



Former Buckinghamshire County Council Sports and Social Club Land consultation

Open date: 4 April 2022

Close date: 9 May 2022

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Overview

We want your views, comments, and ideas on a development proposal for the Former Sports and Social Club land in Stoke Mandeville.

Buckinghamshire Council is keen to ensure that land assets in its ownership are used to their maximum potential and their benefits are realised in financial, service delivery and community terms.

In consultation with Stoke Mandeville Parish Council, Buckinghamshire Council has designed a proposed scheme, about which we would very much like to hear your views. This consultation process is aimed primarily at nearby residents and is open to the Stoke Mandeville community as a whole.

Site location and context

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 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.

The proposal

The proposal presented for consultation is an outline planning application that seeks permission to bring forward a mixture of houses and apartments of up to approximately 100 mixed homes including a 30% allocation for affordable housing.

The emerging development proposal demonstrates how the site can accommodate:

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

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.

This consultation is undertaken by Buckinghamshire Council as landowner of the site. We will submit our planning application to the local planning authority just as any landowner would.

Detailed design

The detailed design which will determine the use of the various housing units and the proportion which may be given over to keyworker housing and social service requirements, is not included in this consultation.

This detail will be determined through future consultation should the upcoming outline planning application be successfully determined.

Related documents

The following documents are available to view on the Former Buckinghamshire County Council Sports and Social Club Land consultation page at:

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

- Proposed Masterplan
- Former Buckinghamshire County Council Sports and Social Club Consultation Presentation Boards

Events to find out more

We are hosting two public drop-in sessions for you to find out more about the proposals. The drop-in sessions will be held on:

- Monday 25 April 11am to 4pm
- Wednesday 27 April 4pm to 8pm

Both sessions will be held at **Eskdale Road Community Centre, Eskdale Road, Stoke Mandeville, HP22 9UJ**. Car parking is available on-site.

There is no need to book; attendees will register on arrival. Refreshments will be provided.

If you would like to submit any questions beforehand, please email stokemandevilleconsultation@buckinghamshire.gov.uk.

Buckinghamshire Council and Stoke Mandeville Parish Council look forward to meeting local community representatives and answering their questions.

How to have your say

You can tell us your views in one of the following ways:

- Complete the printed feedback form below and email it to stokemandevilleconsultation@buckinghamshire.gov.uk or post it to Stoke Mandeville Consultation, Buckinghamshire Council, Walton Street Offices, Walton Street, Aylesbury HP20 1UA

- Complete the online feedback form at <https://yourvoicebucks.citizenspace.com/planning/stoke-mandeville-consultation>
- Email us at stokemandevilleconsultation@buckinghamshire.gov.uk

If you have any questions about this activity, please email us at stokemandevilleconsultation@buckinghamshire.gov.uk or phone us on 01296 387019.

Please tell us your views by midnight on Monday 9 May 2022.

What happens next

The Council will analyse the feedback provided, with the assistance of Stoke Mandeville Parish Council.

This feedback will enable us to form a more detailed plan for the proposed development that fits in with and benefits the local community.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please see our [Privacy Policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk. Or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Printed consultation survey

1. Please tell us your views on the proposal for the Former Sports and Social Club land in Stoke Mandeville here:

2. Which of the following describe you?

Please tick (✓) all that apply

- I live in Stoke Mandeville
- I work in Stoke Mandeville
- I represent or own a business in Buckinghamshire
- I represent a community or voluntary group in Buckinghamshire
- I am an elected representative in Buckinghamshire
- I work for Buckinghamshire Council
- Other (please give details below):

3. If you are responding on behalf of an organisation (e.g. a business or a voluntary group), please provide the following details:

Name of organisation:

Your job title:

4. What is your postcode?

We want to understand the views of people living and working in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

5. If you would like to be emailed about the outcome and next steps of this consultation, please provide your email address:

By providing us with your email address, you are consenting to us contacting you about the Former Buckinghamshire County Council Sports and Social Club Land consultation only.

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by midnight on **Monday 9 May 2022**.

You can:

- Email it to stokemandevilleconsultation@buckinghamshire.gov.uk
- Post it to Stoke Mandeville Consultation, Buckinghamshire Council, Walton Street Offices, Walton Street, Aylesbury HP20 1UA