

Designated Local Green Spaces Evidence Paper [EDLGS]

Part 1: Introduction

1. This evidence paper, for the Stoke Mandeville Neighbourhood Plan, looks at designated local green spaces within the Parish and future issues, which need to be taken into account in the Plan.

Part 2: Facts

2. The Localism Act, (2011) gives communities new powers to designate Local Green Spaces through Neighbourhood Development Plans. The National Planning Policy Framework (NPPF) sets out the requirements for Local Green Spaces in Paragraphs 76-78.
 76. Local communities through Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
 77. The Local Green Space designation will not be appropriate for most green areas or open spaces.

The designation should only be used:

 - Where the green space is in reasonably close proximity to the community it serves
 - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.
 - Where the green area concerned is local in character and is not an extensive tract of land
 78. Local policy for managing development within a Local Green Space should be consistent with policy for green belts.

3. The following are proposed to be designated as local green space

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

1: Grassland areas – Hawkslade

Rowan Close HP21 9FF & Bowler Road HP21 9AE

2: Grassland areas – Hawkslade

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

3: Grassland areas – Hawkslade

Ravensbourne Road HP21 9TQ & Chess Close HP21 9NE

4: Grassland areas – Hawkslade

Harvest Close HP21 9FA

Parslow Close HP21 9JD

5: Bloor Development – Mandeville Park

Lower Road West HP21 9DR

6: Crest Nicholson Development – Harborne Manor

Lower Road East HP21 9GT

7: Stoke Grange

Land off Patrick Way HP21 9YF

Land off Dalesford Road HP21 9XN

8: QE2 Recreation Ground - Eskdale Road

The Village HP22 5UJ

9: Abbey Development – The Hawthornes

Lower Road East HP22 5XA

10: Carters Ride

The Village HP22 5YH

11: Village Green

Lower Road, The Village HP22 5UX

12: Lower Road - The Village

Western plot – Burial Ground HP22 5UZ

Eastern plot - Allotments HP22 5XA

13: Kier Development - Roylands

Risborough Road HP22 5ZN

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

Part 3: Historical Background & Development

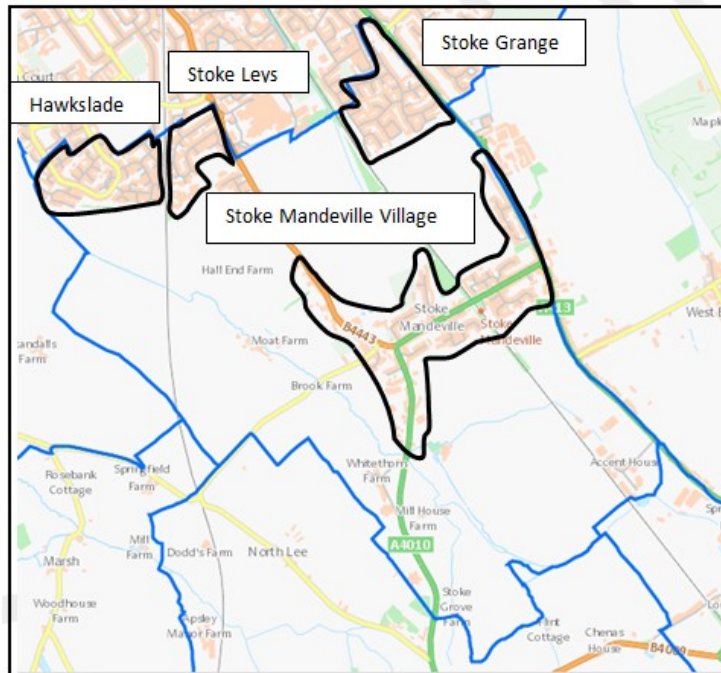
4. The current neighbourhood patterns in the Parish are typical of those of an originally rural satellite village on the outskirts of an expanding town within the commuter sphere of influence of London.
5. The Parish currently contains 2455 houses gathered into four distinct housing neighbourhoods¹:
 - a. A block of 758 houses and flats, 95% post-war but of eclectic design, along and around Station Road centred on the railway station and, currently, largely separated from the built-up area of Aylesbury by agricultural land. This development incorporates the historic pre-war village neighbourhood and is still commonly known as 'the **Village** of Stoke Mandeville'.
 - b. **Stoke Leys**, a 1970's estate development of 231 houses² in the north-west of the Parish to the east of the Aylesbury-Wycombe railway line on the boundary of and contiguous with the Aylesbury urban area
 - c. **Hawkslade**, a 1980's estate housing development of 969³ houses in the north-west of the Parish to the west of the Aylesbury-Wycombe railway line on the boundary of and contiguous with the Aylesbury urban area
 - d. **Stoke Grange**, a 1980's estate development of 497 houses in the north-east of the Parish on and behind Wendover Road on the boundary of and contiguous with the Aylesbury urban area.
6. The four neighbourhoods that make up Stoke Mandeville Parish are: Stoke Mandeville Village, Stoke Leys, Stoke Grange and Hawkslade as shown on the map on the following page:

