



A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE

Stoke Mandeville Neighbourhood Plan

Consultation Statement

20th February 2024

Prepared by the Stoke Mandeville Neighbourhood Plan Steering Group

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1 Introduction

- 1.1 The Neighbourhood Planning Regulations require that when a neighbourhood plan is submitted for examination a statement should also be submitted setting out the details of those consulted, how they were consulted, the main issues and concerns that people raised, and how these concerns and issues have been considered and, where relevant, addressed in the proposed plan. This document sets out the consultation carried out to inform the policies and objectives set out in the Stoke Mandeville Neighbourhood Plan and the how comments received during the Reg 14 consultation (Pre-Submission draft) have been addressed.
- 1.2 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Plan Regulations 2012. Section 15(2), part 5 of the Regulations sets out what a Consultation Statement should include:-
- a. Details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
 - b. Explains how they were consulted.
 - c. Summarises the main issues and concerns raised by the persons consulted.
 - d. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.3 The Stoke Mandeville Neighbourhood Plan has been a very long time in preparation due to its many constraints such as: -

AGT1 & AGT2

These are strategic allocations for housing determined by Government. The Neighbourhood Plan cannot prevent these developments, but it has mitigated the effect that it has on the Parish of Stoke Mandeville in which the whole of AGT1 stands. The southern area of AGT2 is also located in the Parish.

HS2

The high-speed railway footprint will run from the south of the parish of Stoke Mandeville to the northwest. The ramifications of this project are that Risborough Road, which is currently a major access road in and out of the Parish of Stoke Mandeville, will be stopped up and a new road, the Stoke Mandeville bypass, will be built in the west of the Parish to join up with the new South-East Aylesbury Link Road.

SEALR

The new South-East Aylesbury Link Road will run east to west across the northern area of the Parish of Stoke Mandeville which is designated as AGT1. This has complicated the planned housing developments in that area.

SWALR

The Southwest Aylesbury Link Road has less effect on the Stoke Mandeville Neighbourhood Plan than the SEALR as it will cross the northwest area of the Parish which is designated as AGT2.

- 1.4 This Consultation Statement provides an overview of what has been carried out and how this has helped us to shape the content of the Stoke Mandeville Neighbourhood Plan from when work on this plan started in August 2015 through to the plan's submission in November 2023.
- 1.5 It outlines the approach taken by the Steering Group to consult on the Draft Neighbourhood Plan. Several methods were adopted to ensure that all relevant bodies and parties were informed of the consultation period, as well as ensuring that local residents were made aware of the consultation period and were provided with opportunities to give their views and comments throughout the process.

- 1.6 The latest version of the Draft Neighbourhood Plan has been written by the Stoke Mandeville Neighbourhood Plan Steering Group (SMNPSG - a sub-committee of Stoke Mandeville Parish Council), with the support from Jonathan Magill (Chairman of Stoke Mandeville Parish Council), David Broadley (Principal Planning Officer at Buckinghamshire Council) and Rachael Riach (Neighbourhood Planning Coordinator at Buckinghamshire Council). The Steering Group comprises of Councillors from the Parish Council and local residents across the Plan area (10-12 interchanging members).
- 1.7 A chronological record of all the consultations and meetings held is provided in Section 4.

2 Community Engagement

2016 was spent gathering evidence and raising awareness of the neighbourhood plan process. The focus was on explaining how a neighbourhood plan was different to the Local Plan (VALP), asking people to list their main issues of interest and concern, and also encouraging people to join the Steering Group.

Focus should be on the following: -

- Designation of a Conservation area.
- Identify appropriate areas of growth for the Parish.
- Infrastructure requirements.

Evidence-gathering and analysis of comments made at Consultation events were used as objectives and survey questions were based on these.

A full report of all the comments is given in Section 5.

There were displays, where Steering Group members were on hand to discuss issues, at various events in the Parish. At these events, display material from the launch summarising the purpose of a Neighbourhood Plan was on show. People who spoke to members of the Steering Group were asked to record their comments and issues.

2.1 Village Newsletter

The Parish Magazine used to be published quarterly by the Stoke Mandeville and Other Parishes Charity, up to the end of 2019, from 2020 it was published twice a year. The Steering Group used this to publicise articles about the Neighbourhood Plan.



Stoke Mandeville Parish Council
Parish Council Update
Issue 1 - November 2016
Stoke Mandeville Parish Council, Community Centre, Eskdale Road, Stoke Mandeville
HP22 5JJ. Tel: 01296 613888 Email: smparishcouncil@btconnect.com

Welcome to the first edition of the **Parish Council Update** which we hope to bring you on a monthly basis, keeping you up to date with the latest news from Stoke Mandeville Parish Council. We also want to hear from you, if you are aware of friends or neighbours who live in our parish and would like to receive the Update please ask them to forward their email details to smparishcouncil@btconnect.com. The Parish Council will not share email details with any third party.

NEW - Leisure Equipment at the Queen Elizabeth II Playing Field, Eskdale Road
The Council is delighted to report that new facilities have been installed at the Playing Field in Eskdale Road. Nine pieces of outdoor gym equipment are now in place and accessibility has been improved by provision of a bound gravel path to the gym equipment, tennis courts, table tennis table, basketball post and skate park. A new, fully accessible, entrance is also now in place at tennis courts to improve access. This project has been funded by grant monies and the Parish Council is grateful to Suez Communities Trust, Aylesbury Vale Community Chest and Stoke Mandeville & Other Parishes Charity.

WANTED PARISH COUNCILLORS
Would you like to help your local community?
There are currently two vacancies for Parish Councillors for Hawkslade and Stoke Mandeville Village wards. To be eligible you must be over 18 and qualify under one of the provisions of Section 79 of the Local Government Act 1972 below:
1) Be on the Electoral Register for the Parish, or
2) Have owned or rented land in the Parish for 12 months, or
3) Have worked in the Parish for 12 months, or
4) Have lived in the Parish or within 3 miles thereof during the whole of the 12 months preceding appointment.
If you are interested please contact the Clerk or Chairman for further information. If you wish to apply please write to the Council (details above) confirming you meet the requirements above and stating why you wish to be a councillor by 8th December.

Fireworks Display
The Stoke Mandeville Fireworks Display was held on Saturday 5th November. Once again it was a huge success with over 2,500 people attending. Thanks to the committee members of SMVCA and all the volunteers who gave their time to help ensure the event runs smoothly.

Neighbourhood Plan
Work continues to develop a neighbourhood plan for Stoke Mandeville. Initial consultation events have taken place and members of the steering group are compiling evidence to support the Plan. The next important stage of community consultation will take place early in the New Year when a questionnaire will be circulated to all addresses in the parish. We would like to encourage as many as possible to complete this to ensure that your views are captured.
Please look out for this and have your say!

2.2 Website

The domain www.smpn.org.uk which links to the existing domain, was used to access the neighbourhood plan website on www.stokemandevilleparishcouncil.org.uk

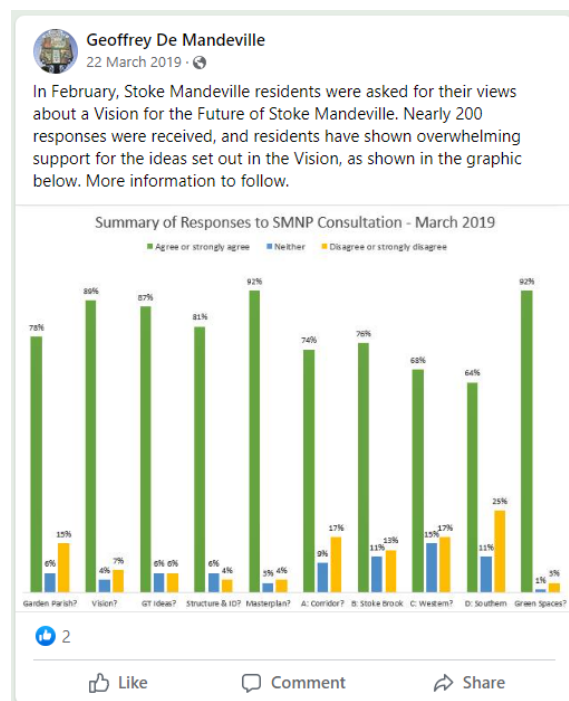
The NP Steering Group had a section on the main Parish Council website, for people to view the Draft Plan, Evidence Papers, Policy Papers, and Videos supporting the Neighbourhood Plan. Full details of the information available can be seen in Appendix B.



The screenshot shows the website for Stoke Mandeville Parish Council. At the top is a green navigation bar with the council's logo and the text "Stoke Mandeville Parish Council". Below the navigation bar are several menu items: "#11 (NO TITLE)", "COUNCIL MEETINGS", "ABOUT THE PARISH", "HS2", "NEWS", and "COVID-19". The main content area is divided into two columns. The left column is titled "NEIGHBOURHOOD PLAN" and contains the following text: "Welcome to the Stoke Mandeville Neighbourhood Plan. The first consultation ended on the 19th August 2021. Since then all of the views and comments have been reviewed and, if applicable, the Plan has been amended. Agendas and Minutes for 2022 can be found under the Council Meetings tab at the top of the page." Below this is a section titled "CLICK ON THE FOLLOWING TO TAKE YOU STRAIGHT TO THE DRAFT PLAN" followed by a sub-section "Protecting the Future of Stoke Mandeville – Giving You A Voice in Shaping It". This section explains that the council has been working on a Neighbourhood Plan and is now at the stage where residents can review and comment on the draft plan. It mentions that the plan will be finalised and voted on in a referendum. A list of links is provided: "full plan and all the evidence and policy papers can be viewed at the bottom of the page using the links." and "Paper copies can be examined at the Parish Council offices by contacting the Parish Clerk at: 01296 613888 / clerk@stokemandeville-pc.gov.uk". At the bottom of this section, it says "Here are some FAQs (Frequently Asked Questions) with Answers. Read this before you start on the plan. Click on [FAQs](#)". The right column is titled "CONTACT US" and provides the following information: "Stoke Mandeville Parish Council, Community Centre, Eskdale Road, Stoke Mandeville, Aylesbury HP22 5UJ, Tel: 01296 613888, Email: clerk@stokemandeville-pc.gov.uk, Chairman of the Council - Jonathan Magill". Below this is a section titled "Latest news" with a list of links: "Playarea Work Starts", "Exercise of Public Rights", "Hawkslade Ward Footpaths", "SEALR", and "HS2 Notice of Works Detail".

2.3 Social Media

A Facebook page ‘The Future of Stoke Mandeville’ was used to publicise the Neighbourhood Plan and the progress being made to it, from 2019 onwards.



