

W E L C O M E

Thank you for visiting our consultation event to find out more about our emerging proposals for land to the west of Lower Road. We are committed to working with the community and have set up this event to hear your views and feedback. This consultation is undertaken in association with Stoke Mandeville Parish Council.

I n t r o d u c t i o n

This consultation is being held to provide information on the emerging outline planning application for the redevelopment of the Former Buckinghamshire County Council Sports and Social Club land. The proposals will create new homes and provide access to the site to adjacent communities, with significant central open space and a variety of housing options.



Approximately 100 New Homes including affordable housing



Provision of substantial green open space including children's play areas



Car parking and cycle parking for the new homes



Existing Site Plan

- 1. Lower Road
- 2. Entrance to site
- 3. Car Park, currently used for hospital staff parking
- 4. Former Clubhouse

S i t e L o c a t i o n a n d C o n t e x t

The site is located off Lower Road in Stoke Mandeville and is 3.7 hectares in size. The site currently includes a former clubhouse, now closed due to dilapidation and the site of a now demolished pavilion. Adjacent to these buildings are a mixture of hard surfaced areas used for parking by the local hospital and some open grass land which was historically used as sports pitches and tennis courts.

The site is easily accessible by vehicles and is located approximately 2.3km / 6 minute drive from Stoke Mandeville train station which operates fast routes into London via Chiltern Railways. In terms of local amenities the site is located approximately 160m from Asda Supermarket, 500m from Stoke Mandeville Hospital and next door to the Booker Park School.

Buckinghamshire Council understand that UKPN will be submitting a planning application asking for consent to construct an electrical substation within the curtilage of this site. A proposed location for this has not been confirmed at this time and will be dealt with through public consultation as a requirement of that planning application.



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The emerging development proposal demonstrates how the site can accommodate:

- Approximately 100 new homes
- Substantial green open space
- New sports facility
- Associated landscaping and parking
- A new link road between Booker Park School and Lower Road

The scheme will deliver approximately 100 new homes. There will be a wide range of house types and apartments as well as a proportion of affordable housing, at least 5% more than policy requirement.

The new homes will be accessed through the existing route off Lower Road. The geometry of the site layout is driven by the ambition to create a central area of open space.

The large island of green open space compliments the design principles of the scheme as a whole and will provide the local residents and wider community with an open leisure area to enjoy. This land will provide space for informal recreation and play, while also enhancing the biodiversity of the site and provide areas for wildlife.

APPROXIMATELY



100
NEW
HOMES

SUBSTANTIAL

GREEN
OPEN
SPACE



SPORTS
FACILITY
AND PLAY
AREA



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KEY BENEFITS

The new development will provide energy efficient housing for new residents, including affordable housing. The provision of green open space and potential new sports facility will be accessible to the wider community and local schools. The new development also promotes new access to the Booker Park School through the site which would alleviate congestion on local roads.