¹ Housing statistics and dating evidence taken from rating records of AVDC for 2019/20 and *SMNPSG Housing Survey, August 2019*

² There are a further 118 houses at the Bloor development near Stoke Leys included in the overall Parish total but not yet in the Stoke Leys neighbourhood total.

³ Including 23 new houses built in 2018/19.

7. In common with many such developments many smaller green spaces were incorporated to relieve high density housing pressures.



Part 4: Current Situation

8. There has been little change in the distribution of green space in any of the four neighbourhoods since the properties were built. However, as the parish comes under ever increasing pressure from developers, designation of what significant green space there is becomes more important.

Recent consultations with parish residents during the process of development of the Neighbourhood Plan have demonstrated how highly-valued these green spaces actually are by the people living in the parish.

Public Opinion About Public Green Spaces

2017 Consultation

9. In November 2017 the Stoke Mandeville Neighbourhood Plan Steering Group sought public views about enhancing the rural environment and protecting important public green spaces. These objectives and the responses to them are summarised below.

Objective	Responses
Objective 4: To preserve and enhance the rural environment and to protect important public green spaces in Stoke Mandeville. 4a: Which green spaces matter to you?	93% either 'Strongly Agreed' (82%) or 'Agreed' (11%) that 'Queen Elizabeth II Playing Field, Eskdale Road', should be protected from future development 92% either 'Strongly Agreed' (78%) or 'Agreed' (14%) that the 'Green in front of the village school' should be protected. Continuing the theme of protection of green spaces in and around the Village:- 86% either 'Strongly Agreed' (69%) or 'Agreed' (17%) with protecting the 'Burial Ground alongside Swallow Lane', 75% for the 'Green at entrance to allotments', and 71% the 'Green at centre of Carters Ride'.
4b: Which would you like to see more of?	97% 'Agreed' that they would like to see 'Less litter, no fly tipping' within the Parish. 87% indicated that they would like more 'Creation of wildlife meadows and corridors', 85% 'Landscaping of public areas', 85% 'Ditch maintenance' and 83% 'Footpaths and Cycleways linking different parts of Stoke Mandeville'.

Please specify any other green spaces you would like to see protected here, along with the reason why.