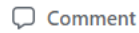
Facebook Posts – continued-



Andrew Clark
26 January 2021 · 🌐

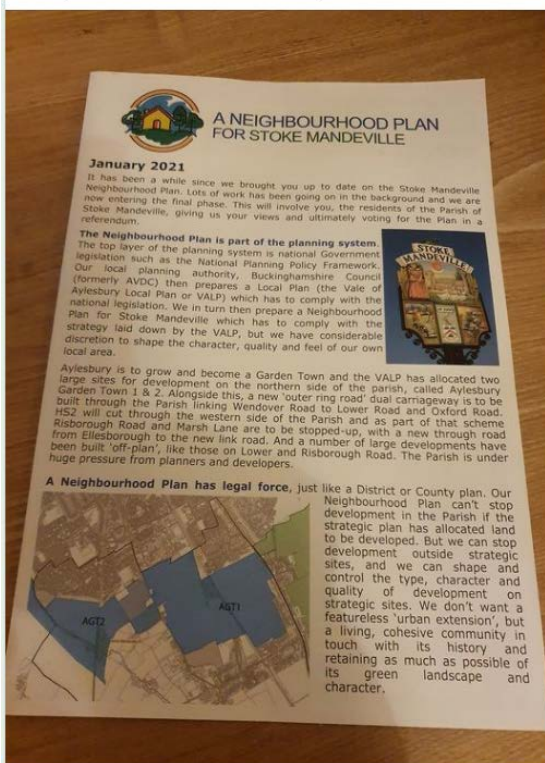
Welcome to our recent new members. This is a group by Stoke Mandeville Parish Council's Neighbourhood Plan group to discuss the future of the Parish. The group is made up of parish councillors and local residents. We will be publishing an update on the Plan soon and it'll come through your letterboxes in the next couple of weeks.

In the meantime, we will start posting some polls and discussion points. If you've got any questions, please post them here or message me or [Stoke Mandeville Parish Council](#).



Stoke Mandeville Parish Council
2 February 2021 · 🌐

Have you received this leaflet? What did you think of it?



Stoke Mandeville Parish Council
7 December 2021 · 🌐

Thanks to everyone that took the opportunity to review and provide feedback on our Neighbourhood Plan. Your responses were very supportive of the proposals contained in this draft plan.

Details can be seen here:

<https://www.stokemandevilleparishcouncil.org.uk/neighbou.../>

We will provide a further update once the final plan is published.

Thanks for your continued support.



2.4 Videos

There were 7 videos created by members of the Steering Group in 2021 and these were posted on the Facebook page 'The Future of Stoke Mandeville' and also on the Stoke Mandeville Parish Council website. The posts contained links for further information.

Stoke Mandeville Parish Council
12 July 2021 · 🌐

Protecting the future of Stoke Mandeville - we need to hear from you. For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

Video: <https://drive.google.com/.../1PQWuSySQhqDcaH6XtsQy.../view>
Plan: <https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>
See more



DRIVE.GOOGLE.COM
video 1 - Chairman's Message.mp4

👍 4 1 ↗

Stoke Mandeville Parish Council
26 July 2021 · 🌐

Protecting the future of Stoke Mandeville - We need to hear from you. For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

We recognise the importance of community facilities and have put this at the heart of our plans.

The associated details can be viewed in the plan: <https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>
It's vital that we hear from you and you can provide your feedback in a few simple steps: <https://www.surveymonkey.co.uk/r/SMNP21>



Stoke Mandeville Parish.

0:25 / 1:17

👍 2

👍 Like 💬 Comment ↗ Share


Stoke Mandeville Parish Council
19 July 2021 · 🌐

Protecting the future of Stoke Mandeville - We need to hear from you. For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

We know that our residents are concerned about the increase in traffic congestion, delays and the consequential pollution. We have devised plans to address this through the provision of green walkways, electric scooter hubs and improvements in public transport.

We have proposed dedicated access to the new neighbourhoods off the proposed SEALR.

The associated details can be viewed in the plan: <https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>
It's vital that we hear from you and you can provide your feedback in a few simple steps: <https://www.surveymonkey.co.uk/r/SMNP21>



DRIVE.GOOGLE.COM
Video 2 - Transport.mp4

👍 2 1 💬

👍 Like 💬 Comment ↗ Share


Stoke Mandeville Parish Council
30 July 2021 · 🌐

2 WEEKS TO GO - Protecting the future of Stoke Mandeville - We need to hear from you.

For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

Learn about our ambitious proposals for a new Parish Centre. We envisage this as a community hub, providing important facilities for the residents.

The associated details can be viewed in the plan: <https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>
It's vital that we hear from you and you can provide your feedback in a few simple steps: <https://www.surveymonkey.co.uk/r/SMNP21>



Stoke Mandeville is changing and how it changes will affect

0:14 / 4:14

👍 1

👍 Like 💬 Comment ↗ Share

Videos – continued-

Stoke Mandeville Parish Council
3 August 2021 · 🌐


LESS THAN 2 WEEKS TO GO -Protecting the future of Stoke Mandeville - We need to hear from you.

For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

Play parks are an important facility for children and families alike. We expect an increase in such facilities as part of the Garden Town initiative and the general expansion of Aylesbury. It's important that our views are considered in how these parks are designed, where they are located and how they are secured.

The associated details can be viewed in the plan:
<https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>

It's vital that we hear from you and you can provide your feedback in a few simple steps:
<https://www.surveymonkey.co.uk/r/SMNP21>



0:11 / 2:14

Like Comment Share

Stoke Mandeville Parish Council
9 August 2021 · 🌐


LESS THAN A WEEK TO GO - Protecting the future of Stoke Mandeville - We need to hear from you.

For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

We are unable to prevent additional housing in our area but we can have a say on important local facilities: Schools, Healthcare and Leisure. We currently have to travel outside the parish to avail ourselves of these facilities.

The associated details can be viewed in the plan:
<https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>

It's vital that we hear from you and you can provide your feedback in a few simple steps:
<https://www.surveymonkey.co.uk/r/SMNP21>



0:12 / 2:02

1 Like Comment Share

Stoke Mandeville Parish Council
16 August 2021 · 🌐

FINAL CALL - Protecting the future of Stoke Mandeville - We need to hear from you.

For several years, Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft plan and give you - The Residents - a chance to review and comment on it.

It's sad to see facilities such as Bucks CC Sports and Social Club locked up and put into disuse. Our proposals focus on providing these important facilities for the community.

The associated details can be viewed in the plan:
<https://www.stokemandevilleparishcouncil.org.uk/.../A-Nei...>

It's vital that we hear from you and you can provide your feedback in a few simple steps:
<https://www.surveymonkey.co.uk/r/SMNP21>



0:13 / 1:52

1 Like Comment Share

2.5 Local Newspapers & Radio Channels

The Bucks Herald Newspaper published articles charting the progress of the Steering Group's Neighbourhood Plan.

March 2017



March 2019



3 Consultations Methods & Process

3.1 Schedule of Engagements

These can be found in Section 4 - 'Consultations - Dates and Venues'




3.2 Example Leaflet




3.3 Example Poster




3.4 Example Letter sent to Consultees and other Stakeholders

| | | |
|--|--|--|
|  | Stoke Mandeville Parish Council Community Centre • Eskdale Road • Stoke Mandeville • Bucks HP22 5UJ Clerk: Tony Skeggs Telephone: (01296) 613888 E-mail: clerk@stokemandeville-pc.gov.uk |  |
| Our ref: | | Date |
| Dear Stakeholder | | |
| Stoke Mandeville Draft Neighbourhood Plan Statutory Consultation period: (1 July – 12 August 2021) | | |
| <p>The Stoke Mandeville Neighbourhood Plan Steering Group has produced a Draft Neighbourhood Plan on behalf of Stoke Mandeville Parish Council. Details of the process they have undertaken, and all relevant documentation is available on the dedicated page at the Parish Council's website at https://www.stokemandevilleparishcouncil.org.uk. Paper copies are available on request.</p> | | |
| <p>The purpose of this letter is to seek representations from Statutory Consultees and other Stakeholders and interested parties as part of the process of finalising the content of the Neighbourhood Plan. You are now invited to read the Draft Neighbourhood Plan and make comments prior to the document being finalised. There will be a six-week period to do this, commencing on 1 July 2021 and closing on 12 August 2021. Your comments will influence the final draft before it is submitted to Buckinghamshire Council, at which point there will be a further opportunity for you to comment when the Neighbourhood Plan is published prior to Independent Examination.</p> | | |
| <p>If you wish to comment on the Draft Neighbourhood Plan you can do so:</p> <ul style="list-style-type: none">• By email addressed to: clerk@stokemandeville-pc.gov.uk and marked 'SMNP comment'• In writing, addressed to: Clerk, Stoke Mandeville Parish Council, Community Centre, Eskdale Road, Stoke Mandeville, Bucks HP22 5UJ and marked 'SMNP comment' | | |
| <p>All responses received by the above date will be considered and may be utilised to amend the Draft Neighbourhood Plan. Wherever possible, please ensure that you specify the policy or paragraph to which your response relates.</p> | | |
| Yours faithfully, | | |
|  | | |
| Clerk, Stoke Mandeville Parish Council | | |

3.5 Example Letter sent to Landowners about Designated Local Green Spaces



Stoke Mandeville Parish Council
Community Centre • Eskdale Road • Stoke Mandeville • Bucks HP22 5UJ
Clerk: Tony Skeggs
Telephone: (01296) 613888
E-mail: clerk@stokemandeville-pc.gov.uk



27 November 2019

Name & Address of Registered Owner

Dear Sir/Madam,

Stoke Mandeville Neighbourhood Plan – Designated Local Green Spaces

Land : State Position of Land

1. I am writing to you because you appear to be the registered owner of land which is being proposed for Designation in the Stoke Mandeville Neighbourhood Plan as a Local Green Space.
2. Designation as a Local Green Space in the Neighbourhood Plan is made using powers set out in the Localism Act 2011 and paragraphs 99 to 101 of the current National Planning Policy Framework (NPPF). If successfully designated in the Plan, proposals for development on a Local Green Space which is not ancillary to the use of the land for public recreational purposes and appropriate in scale would not be permitted, other than in very special circumstances.
3. I enclose details of the land in question. The Stoke Mandeville Neighbourhood Plan Steering Group feels this land is appropriate for designation because it meets the criteria in para 100 of the NPPF, **ie:**
 - a. it is in reasonably close proximity to the community it **serves**
 - b. it is demonstrably special to the local community and holds a particular local significance because of its beauty and tranquillity.
 - c. and is local in character and is not an extensive tract of land.
4. If you would like to make any formal representations to the Steering Group about the proposed designation of this land, please do so in writing to the address below by 11 December 2019. The Steering Group will then consider your representations and I will let you know what they decide. If you have any informal questions, please contact me on chair@smnp.org.uk.

Yours faithfully,

Cllr Laurence Prestage
Chairman, Stoke Mandeville Neighbourhood Plan Steering Group
Eskdale Community Centre
Eskdale Road
Stoke Mandeville
Aylesbury
Bucks HP22 5UJ

3.6 Example Letter sent to Community Groups

This was sent to the Women's Institute, Methodist Church and Parish Church in Stoke Mandeville.