AFFORDABLE HOUSING

- Above policy compliant scheme, with affordable housing



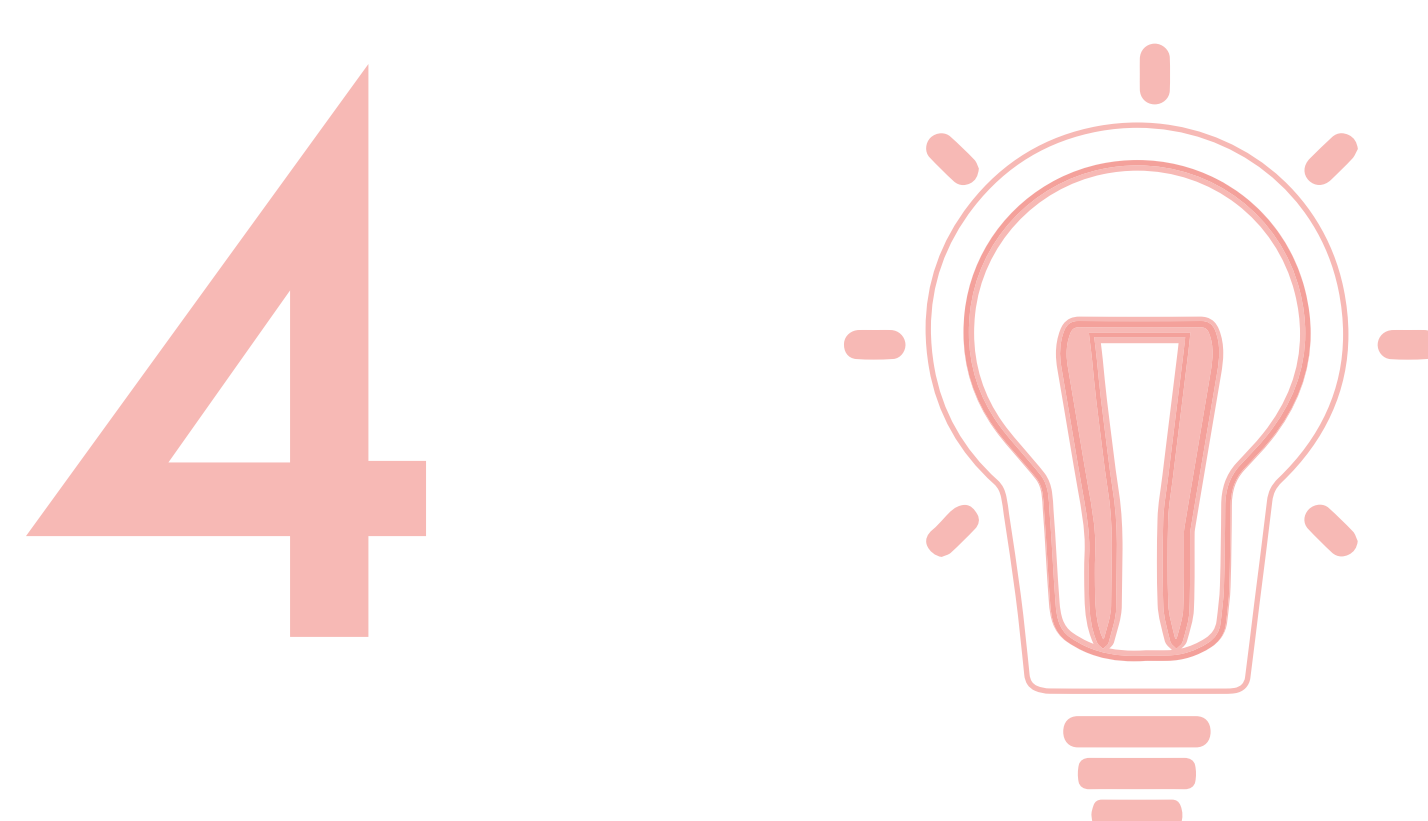
SPORTS & RECREATION

- New open space and sports facility