A key theme to emerge from the qualitative comments was that 'All green spaces should be protected', comments included:-

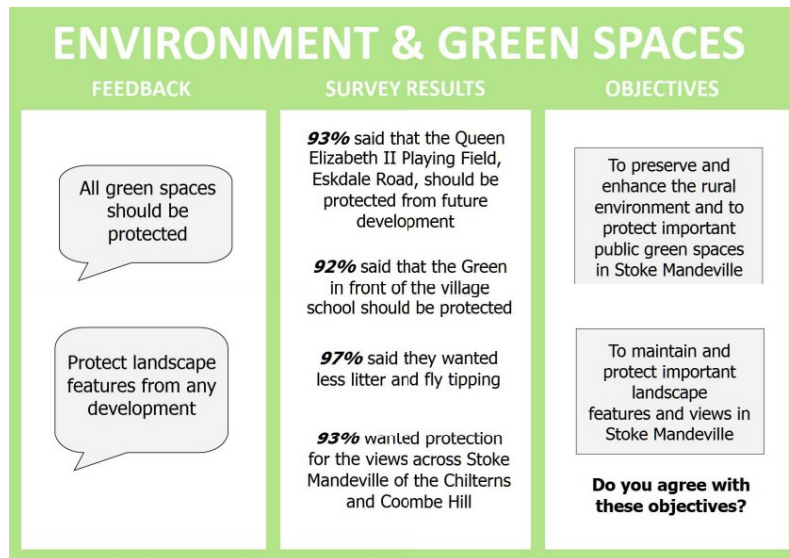
- Protect them all. No more houses in this area. We are a village.
- I cannot believe that anyone would consider these spaces for anything other than green space/ recreational spaces. They have to be protected.
- All green spaces should be protected. I would like my child to actually see some WILD life.
- All.
- No development on any of these spaces.
- All green spaces should be protected to protect the health and well-being of the residents of Stoke Mandeville.

A full list of comments is available in the Annex 1.

What Do Residents Think?

Public Consultation 2017 & 2018 – Survey Results

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



See Annex 1 for Complete List of responses.

Part 3: Analysis

11.

GREEN SPACE CRITERIA AS DEFINED IN THE NPPF <small>The numbers at the top of each column correspond to the items in the associated green spaces illustrative document</small>	1. Gravelled Rowan Close Harrow Close, Hawkslide	2. Gravelled Bailey Crescent Middle Road, Harrow Close, Hawkslide	3. Gravelled Rowan Close, Hawkslide	4. Gravelled Rowan Close, Hawkslide	5. Buckle CC Sports & Social Club Lower Road, Hawkslide	6. Alton Development Lower Road, West	7. Crest Nicholson Development Lower Road, East	8. Land off Pa. Mick Way & Daleford Road, Stone Grange	9. Crest Nicholson Development Lower Road, East	10. Abbey Development Lower Road, East	11. Green Ridge The Village	12. Village Green Lower Road	13. Highways, Allocations	14. Highways, Allocations	15. Highways, Allocations
1.1 The space is not an extensive tract of land and is local in character	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.2 The space is within proximity of the community it serves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.3 The space is demonstrably special to the local community and holds particular local significance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Annex 1 – Complete List of Public Consultation Responses 2017