4 Consultations Dates and Venues

4.1 Consultation Events and Activities in 2016

Guided by the local planning consultant appointed in 2015 (Shaping Communities Ltd), there were several Consultation Events held for local residents.

- a. 14 May 2016 – Public Consultation held at Hawkslade Community Centre in Orwell Drive
- b. 18 May 2016 – Public Consultation held at Booker Park School
- c. 21 May 2016 - Public Consultation held at Community Centre in Eskdale Road
- d. 12 June 2016 – Informal Stand at the Village Summer Fete held on the Recreation Ground at the Community Centre in Eskdale Road
- e. 27 June 2016 - The Monday Club (for older members of the community) held at the Community Centre in Eskdale Road
- f. 20 September 2016 – Businesses Consultation held at The Bell Public House

4.2 Consultation Events and Activities in 2017

- a. Feb 2017 – Questionnaires sent out to each home and business in the parish.
- b. 5 May 2017 – The Ark Youth group visit to engage with young people.
- c. 14 August 2017 - Youth Group at Stoke Mandeville Primary School (6 x Year 6 pupils)
- d. 19 November 2017 – Public Consultation held at the Community Centre Eskdale Rd

4.3 Consultation Events and Activities in 2018

- a. 22 September from 10am to 12.30pm at the Community Centre, Eskdale Road
- b. 23 September 2pm to 4.30pm at the Community Centre Orwell Drive, Hawkslade

4.4 Consultation Events and Activities in 2019

There were 2 public exhibitions and question-and-answer sessions about the plan:-

- a. 16 February from 10am to 12.30pm at the Community Centre, Eskdale Road, Stoke Mandeville
- b. 16 February from 2pm to 4.30pm at Booker Park School, Kynaston Drive, Stoke Mandeville

4.5 Consultation Events and Activities in 2021

1 July 2021 – Regulation 14 – Draft Neighbourhood Plan (6 week Consultation)

A survey was also conducted and further information about this can be found in Section 6.

5 Key Issues and Concerns raised through Consultation & Responses

5.1 2016 Consultations

Feedback from the Consultations held on 14 May at Hawkslade Community Centre in Orwell Drive, 18 May at Booker Park School and 21 May 2016 at the Community Centre in Eskdale Road:-

TRANSPORT

1. HS2 is the elephant in the room. If it is built and we get the promised bypass it will be a totally different situation to HS2 not being built and having no bypass with traffic levels in the village totally excessive and deteriorating because of developments away from SM. Station road in particular would be a breaking point if the presently proposed developments were to be approved. Therefore, if HS2 does not proceed then a bypass for station road will be necessary running from Marroway to approximately the Goat Farm.
2. Need to incorporate green alternatives i.e., safe cycle and walk ways for parents and children to facilities and across areas.
3. Improved cycle paths with better structure all round Aylesbury. Traffic volume at rush hour i.e., Station Road etc can't cope with more.
4. Need to maintain existing footpaths.
5. If HS2 happens there will need to be vigilance at close monitoring of construction traffic
6. Daily traffic grid lock is dangerous, inefficient for those needing to meet deadlines and environmentally damaging. Heavy goods lorries also use Station Road as a cut through. Agree that a bypass by hospital would be ideal.
7. Residents rail pass into Aylesbury to help people out of cars.
8. Constant traffic jams. No alternatives. Cycle paths needed.
9. Crossing points if HS2 is to separate housing areas. Many not just one.
10. Reduction of traffic on Wendover road to Aylesbury. Gridlocked both morning and evening. Moving HS2 underground! A faint hope or even better not at all. Development and larger school especially if all new development goes ahead.
11. Recent increases in amount of traffic on local roads means a daily rush hour gridlock – this would only be worsened if current planning for more houses is permitted.
12. Maintain existing footpaths. Generate good cycle way.
13. Less cars means less polluted roads.
14. Traffic jams along all roads in SM at school times and work rush hour. Bypass needed. Situation is steadily getting worse. More housing would make situation impossible.
15. New roads for new housing to take over burden from already struggling roads.
16. For many years there has been a need for a road between Wendover Road and Lower Road past the hospital site with a new access to the hospital. The new railway bridge is obviously a stumbling block! Much relief would ensue for Station Road and Lower Road.
17. Possibly we need to have non-stop service beyond Amersham since it is already connected by the Metropolitan LU line, this will be more apparent when MK is connected to Aylesbury and population grows rapidly.
18. NO HS2
19. HS2 must not be permitted to disrupt local transport including bus services. Roads are too congested - relief routes are needed.
20. Rail – faster service needed the present Chiltern line is too slow going to Marylebone other comparable lines linking towns at same distance away from London are much faster. This needs long term planning and a solution for the growing needs of Aylesbury. The arterial roads in SM/Aylesbury such as Lower Road, Station Road, A413 need dual lanes; they are single lane and too narrow at certain points causing massive traffic queues. The gyratory system is a mess – it needs a drastic solution such as demolishing the triangle, road widening and wider bridge over railway.

21. Traffic congestion on Lower Road and Station Road, bypass around Stoke Mandeville
22. Make sure your car does not have a leak.
23. Roads are very congested now. Given growth forecast for Aylesbury Vale, massive highway infrastructure investment will be required. Also need bus and rail investment. Park and ride?
24. More car share, more cycling
25. Plenty of parking at SM hospital for staff and visitors.

5.2 Feedback from the Village Fete held on 12 June 2016 at the Recreation Ground in Eskdale Road.

1. Improve roads in surrounding area to reduce traffic congestion on Station Road
2. Station Road is already dreadful at rush hour, new road system required asap.
3. Need more roads if more housing built, all roads into Aylesbury are already jammed morning and evening – bypass Station Road
4. Apart from the A41 (to the M25) out of Aylesbury, most roads are just country lanes. More housing of any kind will leave the local roads at a standstill.
5. Parking – Eskdale Road is a free for all!
6. Roads – infrastructure needs to be seriously improved before any proposals.
7. Please could the station with expanded population be upgraded and staffed with facilities for disabled?
8. Cycling through fields is a great relaxant before and after a day in the town.
9. Needs some kind of bypass to Station Road. Only two places to currently cross the rail line – in Aylesbury and Station Road
10. Improve bike lanes – Station Road? The road network requires significant change now to support the current traffic, let alone more.
11. Need to have roads to cope with extra traffic – the system can't cope as it is
12. Infrastructure – currently totally inadequate already in terms of roads. Aylesbury needs a proper bypass before all the houses are built.
13. Parking down our roads is already hard enough without adding more cars to the roads.
14. All transport and facilities must be fully accessible to disabled.
15. Roads need to improve volume for traffic will be terrible – increase too much.

5.4 Feedback from the Monday Club on 27 June 2016 (for older members of the community) - held at the Community Centre.

1. The need to reduce the traffic on Station Road, ie early morning and evenings
2. A better bus service.
3. Opportunity has always existed to link Wendover Road to Lower Road and create a new access to the hospital and reduce pressure on Lower Road. Should be no.1 priority for new roads.
4. Must address parking issue in Dorchester Close, Carters Ride due to London commuters parking when using the railway. Can the car park at the railway have free parking (they charge enough to travel). Yellow lines have been placed at the start of Dorchester Close which has resulted in parking issue now in Carters Ride. Commuters start parking from 05.00 hrs (noisy cars, radios blaring out) and parking on corners which residents find annoying and also block pathways to properties.
5. Lower Road is not adequate for the volume of traffic.

5.5 Feedback from the Business Consultation Event held on 20 September 2016 at The Bell PH.

An invitation was sent out to over 300 local businesses to attend a consultation in The Bell public house in September 2016, in order for the NP Steering Group to inform them about the impact and issues that could possibly affect their working. This event was poorly attended, but there were some useful comments made by those who did attend and the parking for businesses in the area was a common concern.

1. Relieve congestion on Lower Road and Station Road particularly – gridlock at peak times, terrible for emerging traffic.
2. Introduce school buses to relieve congestion.
3. Introduce school buses to alleviate traffic and improve/increase length of working day for parents.
4. Lack of car parking for local business and school
5. Stationary traffic on Station Road and Risborough Road during rush hour – need to find a way to ease the gridlock.
6. More linking of existing roads
7. More light industrial units and sites of employment
8. More roundabouts, not lights, to facilitate traffic flow.

The SMNP Steering Group derived a set of draft Objectives which appeared to most accurately reflect the opinions and concerns of local residents and businesses from these meetings. The objectives were allocated to headings of :-

- a. Housing
- b. Transport
- c. Infrastructure & Connectivity
- d. Business
- e. Conservation & Heritage
- f. Green Spaces & Environment
- g. Community Facilities.

5.6 **2017 Consultations**

Questionnaires sent out Feb 2017

This was to check the validity of the draft Objectives, and to obtain the widest feedback on them from the community, a Questionnaire was devised and issued in February 2017 to each home or business in the parish. The result was a very satisfying response of 341 completed questionnaires. Findings were studied by the Steering Group, who used all the evidence collected to create the policies to be included in a draft Neighbourhood Plan. This was the subject of further consultations with the community before it could be submitted to the local planning authority, Buckinghamshire Council, for review and independent assessment by an external examiner.

5.7 A Consultation was held with the Ark Youth Group on 5 May 2017 at their venue on Risborough Road.

The Chair of the SMNP Steering Group met with 17 young people, aged between 10 and 14, and 3 of their leaders. The consultation was held as part of one of the group's regular youth club meetings (alternate Fridays) and took the form of an informal question and answer session to which all the attendees were encouraged to participate. The questions, and the responses, are listed below.

How would you describe Stoke Mandeville as a place to live?

1. Better than Aylesbury
2. Boring
3. Cosy
4. Quiet
5. Eco-friendly
6. Countryside
7. Like the fields
8. Too many footpaths

How would you describe Stoke Mandeville as a place for recreation for younger residents?

9. More excitement needed.
10. Good park
11. The park is not good – it is “tired”.
12. Better Wi-Fi needed.

What should we improve or change now?

13. Pubs
14. More cafés
15. More apparatus (in the park)
16. Update the Childrens' area (in the park)
17. More cycle paths needed, away from the roads.
18. Hireable bicycles
19. Cycle routes (especially Station Road)
20. Outdoor roller-skating area attached to the Skate Park
21. Allow public access to the toilets at the Community Centre
22. Open a café, to be run by local residents, to serve teas, coffees and cakes.

What are we missing?

- 23. A Zoo
- 24. A trampoline park.
- 25. A Library

What do we need?

- 26. Pre schools
- 27. More shops
- 28. A café
- 29. More space connected to the youth club.

Thinking ahead 5 or 10 years, what changes would you like to see in Stoke Mandeville?