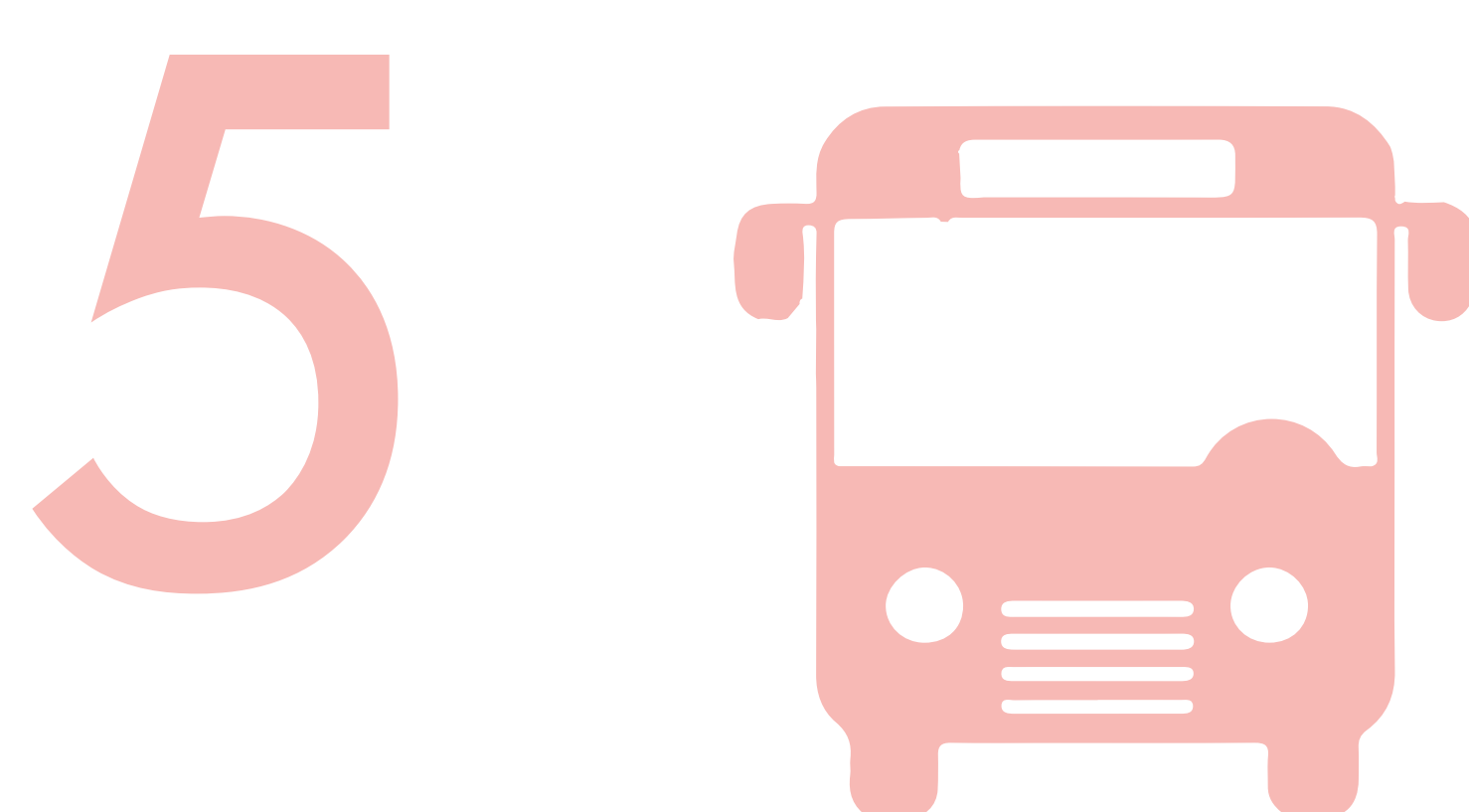
LANDSCAPING

- The scheme will incorporate high quality landscape proposals, and encourage local ecology
- Substantial open space for the wider community and new residents