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

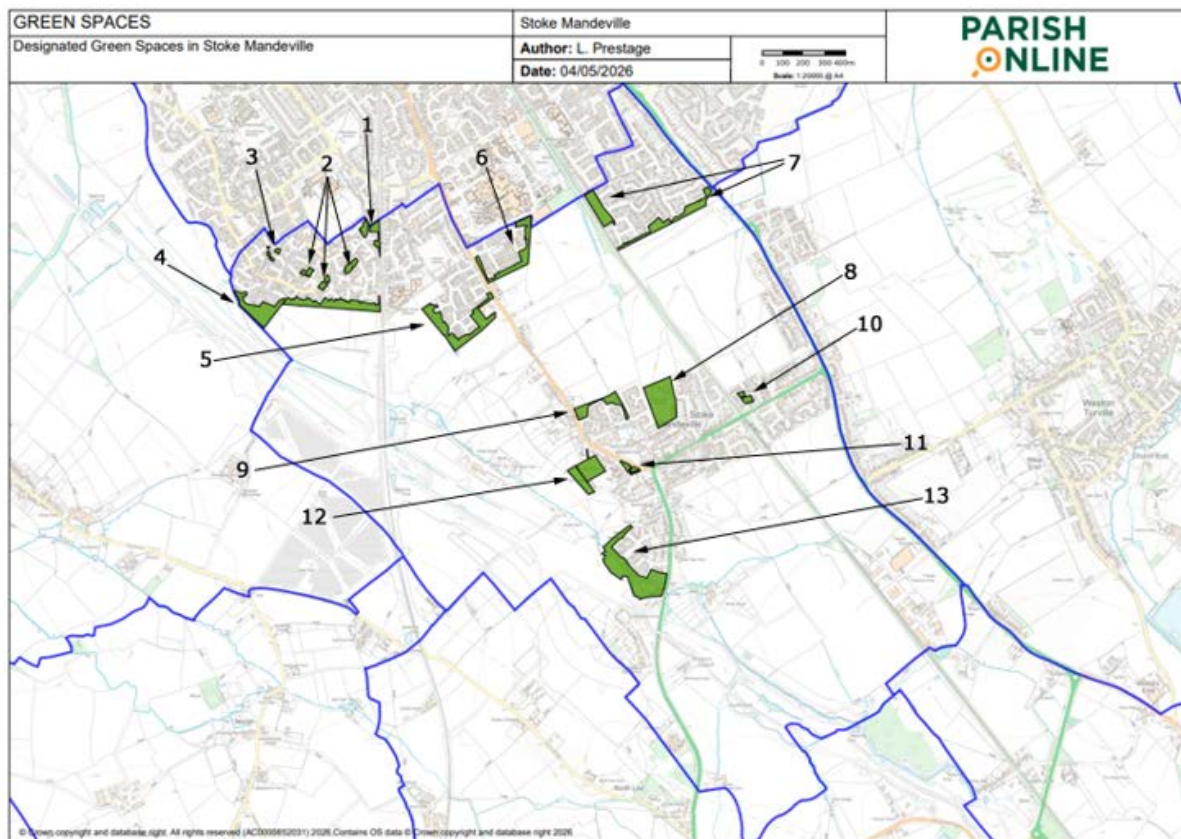
- The farming land between Stoke Grange and Stoke Mandeville should be protected to maintain separation (007 and part of 006).
- SMD018 - Green Space vital for the community for historical walking and leisure purposes.
- Land between Aylesbury and Stoke Mandeville village.
- Protect them all. No more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

- Green space at Bucks Sports and Social Club.
- Anywhere south of Stoke Mandeville otherwise it will lose its identity as Aylesbury swamps all. That is simply wrong. There have been previous attempts in the last few years to develop south of Stoke Mandeville, which the Council rightly rejected. Nothing has changed.
- Stoke Mandeville Sports & Social Club fields etc.
- Green Spaces needed in and around developments to enhance quality of life for the people who live there and protect wildlife.
- Green off Diane Close/Hanson Way, children regularly play on this green.
- Fields behind Ligo Avenue, fields behind Petersfield (both lovely areas to walk), entrance to Ligo Avenue (nice green area with seating. Nice focal point), fields either side of Marsh Lane (also lovely walking area).
- A part of the fields alongside Lower Road in SMD 006 to protect the beautiful rural view across the fields towards Stoke Grange area.
- Green and trees in front of 15-27 Eskdale Road, to prevent parking overspill from recent planning application of Eskdale Road.
- Children's playgrounds should be protected.
- The sports fields behind Bradenham Walk.
- Fields on Lower Road.
- Route and land either side of Bedgrove Brooke, also land at Ambleside next to school.
- SMD016, 008 to allow separation from Aylesbury and for Green Space to be seen along the A413.
- I cannot believe that anyone would consider these spaces for anything other than Green Space/recreational spaces. They have to be protected.
- SMD018 - fields east of Lower Road - provide open access to green field footpaths.
- All agricultural green belt land should be protected.
- Hawkslade. Dog walking field and farmers field off Westfield because people walk dogs on the fields and you can see the landscape around Stoke Mandeville such as Coombe Hill.
- As I live near the Bedgrove edge of the Parish I am unable to comment on most of these areas as I am not familiar with them.
- Church of St Mary, Lower Road.
- The Green Space behind SMD015.
- Agricultural area denominated as areas SMD0016; 008; 006; 0018; all helping to maintain rural nature of village ward of Parish.
- Don't build on every inch of Green Space. Save some that we can all enjoy appreciate.
- The greenbelt, fields surrounding Stoke Mandeville should be used for agriculture not building!!!!
- All of it.
- As kids we grew up in London and it was so important to have Green Spaces, moving to SM we walk lots and enjoy the greener views, even as we drive through Hawkslade or use the Co-Op as a stop odd!
- Green areas along Lower Road and Sports and Social Club ground. It is so congested around this area already and the Green Space is needed for the community.
- All Green Spaces. Stop destroying everything.
- The dip at the bottom of Elham way and Dalesford Road. This protects our estate from flooding and is used as a fun area when covered in snow - lovely to watch.
- Retain green buffer/belt definition between SM and Aylesbury.
- The fields behind Dorchester Close and Carter's Ride.