- 30. A more modern look
- 31. Improved road signs
- 32. A place for younger children
- 33. A nature reserve.

And what would you like to see stay the same?

- 34. Keep the fields.
- 35. Flower meadows

5.8 A meeting was held with the youth group at Stoke Mandeville Primary School on 14 August 2017 (6 x Year 6 pupils)

5.9 The Stoke Mandeville Neighbourhood Plan steering group hosted a public consultation event on Sunday 19 November 2017 in the Community Hall in Eskdale Road, Stoke Mandeville.

On show were detailed displays of the process of developing a Neighbourhood Plan, explaining why it is being developed, the various stages in the process, at what stage the Steering Group are at present, and various maps detailing where future developments are planned to be located within the Parish boundaries.

There was a constant stream of visitors during the 5 hours that the exhibition was open, and each person attending was invited to make comments on what they had seen on the displays and discussed with the various members of the Steering Group who were on hand to answer any questions.

There were 7 categories of key themes on display :-

- ❖ Business and Employment
- ❖ Community Facilities
- ❖ Infrastructure
- ❖ Conservation and Heritage
- ❖ Transport
- ❖ Environment and Green Spaces and
- ❖ Housing

The displays on these themes detailed what the Steering Group had learned from feedback in previous consultation events and from the questionnaire survey conducted with all the residents of the Stoke Mandeville Parish earlier this year, plus the objectives that are considered appropriate in the light of what had been learned from the residents.

Unsurprisingly, the most emotive subject was Housing combined with sometimes fairly heated discussion on the infrastructure required to support the very considerable increase in housing required in the Vale of Aylesbury over the next 5 to 10 years.

Councillor Stephen Atkinson, Chair of the Steering Group, said *"We were delighted to welcome so many visitors to this event and the high turnout and detailed comments the residents made show how strongly the residents feel about where they live and some of the changes that they may face when it comes to growth. Stoke Mandeville are potentially facing an increase of over 2,000 new homes and this will invariably affect many residents who are keen to protect the identity of an ancient village."*

The Steering Group will take the residents' views and concerns into account when finalising the Stoke Mandeville Neighbourhood Plan which should be released in draft form in the spring of 2018 prior to submission of the final document to Aylesbury Vale District Council.

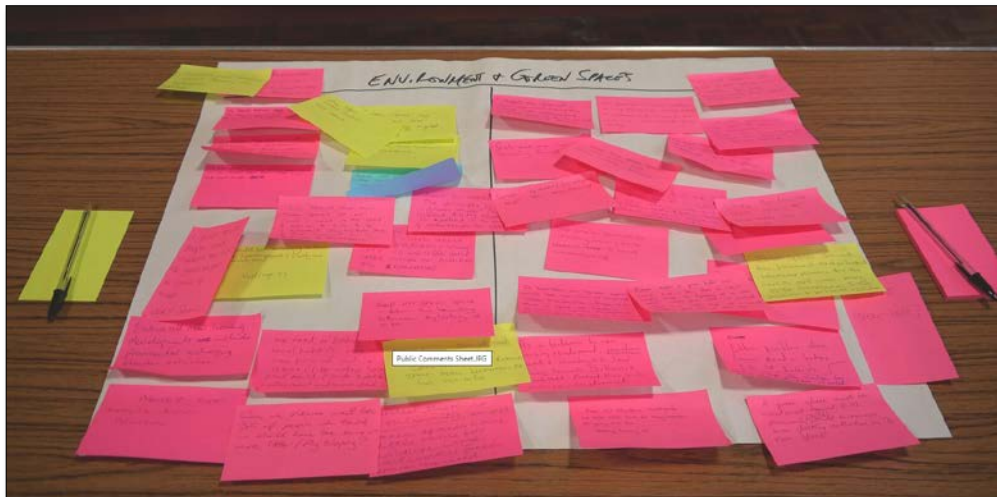
Display Boards showed many aspects of the Neighbourhood Plan, together with Maps of the areas involved.



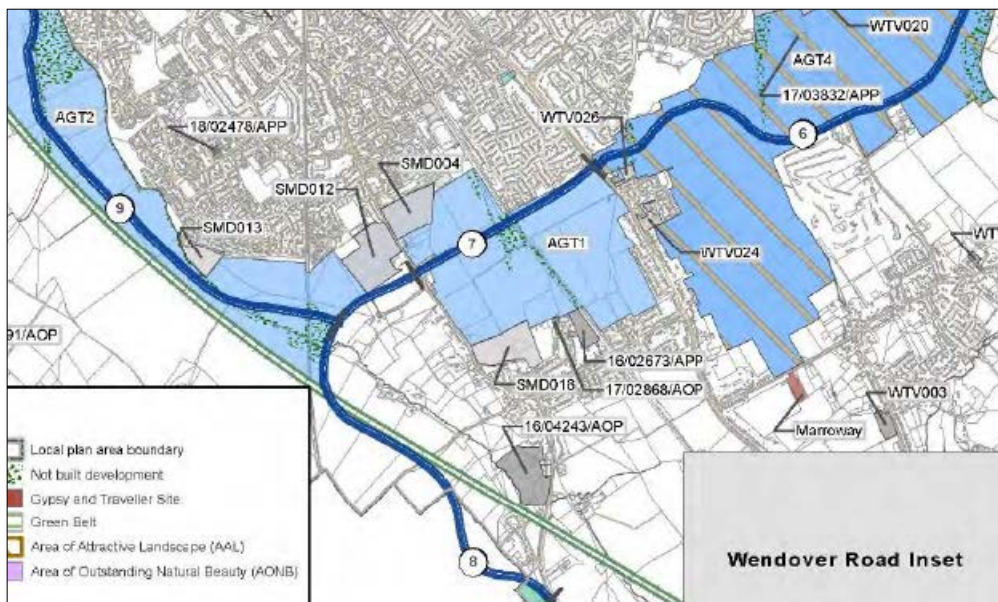
The Public were invited to contribute with their comments & suggestions.



Comments were given on the Environment and Green Spaces.



In the map below the areas designated for development by the Adopted Vale of Aylesbury Local Plan 2013 – 2033 are highlighted in blue.



Results by People & Places Insight Ltd, of a survey carried out in 2017 are listed in Section 6.

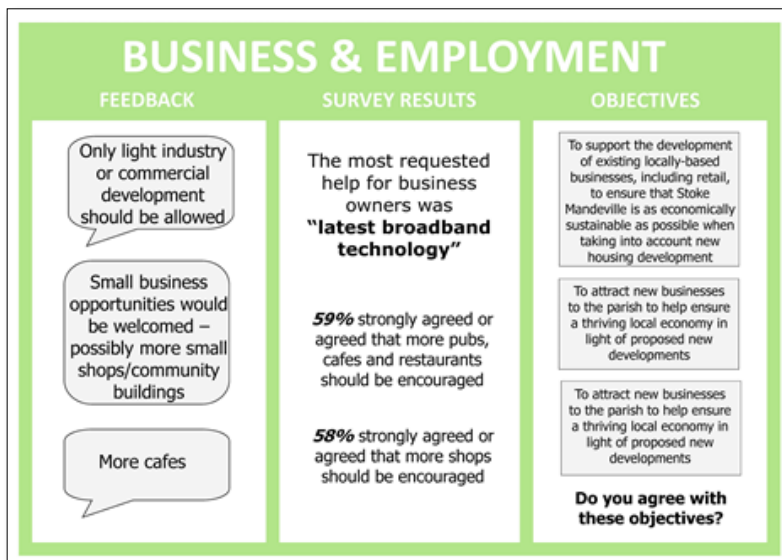
5.10 2018 Consultations

Feedback from the Consultations held in September 2018:-

An event was held in all four Wards of the Parish in September 2018 to obtain further feedback on the proposals for the Neighbourhood Plan. Following this event, we used the information we had gleaned from the residents to design a Concept Plan and Map showing all the areas in the Parish that were already built on, and the areas for potential development. In doing this the Steering Group had to remain cognisant of the VALP that was (at that time April 2019), still being amended to comply with the Inspector's findings.

The SMNPSG Chairman and Vice-Chairman met with the AVDC (now Buckinghamshire Council) Planning Department in July 2018 to engage with them in drawing up plans for Stoke Mandeville. In a frank exchange of views, the STEERING GROUP did not manage to reach an agreement on collaboration. As a result, the Neighbourhood Plan Steering Group decided to forge ahead with a Concept Plan for the Parish which was completed in January 2019.

Public Consultation in September 2018 results:-



ENVIRONMENT & GREEN SPACES

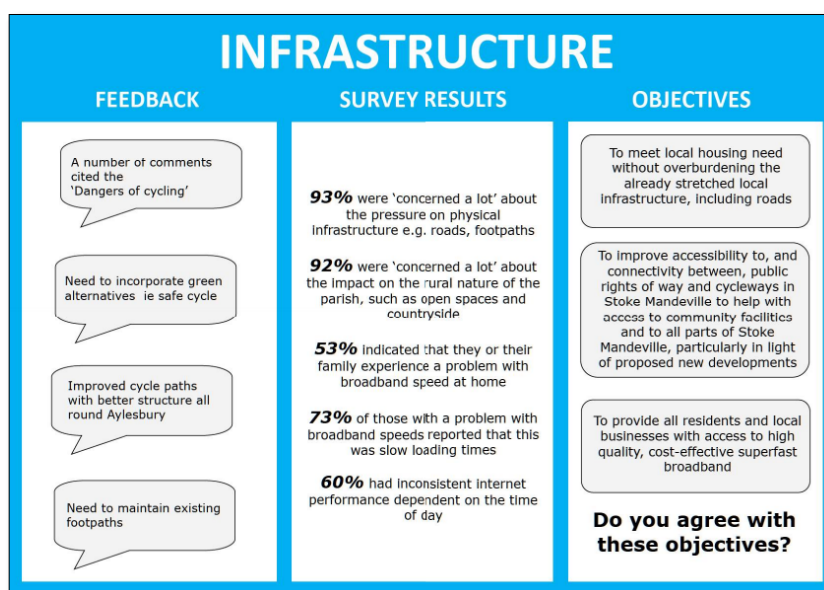
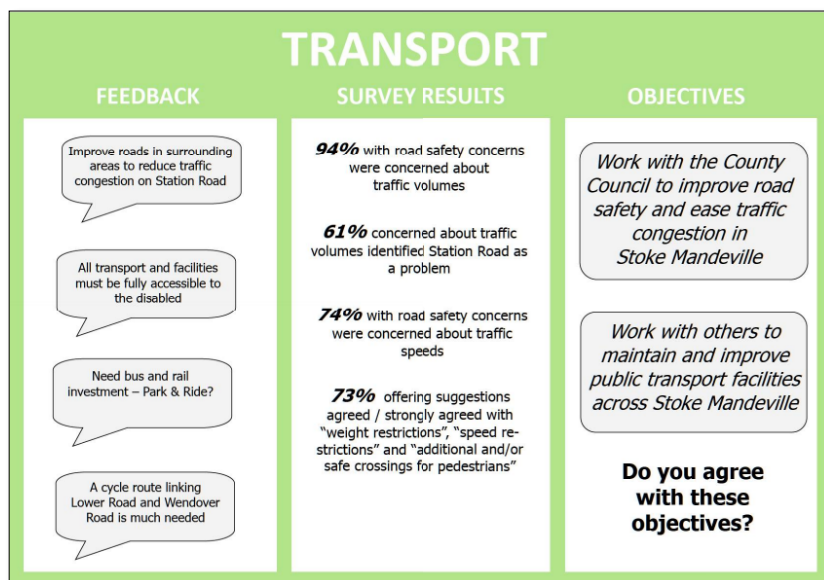
| FEEDBACK | SURVEY RESULTS | OBJECTIVES |
|--|--|---|
| <p>All green spaces should be protected</p> <p>Protect landscape features from any development</p> | <p>93% said that the Queen Elizabeth II Playing Field, Eskdale Road, should be protected from future development</p> <p>92% said that the Green in front of the village school should be protected</p> <p>97% said they wanted less litter and fly tipping</p> <p>93% wanted protection for the views across Stoke Mandeville of the Chilterns and Coombe Hill</p> | <p>To preserve and enhance the rural environment and to protect important public green spaces in Stoke Mandeville</p> <p>To maintain and protect important landscape features and views in Stoke Mandeville</p> <p>Do you agree with these objectives?</p> |