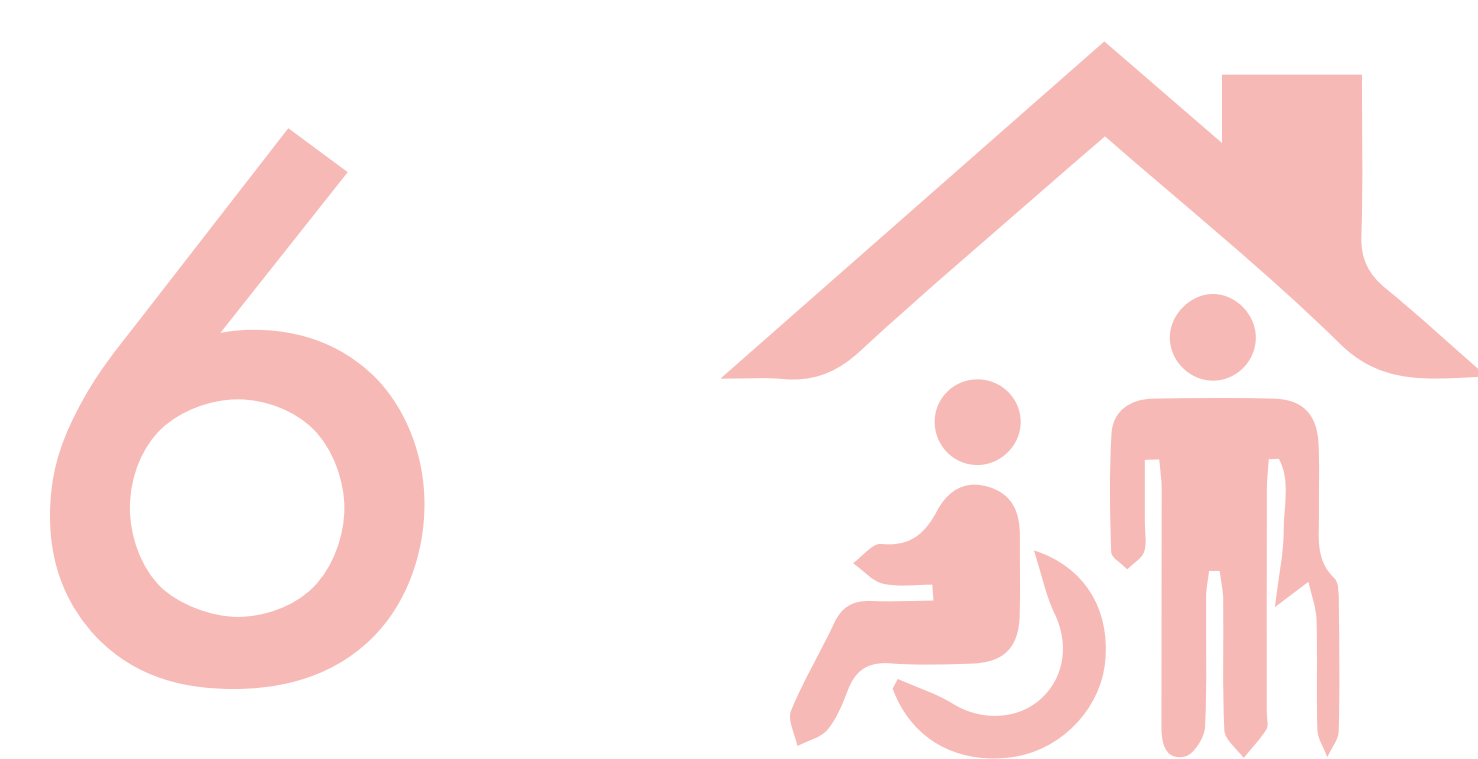
ENERGY EFFICIENCY

- The proposals create a low energy, highly sustainable and efficient building, with the use of clean electrical energy for heating and hot water



HIGHWAY AND ACCESS

- Encouragement of sustainable transport modes
- New access road off Lower Road.
- Cycle store facilities, off-street parking
- New access to the school



ACCESSIBILITY

- Policy compliant scheme, with some accessible units which are designed to be adaptable for future accessibility needs

NEXT STEPS ...

Thank you for taking the time to visit our exhibition. We would like to know what you think about our proposals. Please speak to a member of the project team if you have any questions and fill in one of the feedback forms now and place it in the ballot box before you leave, or bring it home with you and return it to us via post or email.

You can find out more information and comment online at:

<https://yourvoicebucks.citizenspace.com/planning/stoke-mandeville-consultation>

Or e-mail us at: stokemandevilleconsultation@buckinghamshire.gov.uk



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