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

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

Annex 2 – Proposed Designated Local Green Spaces (Maps)



The numbering on this map refers to the individual maps on pages 49 to 55 inclusive

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1. Grassland areas – Hawkslade
Rowan Close HP21 9FF & Bowler Road HP21 9AE
5559 square metres / 0.5559 hectares
Landowner: Buckinghamshire Council



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

2. Grassland areas – Hawkslade
Barley Crescent HP21 9LZ, Hillier Road HP21 9JQ & Ridge Close HP21 9AH
5508 square metres / 0.5508 hectares
Landowner: Buckinghamshire Council



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

3. Grassland areas – Hawkslade
Ravensbourne Road HP21 9TQ & Chess Close HP21 9NE
1233 square metres / 0.1233 hectares
Landowner: Buckinghamshire Council



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

4. Grassland areas – Hawkslade

Harvest Close HP21 9FA
Landowner: Abbey Homes

Parslow Close HP21 9JD
32006 square metres / 3.2006 hectares
Landowner: Buckinghamshire Council



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

5. Bloor Development - Lower Road West HP21 9DR

22328 square metres / 2.2328 hectares

Landowner: Bloor Homes Ltd



Bloor - Lower Road West



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

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

13927 square metres / 1.3927 hectares

Landowner: Crest Nicholson



Crest - Lower Road East



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

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

15645 square metres / 1.5645 hectares

Landowner: **Buckinghamshire Council**

Land off Dalesford Road - Stoke Grange HP21 9XN

9229 square metres / 0.9229 hectares

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



Patrick Way



Dalesford Road



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

8. QE2 Recreation Ground - Eskdale Road

The Village HP22 5UJ

QE2 Recreation Ground: 25275 square metres / 2.5275 hectares

Landowner: **Stoke Mandeville Parish Council**



Eskdale Road



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

9. Abbey Development - Lower Road East HP22 5XA

8389 square metres / 0.8389 hectares

Landowner: Abbey Homes



Abbey – Lower Road East



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

10. Carters Ride - The Village HP22 5YH

2206 square metres / 0.2206 hectares

Landowner: Buckinghamshire Council



Carters Ride



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

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

2316 square metres / 0.2316 hectares

Landowner: Buckinghamshire Council



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

12. Lower Road - The Village

Western plot - Burial Ground HP22 5UZ

5772 square meters 0.5772 hectares

Eastern plot - Allotments HP22 5XA

9998 square metres / 0.9998 hectares

Landowner: Stoke Mandeville Parish Council



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

5.1

13. Kier Development – Risborough Road HP22 5ZN
35452 square metres / 3.5452 hectares
Landowner: Kier Developments



Kier – Risborough Road



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