CONSERVATION & HERITAGE

| FEEDBACK | SURVEY RESULTS | OBJECTIVES |
|---|--|--|
| <p>Conservation of footpaths and green spaces</p> <p>Maintain distinctive character and heritage of Stoke Mandeville</p> <p>Maintain or increase wild habitats keep trees and hedge rows</p> <p>Conservation of village identity to remain a village - not a housing estate</p> | <p>In addition to the Grade II listed buildings, other buildings/assets that respondents would like to see protected were:</p> <p>The Village School (6) The Bull Public House (4) The Old Church Site (4) The Bell Public House (2) BCC Sports & Social Club (2)</p> <p>plus 9 other buildings/assets with one request each</p> | <p>To conserve and enhance the historic buildings and assets of Stoke Mandeville</p> <p>Do you agree?</p> |

HOUSING

| FEEDBACK | SURVEY RESULTS | OBJECTIVES |
|--|--|--|
| <p>Affordable housing, houses with gardens and 3 bedrooms – not flats or large houses</p> <p>Any new housing must avoid coalescence with Aylesbury</p> <p>Need for housing for older people near community facilities</p> <p>All houses should be planned with 2+ parking spaces</p> | <p>93% 'concerned a lot' about pressure on roads and footpaths from future developments</p> <p>92% 'concerned a lot' about impact of growth on the rural nature of the parish</p> <p>89% 'concerned a lot' about pressure on nearby GP and health services</p> <p>66% agreed / strongly agreed that development should let young people remain in Stoke Mandeville</p> <p>66% agreed / strongly agreed that older people should be able to move into more suitable accommodation</p> <p>87% agreed / strongly agreed that new dwellings should fit with the look and feel of existing areas</p> <p>With a large number of individual comments about there being too much development, the only consensus is that it should be minimised</p> | <p>To meet local housing need without overburdening the already stretched local infrastructure, including roads</p> <p>To ensure that future housing development in and around Stoke Mandeville respects the characters of the different parts of Stoke Mandeville</p> <p>To influence the sites for future residential development in Stoke Mandeville, in light of the requirements of the Vale of Aylesbury Local Plan (VALP)</p> <p>Do you agree with these objectives?</p> |



5.11 Results by People & Places Insight Ltd, of a survey carried out in 2018 are listed in Section 6.

5.12 2019 Consultations

There were 2 public exhibitions and question-and-answer sessions about the plan:-

- c. 16 February from 10am to 12.30pm at the Community Centre, Eskdale Road, Stoke Mandeville
- d. 16 February from 2pm to 4.30pm at Booker Park School, Kynaston Drive, Stoke Mandeville

Residents were encouraged to fill in questionnaires and to leave comments and 185 questionnaires were returned and analysed – see Section 6 for details.

In February 2019 the Steering Group held two further Public Consultation events having delivered a leaflet containing comprehensive details of the concept plans. The map that it contained showing areas of the Parish that were available for development elicited many reactions as the residents finally realised what was being planned. The Steering Group did have to explain to the residents that much of the development planned for the Parish was contained in the emerging VALP, but that the group were also able to offset the many concerns expressed by the residents by informing them that it is the declared intention of AVDC to maintain 50% green space in all new developed areas.

A copy of the Concept Plan was sent to all known Developers and as a result the Steering Group had meetings with those that responded, so that both parties were aware of the planned future actions. The Steering Group also had another meeting with AVDC in March 2019 which was much more positive, and it was agreed that a further meeting with the AVDC Garden Town Team would be arranged in May 2019 at the latest.

The Steering Group met with the BCC District Councillor for Transport who was very supportive of the Steering Groups efforts and agreed to co-operate with the group in months ahead. A meeting with the SEALR Project Team was also held, as this project will have a lasting effect on the Parish. The result of all the hard work in the last 12 months by the Steering Group, resulted in a major decision to be made about how the Masterplan for the Parish would be compiled. From 16th April 2019 onwards, negotiations were still ongoing with stakeholders.



A NEIGHBOURHOOD PLAN FOR STOKE MANDEVILLE

We've Got a Vision for Stoke Mandeville

We're working on a Neighbourhood Plan for the parish of Stoke Mandeville, including Stoke Grange, Hawkslade, Stoke Leys and Stoke Mandeville village. We've listened to the views of local people and looked at all the background issues.

Now we've got a Vision for the Future of Stoke Mandeville parish and we want your views.

Inside this document you will see some of the detail that will be included in the Neighbourhood Plan.

There will be an exhibition of the final proposed plan to go into the Neighbourhood Plan on

Saturday the 16th February
10am to 12.30pm Community Centre
Eskdale Road, Stoke Mandeville Village.
2pm to 4.30pm Community Centre,
Orwell Drive, Hawkslade.



A NEIGHBOURHOOD PLAN FOR STOKE MANDEVILLE

Our Vision

We want to create Stoke Mandeville Garden Parish

Aylesbury is to grow and become a Garden Town and half of the parish is going to be part of the Garden Town development. We can't stop this happening but we can take advantage of it to help shape our future.

We want Garden Town ideas to apply within the Garden Parish:

- High quality public facilities and housing.
- Stoke Mandeville Parish being a healthy, sociable community.
- 50% of land being a beautiful green natural environment for local people.
- Local employment, health, education, retail, culture, community meeting spaces, multifunctional green open spaces, sports and leisure facilities.
Good transport routes.



