the Goats Farm Centre which already has a community of small businesses.
- SMD015 SMD012 SMD011 SMD013.
- No development of any kind; the roads can not cope.
- It looks as if SMD014 joins up with an existing business use area - if so this looks fine.
- No Comment.
- None - Infrastructure already struggling.
- OK.

Unsuitable

- Any land used should be well-integrated, and not destroy the countryside.
- No views.
- Stoke Mandeville is a village and I think unsuitable for light industry/business development.
- Any green field sites and existing residential sites.
- All the rest are unsuitable.
- Not wanted in this area.
- Along Stoke Mandeville Road. Further access points. Further delays.
- All other areas.
- All except SMD014.
- No bypass. No new business- look how Arla traffic has impacted Tring Road over the last 5 years.
- Access for larger vehicles would have to be researched. Station Road does concern me and I do not live on Station Road.
- East of HS2.
- Green belt land.
- Box ticked.
- SMD006.
- All others except SMD014.
- Box was ticked.
- SMD011, SMD012 & SMD013.
- All are unsuitable; I would like to sustain village status and rural parts of Stoke Mandeville.
- There are plenty of empty places in Aylesbury; you do not need to add to road traffic and road use.
- WTV022.
- SMD002, SMD001 & SMD018.
- SMD002, SMD007 & SMD008.
- WVT022.
- Flooding, too far from Public Transport.
- SMD008, SMD007 & SMD0015. Access for commercial usage could be a problem and also residential properties back onto this area.
- All.
- Along Lower Road.
- All areas!
- Anything south of Stoke Mandeville should remain green. Otherwise, you have destroyed the Parish.
- Areas to the West of Lower Road/ Risborough Road.
- We do not want any more light industry as this only adds to the congestion and pollution. Plant more trees create more recreational parkland and keep Stoke Mandeville green.
- Not next to current housing sites.
- Stoke Mandeville, other than the small areas currently engaged in commercial activity does not have the capacity to accommodate commercial enterprises.
- None.
- No comment.
- All others.
- Can't see any obvious space for industry - ease of access has to be key, and the roads are already stacked. Smaller hubs don't necessarily need 'industrial' size access.
- As 45.
- SMD001.
- SMD009 and the area between Lower Road and the railway line.
- No particular views.
- Not in this location.

- What other sites?
- SMD001 - lack of easy access points without major disruption to existing housing estates.
- SMD001, SMD008, SMD016 & SMD006.
- I agree they are not suitable.
- N/A.
- SMD010, SMD017, WTV015, WTV030 & WTV029.
- Why not use the area around Arla on the A41 better roads linking to M25 and setup to expand. No need for more traffic in Stoke Mandeville.
- Not SMD0005, SMD006 and SMD015.
Not SMD009 and STO016.
- I would not like to see business development in all other areas highlighted.
- OK.
- Commercial development would have good access on Wendover Road.
- Would be sensible to site employment in Aylesbury as it has the required services and transport links.
- Those earmarked for housing.
- Stick to SMD014.
- Not around Booker Park.
- Between the village and the town and south of the village either side of the railway.
- Risborough Road and Lower Road.
- I have none.
- SMD009 and SMD016.
- I am not sure that any of the roads around Stoke Mandeville could cope with additional traffic that new business may create, especially lorries and heavy vehicles.
- SMD013.
- Seriously, go build over existing buildings, stop destroying fields.
- Not sufficient knowledge to decide.
- They seem reasonable.
- None.
- Develop existing facilities - do not create any new fresh developments.
- There is no reason why small or light industries cannot be in any of the areas - and perhaps this would make sense as it would mean that residential parking during working hours could be freed for business parking.
- Any others are unsuitable.
- All sites unsuitable as roads cannot cope with any more traffic.
- No Comment.
- As above.
- Green field sites.

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



Question 14b. If you need new premises within Stoke Mandeville to operate or expand your existing business, or start a new business, what sort of premises are you looking for? Other

- Industrial.
- Farm Building Barn.
- Pre-school building.
- No new buildings.

Question 14d. If you are looking for new business premises in Stoke Mandeville, please estimate the size of premises you would require (In square metres)?

Existing Business(es)

- 1500.
- 1000.
- 30.
- 50m2 plus 200-400m2.
- 1000.
- 120.
- 200.
- 0 Go away.

New Business

- Small.
- 500-1000m2.
- 1000.
- 60.
- 300.
- 0 Go away.

Annex 4 – Submission by Antony Pearce on the effect that HS2 will have on his business

Stoke Farms Ltd – Pearce Family Turkeys

Moat Farm, Marsh Lane, Stoke Mandeville, Aylesbury, Buckinghamshire. HP22 5UZ

HS2 will have a significant effect on my business. Although the 'trace' of the line takes a relatively small amount of land, it will divide my holding in half. A further disruption multiplier comes from the A4010 relief road, which runs parallel to HS2 from the Risborough Road to the Lower Rd, via a HS2 flyover. Farming operations are enhanced by geographic hegemony and scale, therefore, land subdivision has a particularly harmful effect on economic viability.

In addition to direct land take, the other significant factor relates to the method of land acquisition for the scheme. Any land acquired for the scheme outside the linear trace is rented from landowners, rather than acquired. The landowners are not told of the length of this rental tenure or the nature and state of the returned land. When combined with very slow payment, this results in landowners operating out of pocket in a final design knowledge vacuum.

This has coincided with the greatest period of agricultural restructuring since WW2. Sustainable farming operates within a rolling 5 year strategy. Trying to operate a long term business plan in an environment of continuous flux is an anathema. HS2 could simply result in landowners choosing to cease farming rather than battle economic and tenure uncertainty.

1st March 2020