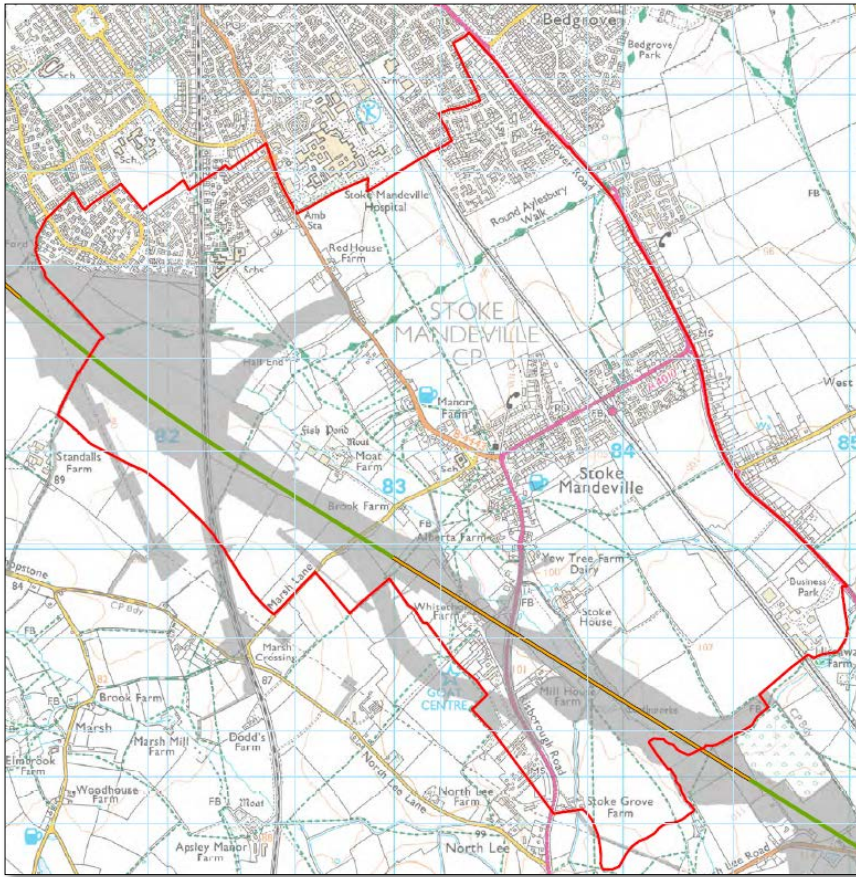
Our Vision is Ambitious

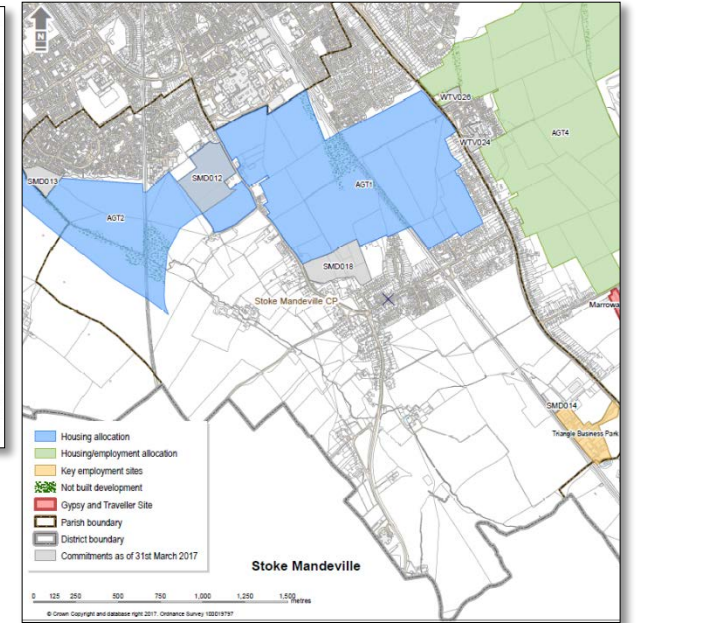
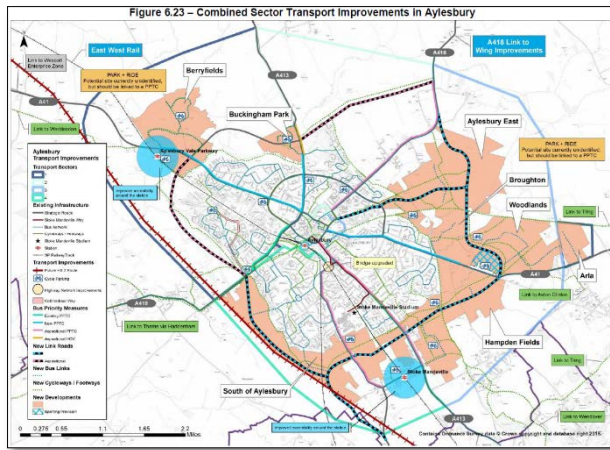
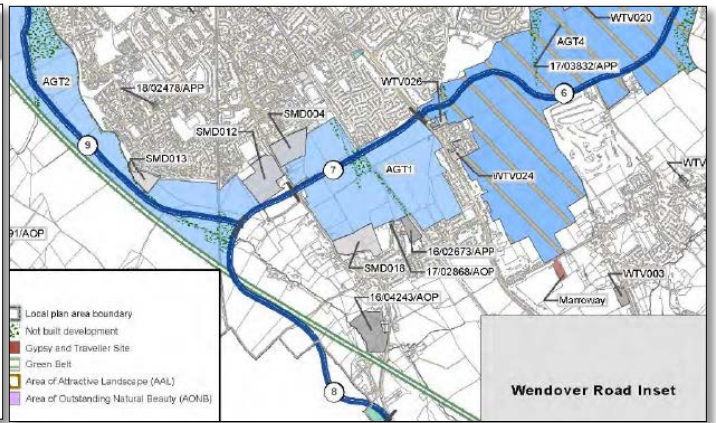
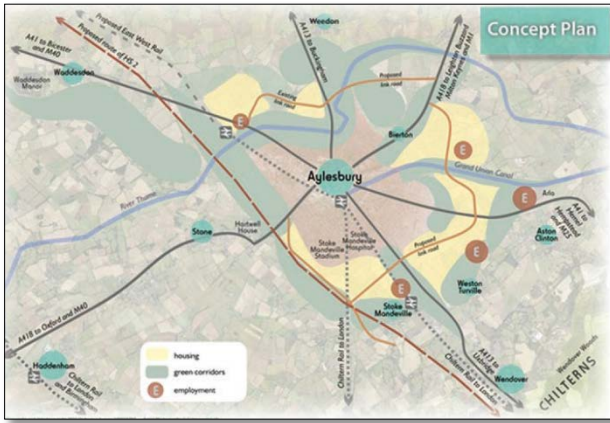


Stoke Mandeville Garden Parish will be a healthy, sociable community set in a beautiful green natural environment in which people are proud to say they live, work and play.

- We want Stoke Mandeville Garden Parish to have a clearer structure and identity
- We want a specific masterplan for the whole of Stoke Mandeville Garden Parish - we don't want to be just part of a bigger town plan or for half the parish.

Maps were also displayed at all the Public Consultation events





Photographs of displays and people present, are in Appendix C.

Results by People & Places Insight Ltd, of a survey carried out in 2019 are listed in Section 6.

5.13 2021 Regulation 14 Consultation – 1 July 2021

The Draft Neighbourhood Plan entered a six-week period of consultation. A leaflet had been delivered to every property in the Parish to make residents aware. The draft Plan, Policy and Evidence papers were displayed on the Stoke Mandeville Parish Council website along with seven promotional videos, which were professionally created by ClassPicks. A number of which were also on the council's Facebook page. Over a hundred different bodies had been written to alerting them to the draft plan. All councillors and residents were urged to complete the online survey.

Additional Invitations were sent to the following to give their comments:-

Agencies and National Bodies
Designated Local Green Space Landowners
Parish Centre Landowners
Western Boundary Landowners
Southern Boundary Landowners
Stoke Brook Corridor Landowners
Stoke Mandeville Corridor Landowners
AGT1 Parties
Neighbouring Parishes
Other Local Groups
Local Councillors (for info)

A survey was also conducted, and 170 questionnaires were returned and analysed - see Section 6 for details. Posters were displayed around the Parish of Stoke Mandeville – See Section 2. Leaflets were delivered to every household also – See Section 2.



6 Survey Questionnaires

6.1 2017 Questionnaires and Results

Results by People & Places Insight Ltd, of a survey carried out in 2017 are listed in Appendix D:-

In total 341 surveys had been submitted via the online system and hard copies. Fifteen per cent of those returned had not indicated a postcode, although this had been clearly stated as necessary in both the questionnaire and the accompanying notes. Furthermore, it had been stated that any questionnaire without a postcode would not be taken into account. Considerable discussion ensued as to whether those responses with no postcode should be disregarded or whether efforts should be made for their inclusion. It was agreed to seek clarification from People and Places for numbers of those without postcodes to be identified separately for electronic and hard copies.

6.2 2018 Questionnaires and Results

Results by People & Places Insight Ltd, of a survey carried out in 2018 are listed Appendix :-

From those who attended the various Stoke Mandeville Public Consultation events, feedback could be grouped into a number of different areas of concern. Comments included-

INFRASTRUCTURE AND CONNECTIVITY

Recommendations

- Get funding from the builders towards the infrastructure.
- A new surgery needs to be built.
- A new primary and senior school will need to be built.
- A few shops will be needed.
- Improve bus services, in particular to the railway station.
- I would like a cycle route either bridge or underpass to link Stoke Mandeville with Marsh through housing estates.
- It is important to make sure a good bus service can be provided for residents to cut down car use.
- We need more schools, surgeries, play areas for children and cycling paths.

ENVIRONMENT

Recommendations

- Retain all trees and landscape effectively to reduce noise and pollution by planting further trees.
- There needs to be more open spaces - small parks, trees to keep down the inevitable increase in pollution that all the proposed extra cars on our roads will create.
- I would ask that a 300m barrier of green space is kept between the rail line and any housing.

- I would like to see maximum tree planting along the proposed bypass to minimise noise and light pollution and more importantly to enable trees and shrubbery to reduce the impact of carbon emissions from the increase in vehicular journeys that the residents of 20,000 houses will incur.
- would ask that this neighbourhood plan demands the highest level of sustainable build for all housing and infrastructure.
- I propose a neighbourhood plan that strongly emphasises the need for green space and maintains or enhances access to the countryside on foot and by bike.
- The route of the 'round Aylesbury walk' (shown on Ordnance Survey map) should be preserved as part of a green corridor cycleway/footway.

TRAFFIC AND TRANSPORT

Recommendations

- May I suggest an underpass or bridge over the rail line to join the two wards of Stoke Mandeville on either side of Aylesbury-Amersham railway line.
- The roads MUST go in first, we have gridlock now, with hundreds more houses it will only get worse. The powers that be seem to nod their heads but never do anything. Ring road first must go in.

COMMUNITY FACILITIES

Recommendations

- I would like to see expansion in the communal play areas (see Aston Clinton as a good role model with playgrounds, sports areas, fitness equipment and café).
- These plans should include a proper transport and roads plan together with spaces and green areas. A proper village centre should be incorporated to provide a community approach.
- Village hub can be factored into one of the bigger housing developments near Bell pub. More houses mean more families so better park area would be ideal.
- There needs to be an outdoor activity centres for youths to engage in.

HOUSING

Recommendations

- Avoid housing development that makes Stoke Mandeville part of Aylesbury
- Our neighbourhood plan should insist on housing developments that reflect on mixed aged community. Housing built for disabled/ageing access.
- Housing areas AGT1&2 should include green open space community facilities, areas for education, shopping etc and offer small employment to reduce commuting traffic.
- Build some bungalows for the elderly. Not large gardens, about 18 foot at the back, and 12 foot at the front. Rooms with doorways should be wide enough for a wheelchair to get through and big enough to move in the rooms. Two bedrooms big enough for a double beds and wardrobes and chests of drawers as well as room to

move. Bathrooms to be showers not baths (easier to use). Kitchens big enough to bake and cook in, maybe a choice of separate room or incorporated into the lounge. Also, a garage alongside. What about a small community of above, a green, maybe duck pond, a small community within the Garden Town of Aylesbury? All the bungalows in Bucks either have poky small rooms and large gardens or look like council built in the fifty's! Probably are.

6.3 2019 Questionnaires and Results

Results by People & Places Insight Ltd, of a survey carried out in 2019 are listed below:-

The following results are based on the **190** fully completed Surveys.

The **N** figure denotes the total number of respondents to each particular question.

Q1. To what extent do you agree with our idea to create Stoke Mandeville Garden Parish? %

| | |
|------------------------|------------|
| Strongly Agree | 53 |
| Agree | 25 |
| Neither Agree/Disagree | 6 |
| Disagree | 4 |
| Strongly Disagree | 11 |
| N= | 187 |

Q2. To what extent do you agree with our proposed ambitious vision for Stoke Mandeville Garden Parish, i.e. that it should be a *healthy, sociable community set in a beautiful green natural environment in which people are proud to say they live, work and play?* %

| | |
|------------------------|------------|
| Strongly Agree | 67 |
| Agree | 22 |
| Neither Agree/Disagree | 4 |
| Disagree | 2 |
| Strongly Disagree | 5 |
| N= | 185 |

Q3. To what extent do you agree that Garden Town ideas should apply within the new Garden Parish, for example that 50% of land should be a beautiful green natural environment for local people? %

| | |
|------------------------|------------|
| Strongly Agree | 64 |
| Agree | 23 |
| Neither Agree/Disagree | 6 |
| Disagree | 3 |
| Strongly Disagree | 3 |
| N= | 179 |

Q4. To what extent do you agree that the future Stoke Mandeville Garden Parish should have a clearer structure and identity? %

| | |
|------------------------|-----|
| Strongly Agree | 65 |
| Agree | 26 |
| Neither Agree/Disagree | 6 |
| Disagree | 2 |
| Strongly Disagree | 2 |
| N= | 181 |

Q5. To what extent do you agree that there should be a specific Masterplan for the whole of the future Stoke Mandeville Garden Parish? %

| | |
|------------------------|-----|
| Strongly Agree | 71 |
| Agree | 21 |
| Neither Agree/Disagree | 3 |
| Disagree | 2 |
| Strongly Disagree | 2 |
| N= | 177 |

Q6. To what extent do you agree with the ideas we have for Neighbourhood Plan Zone A: the 'Stoke Mandeville Corridor'? %

| | |
|------------------------|-----|
| Strongly Agree | 40 |
| Agree | 34 |
| Neither Agree/Disagree | 9 |
| Disagree | 10 |
| Strongly Disagree | 7 |
| N= | 173 |

Q7. To what extent do you agree with the ideas we have for Neighbourhood Plan Zone B: the 'Stoke Brook Corridor'? %

| | |
|------------------------|-----|
| Strongly Agree | 40 |
| Agree | 36 |
| Neither Agree/Disagree | 11 |
| Disagree | 5 |
| Strongly Disagree | 8 |
| N= | 170 |

Q8. To what extent do you agree with the ideas we have for Neighbourhood Plan Zone C: the 'Western Boundary'? %

| | |
|----------------|----|
| Strongly Agree | 33 |
|----------------|----|

| | |
|------------------------|-----|
| Agree | 35 |
| Neither Agree/Disagree | 15 |
| Disagree | 10 |
| Strongly Disagree | 7 |
| N= | 171 |

Q9. To what extent do you agree with the ideas we have for Neighbourhood Plan Zone D: the 'Southern Boundary'? %

| | |
|------------------------|-----|
| Strongly Agree | 31 |
| Agree | 33 |
| Neither Agree/Disagree | 11 |
| Disagree | 8 |
| Strongly Disagree | 17 |
| N= | 169 |

Q10. To what extent do you agree with our ideas to designate and protect local green spaces? %

| | |
|------------------------|-----|
| Strongly Agree | 71 |
| Agree | 22 |
| Neither Agree/Disagree | 1 |
| Disagree | 2 |
| Strongly Disagree | 3 |
| N= | 174 |

Q11. To what extent do you agree with our ideas to designate and protect important local views? %

| | |
|------------------------|-----|
| Strongly Agree | 73 |
| Agree | 20 |
| Neither Agree/Disagree | 6 |
| Disagree | 1 |
| Strongly Disagree | 1 |
| N= | 173 |

6.4 2021 Questionnaires and Results

Results by People & Places Insight Ltd, of a survey carried out in 2021 are listed below:-

The following results are based on the structure of the survey entitled Stoke Mandeville Neighbourhood Plan 2021. 170 surveys were completed. Please note that the N figure refers to the total number of respondents to the individual question.

DO YOU AGREE WITH THE BIODIVERSITY & CLIMATE CHANGE POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 87 |
| NO | 8 |
| N/A | 5 |
| N= | 143 |

DO YOU AGREE WITH THE BUSINESS AND FARMING POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 83 |
| NO | 8 |
| N/A | 9 |
| N= | 132 |

DO YOU AGREE WITH THE COMMUNITY FACILITIES POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 88 |
| NO | 10 |
| N/A | 2 |
| N= | 122 |

**DO YOU AGREE WITH THE CONSERVATION AREA POLICY AREA AS IDENTIFIED IN THE STOKE
MANDEVILLE NEIGHBOURHOOD PLAN?**

| | % |
|-----|-----|
| YES | 87 |
| NO | 8 |
| N/A | 5 |
| N= | 122 |

**DO YOU AGREE WITH THE LOCAL GREEN SPACES POLICY AREA AS IDENTIFIED IN THE STOKE
MANDEVILLE NEIGHBOURHOOD PLAN?**

| | % |
|-----|-----|
| YES | 86 |
| NO | 12 |
| N/A | 3 |
| N= | 117 |

**DO YOU AGREE WITH THE DEVELOPMENT DESIGN AND HOUSING MIX IN EXISTING
NEIGHBOURHOODS POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD
PLAN?**

| | % |
|-----|-----|
| YES | 77 |
| NO | 20 |
| N/A | 3 |
| N= | 118 |

**DO YOU AGREE WITH THE GARDEN PARISH POLICY AREA AS IDENTIFIED IN THE STOKE
MANDEVILLE
NEIGHBOURHOOD PLAN?**

| | % |
|-----|-----|
| YES | 84 |
| NO | 10 |
| N/A | 6 |
| N= | 116 |

DO YOU AGREE WITH THE GREEN INFRASTRUCTURE POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 85 |
| NO | 12 |
| N/A | 3 |
| N= | 112 |

DO YOU AGREE WITH THE IDENTITY AND COMMUNITY COHESION POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 83 |
| NO | 10 |
| N/A | 7 |
| N= | 113 |

DO YOU AGREE WITH THE KEY VIEWS AND VISTAS POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 88 |
| NO | 8 |
| N/A | 5 |
| N= | 113 |

DO YOU AGREE WITH THE MASTERPLAN POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 83 |
| NO | 12 |
| N/A | 4 |
| N= | 113 |

DO YOU AGREE WITH THE NEIGHBOURHOOD BOUNDARIES POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 83 |
| NO | 12 |
| N/A | 5 |
| N= | 111 |

DO YOU AGREE WITH THE PARISH CENTRE POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 87 |
| NO | 12 |
| N/A | 2 |
| N= | 113 |

DO YOU AGREE WITH THE PUBLIC FACILITIES POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 88 |
| NO | 9 |
| N/A | 3 |
| N= | 111 |

DO YOU AGREE WITH THE RETIREMENT AND CARE COMMUNITY POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 87 |
| NO | 6 |
| N/A | 8 |
| N= | 112 |

DO YOU AGREE WITH THE ROADS AND TRANSPORT POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 84 |
| NO | 13 |
| N/A | 4 |
| N= | 111 |

DO YOU AGREE WITH THE SCOPE OF PLAN POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE

NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 83 |
| NO | 9 |
| N/A | 8 |
| N= | 111 |

DO YOU AGREE WITH THE SOUTHERN BOUNDARY POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 87 |
| NO | 10 |
| N/A | 3 |
| N= | 110 |

DO YOU AGREE WITH THE STOKE BROOK CORRIDOR POLICY AREA AS IDENTIFIED IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|-----|-----|
| YES | 91 |
| NO | 6 |
| N/A | 4 |
| N= | 110 |

DO YOU AGREE WITH THE STOKE MANDEVILLE CORRIDOR POLICY AREA AS IDENTIFIED IN THE STOKE

MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|------------|------------|
| YES | 89 |
| NO | 8 |
| N/A | 3 |
| N= | 109 |

DO YOU AGREE WITH THE WESTERN BOUNDARY POLICY AREA AS IDENTIFIED IN THE STOKE

MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|------------|------------|
| YES | 84 |
| NO | 10 |
| N/A | 6 |
| N= | 109 |

OVERALL, DO YOU SUPPORT THE POLICIES IN THE STOKE MANDEVILLE NEIGHBOURHOOD PLAN?

| | % |
|------------|------------|
| YES | 86 |
| NO | 14 |
| N= | 111 |

7 Key Issues and Concerns identified through Survey & Responses

7.1 Listed below, are the main concerns that were given from those consulted.

1. To meet local housing need without overburdening the already stretched local infrastructure, including roads.
2. To ensure that future housing development in and around Stoke Mandeville respects the characters of the different parts of Stoke Mandeville.
3. To influence the sites for future residential development in Stoke Mandeville, in light of the requirements of Vale of Aylesbury Local Plan (VALP).
4. To preserve and enhance the rural environment and to protect important public green spaces in Stoke Mandeville.
5. To maintain and protect important landscape features and views in Stoke Mandeville.
6. To work with the Highways Authority to improve road safety and ease traffic congestion in Stoke Mandeville as a result of new development.
7. To improve accessibility to, and connectivity between, public rights of way and cycleways in Stoke Mandeville to help with access to community facilities and to all parts of Stoke Mandeville, particularly in light of proposed new developments.
8. To conserve and enhance the historic buildings and assets of Stoke Mandeville.
9. To support and enhance recreational facilities in Stoke Mandeville.
10. To improve access to health services and health facilities for residents of Stoke Mandeville.
11. To ensure sufficient capacity for children living in Stoke Mandeville to access primary education within Stoke Mandeville.
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.
13. To attract new businesses to the parish to help ensure a thriving local economy in light of proposed new developments.

14. To identify preferred sites for new commercial or light industry in Stoke Mandeville and to safeguard existing sites for employment opportunities.

15. To provide all residents and local businesses with access to high quality, cost-effective superfast broadband.

Appendix A

List of Statutory Bodies and Key Individuals

8.1 The table below summaries who was consulted from the start of making of the Neighbourhood Plan, up to the Referendum period from 1 July 2021.

| Date | Who was consulted | Location | Topic/Discussion |
|------------|--------------------------------------|--|--|
| 14.05.2016 | All members of the local community | Hawkslade Community Centre in Orwell Drive | Public Consultation |
| 18.05.2016 | All members of the local community | Booker Park School | Public Consultation |
| 21.05.2016 | All members of the local community | Eskdale Road Community Centre | Public Consultation |
| 12.06.2016 | All members of the local community | Recreation Ground at Eskdale Road Community Centre | Informal Stand with Information on NP |
| 27.06.2016 | The Monday Club | Eskdale Road Community Centre | Information gathering for NP with older members of the Community |
| 20.09.2016 | Local Businesses in Stoke Mandeville | The Bell Public House | Information gathering for NP with Businesses |
| 01.02.2017 | All members of the local community | Postal Correspondence | Questionnaires sent out to each home and business in the parish |
| 26.02.2017 | Women's Institute | Postal Correspondence | Questionnaire about how the community should develop |
| 26.02.2017 | Methodist Church | Postal Correspondence | Questionnaire about how the community should develop |
| 26.02.2017 | Parish Church | Postal Correspondence | Questionnaire about how the community should develop |
| 05.05.2017 | The Ark Youth Group | The Hall Risborough Road | Information gathering for NP from younger members of the Community |
| 14.08.2017 | Year 6 Pupils | Stoke Mandeville Primary school | Information gathering for NP |
| 19.11.2017 | All members of the local community | Eskdale Road Community Centre | Public Consultation |
| 22.09.2018 | All members of the local community | Eskdale Road Community Centre | Public Consultation |
| 23.09.2018 | All members of the local community | Hawkslade Community Centre Orwell Drive | Public Consultation |
| 16.02.2019 | All members of the local community | Eskdale Road Community Centre | Public Exhibition |
| 16.02.2019 | All members of the local community | Booker Park School | Public Exhibition |

8.2 The table below shows the parties that were contacted at the start of the 6 weeks Consultation Referendum process from 1 July 2021 (Statutory Consultees and other Stakeholders and interested parties). Responses were collated, alongside those of the residents who also commented on the draft Neighbourhood Plan.

| Method & Date | Consultee | Contact | Response |
|-------------------------------------|---|---|--|
| AGENCIES and NATIONAL BODIES | | | |
| Post 02/07/21 | Thames Water | Unnamed | None |
| Post 02/07/21 | Buckingham and River Ouzel Internal Drainage Board | Unnamed | None |
| Post 02/07/21 | British Telecom | Unnamed | None |
| Post 02/07/21 | Gigaclear | Unnamed | None |
| Post 02/07/21 | The Highways Agency | Unnamed | Originally sent emails to the two (slightly different) email addresses quoted on the BC and Granborough lists. Both were bounced back as undelivered. |
| Email 02/07/21 | Network Rail | Diane Clarke | None |
| Post 02/07/21 | Oxford Diocese | Unnamed | None |
| Email 02/07/21 | Buckinghamshire NHS Primary Care Trust | Teresa Donnelly | OOO received – back in office 05/07/21 |
| Email 02/07/21 | South East Midlands Local Enterprise Partnership (SEMLEP) | Unnamed | None |
| Email 02/07/21 | Buckinghamshire Local Enterprise Partnership | Unnamed | None |
| Email 02/07/21 | Buckinghamshire Business First | Philippa Batting | None |
| Email 02/07/21 | The Homes and Communities Agency | Steve Collins, Terry Fuller and a generic mailbox | E-mail to generic mailbox rejected a week later – did not re-send as no rejection from named contacts |
| Post 02/07/21 | Buckinghamshire Council Planning Policy Department | Unnamed | This department will already be covered by the 'AGT1' email (see below). |
| Email 02/07/21 | Environment Agency | Cathy Harrison | Automated email saying responses will be significantly delayed due to staffing shortages |
| Email 02/07/21 | Natural England | Charles Routh | |
| Post 02/07/21 | Historic England | Unnamed | The BC list also included 'The Historic Buildings and Monuments Commission for England', quoting an 'Historic England' email and postal address in Guildford. The Guildford office no longer existed and the email address was not used. |
| Email 03/07/21 | HS2 – EKFB | Jon Deas and Kim Birtwhistle (cc Andrew Harris) | Requested them to forward to the correct contact at HS2 as well as forwarding to the correct contact at EKFB. |
| DLGS LANDOWNERS | | | |
| Post 6, 7 & 8 /07/21 | Names withheld for Confidentiality | | Responses have been left off here for confidentiality |
| PARISH CENTRE LANDOWNERS | | | |
| | Names withheld for Confidentiality | | Responses have been left off here for confidentiality |
| WESTERN BOUNDARY LANDOWNERS | | | |
| | Names withheld for Confidentiality | | Responses have been left off here for confidentiality |

| | | |
|--|------------------------------------|---|
| SOUTHERN BOUNDARY LANDOWNERS | | |
| | Names withheld for Confidentiality | Responses have been left off here for confidentiality |
| STOKE BROOK CORRIDOR LANDOWNERS | | |
| | Names withheld for Confidentiality | Responses have been left off here for confidentiality |
| STOKE MANDEVILLE CORRIDOR | | |
| | Names withheld for Confidentiality | Responses have been left off here for confidentiality |

| AGT1 PARTIES | | | |
|-----------------------|--|---|---|
| Email 02/07/21 | Various | Various | <p>Emailed the list of addressees for the AGT1 workshops, excluding the BC councillors and SMPC representatives, but including the BC staff. Requested Martin Horn and Mark Schull to forward the email as necessary to any parties missed.</p> <p>Responses as follows:</p> <p>Ian Dudley (LGL) – OOO until 05/07/21, as was his deputy Jade Tomlinson</p> <p>Will Charlton (Terence O'Rourke) - OOO until 12/07/21, no deputy named</p> <p>Martin Horn (BC) - OOO until 05/07/21</p> <p>Claire Bayley (BC) - OOO until 12/07/21</p> <p>Kari Burton (LIH) - maternity leave until 2022, deputies Eji Ugbowanko and Jamie Stanley both OOO until 05/07/21. Jamie Stanley acknowledged 06/07/21 and said a joint response would be submitted.</p> <p>Paul McCann (Cala Homes) - OOO until 12/07/21. No deputy named so sent text message to his mobile highlighting that email had been sent.</p> |
| | | | |
| NEIGHBOURING PARISHES | | | |
| Email 02/07/21 | Wendover PC | Clerk | Not available |
| Email 02/07/21 | Weston Turville PC | Clerk | Not available |
| Email 02/07/21 | Aylesbury TC | Clerk | Not available |
| Email 02/07/21 | Ellesborough PC | Clerk | Responded, would like to work together |
| Email 02/07/21 | Stone with Bishopstone and Hartwell PC | Clerk | Acknowledged receipt 02/07/21 |
| Email 02/07/21 | Great & Little Kimble cum Marsh PC | Clerk | Electronic acknowledgement of receipt 02/07/21 |
| | | | |
| OTHER LOCAL GROUPS | | | |
| Email 02/07/21 | St Mary's Church | Rev Janet Wales | Acknowledged receipt 02/07/21 – requested for copy to be sent to secretary - Bishop of Buckingham, Catherine Green, by email on 02/07/21 |
| Email 02/07/21 | SMVCA | Steve Ezra | Acknowledged receipt 02/07/21 |
| Email 02/07/21 | SMOPC | Barbara Ezra | Acknowledged receipt 02/07/21 |
| Email 02/07/21 | Stoke Mandeville Combined School | Eileen Stewart (Head) | Not available |
| Email 02/07/21 | Booker Park School | Christine Stephenson (Head) | Not available |
| Message 12/07/21 | Pollyanna Pre-school | Via website | Responded with comment 12/07/21 |
| | | | |
| Email 02/07/21 | LOCAL COUNCILLORS (for info) | Steve Bowles Peter Strachan Richard Newcombe Gareth Williams | Sent email advising of existence of NP and suggesting meeting to discuss – Steve and Peter acknowledged receipt |

8.3 From July 2021, the Steering Group met every Tuesday 10.30am - 12 noon and every Saturday 2-4pm to discuss progress and allocate actions required following Regulation 14. Due to the Covid 19 restrictions during this period, Microsoft Teams Meeting were held.

Additional meetings were held with those whom we sought information from and negotiations with. The table below shows who was consulted during this time. Notes were taken of each meeting held.

| Date | Representatives | Organisation/Establishment | Topic of Discussion - Outcome |
|---------------------------------|--|--|---|
| 27.07.21 MS Teams Video Call | Jonathan Jarman/Steering Group | Bell Cornwell (Planning Consultants) | Introduction following Liz Alexander departure |
| 11.11.21 MS Teams Video Call | David Wise + 46 invited/Steering Group | AGT1 Consortium | SPD Final Draft Presentation |
| 10.12.21 In-Person Meeting | Rob Butler/John Robinson/ Graham Stewart/David Starr | Member of Parliament for Aylesbury Constituency | Walkabout SM Parish to show areas of proposed NP involvement |
| 16.12.21 MS Teams Video Call | Jonathan Jarman | Bell Cornwell (Planning Consultants) | Buckinghamshire Council Sports & Social Club - Savills Response to NP |
| 17.01.22 MS Teams Video Call | James Dentley & Daniel Purchase | Breakthrough Communications (Support with Engagement with Communities) | Possible Social Media Support for NP |
| 20.01.22 MS Teams Video Call | Hugo Nowell | Urban Initiatives (Design Consultants) | Verbal Brief of Work to be carried out |
| 21.01.22 MS Teams Video Call | Murray Smith & Fenella Griffin | Untitled Practice (Design Consultants) | Verbal Brief of Work to be carried out |
| 25.01.22 MS Teams Video Call | Andrew Clark/Graham Stewart/David Starr/John Robinson/Richard Butler/ Asad Mahmood/Tony Skeggs/Angie Bamford | SMNP Steering Group | Agree Consultant Quotes - Urban Initiatives & Untitled Practice |
| 25.01.22 MS Teams Video Call | Jonathan Jarman | Bell Cornwell | AGT1 Responses to NP |
| 01.02.22 MS Teams Video Call | Jonathan Jarman | Bell Cornwell | Bucks Council's Responses to NP |
| 08.02.22 MS Teams Video Call | Jonathan Jarman | Bell Cornwell | Continuation of BC Responses |
| 15.02.22 MS Teams Video Call | Graham Stewart/Paul Walter/Asad Mahmood/Angie Bamford | SMNP Steering Group | Breakthrough Promotional Material Quote |
| 22.02.22 MS Teams Video Call | David Pearce/Neil Rowley Andrew Clark/Graham Stewart/Tony Skeggs/Angie Bamford/ John Robinson/Barbara Ezra | Bucks Council - Major Developments | BCS Sports & Social Club Presentation |
| 01.03.22 MS Teams Video Call | David Pearce/Neil Rowley/ Fenella Griffin (UP)/Angie Bamford/ Tony Skeggs/Pat Wood/Barbara Ezra/ Alice Higgitt | Bucks Council - Major Developments | Sports & Social Club Presentation |
| 16.03.22 MS Teams Video Call | Omar Ezzett/Mark Fessey/David Starr | AECOM (Architecture & Engineering Company) | SEA (Strategic Environment Assessment) |
| 26.03.22 In-Person Meeting | Fenella Griffin/Murray Smith/Andrew Clark/Graham Stewart/ David Starr/Richard Butler/ John Robinson | Untitled Practice (Design Consultants) | Walk Around Parish 1 Assessment of the areas |

| | | | |
|---------------------------------|--|--|---|
| 29.03.22 MS Teams Video Call | David Pearce/Neil Rowley/ Andrew Clark/Fenella Griffin & Murray Smith (UP)/Booker Park School | Bucks Council - Major Developments & Booker Park School | Sports & Social Club - Lower Sports Field |
| 11.04.22 MS Teams Video Call | William Main/Geoff Armstrong/Andrew Clark/Graham Stewart/ John Robinson/Angie Bamford | Manor Oak Homes (Land Promoters) | Southern Boundary |
| 28.04.22 In-Person Meeting | Chris Rowan/Andrew Clark | Class Pics (Photographer/Videographer) | Sports & Social Club - Video & Photos |
| 28.04.22 In-Person Meeting | Chris Rowan/Graham Stewart | Class Pics (Photographer/Videographer) | Sports & Social Club – Video & Photos |
| 20.05.21 In-Person Meetings | Asad Mahmood/Chris Thorn/Jonathan Magil/John Robinson | Class Pics (Photographer/Videographer) | Completion of all videos around the Parish |
| 03.05.22 MS Teams Video Call | David Pearce/ Andrew Clark/Graham Stewart | Bucks Council - Major Developments | Sports & Social Club - Residents Group |
| 03.05.22 MS Teams Video Call | Gerald Knight/Samuel Rutter/Andrew Clark/Graham Stewart/ David Starr/Richard Butler/ Angie Bamford/Fenella Griffin (UP) | Hambledon Land | Retirement & Care Community Project |
| 10.05.22 MS Teams Video Call | Terry Day/David Pearce apologies Andrew Clark/Graham Stewart/ Angie Bamford | Bucks Council - Facilities | Sports & Social Club - Sports Pitch |
| 12.05.22 MS Teams Video Call | David Waker/Rachael Riach/David Broadley/Andrew Clark/ Graham Stewart/Angie Bamford | Bucks Council - Planning Policy Team | Progress update |
| 12.05.22 MS Teams Video Call | James Bradshaw/Paul Hill/ Marc Wilson/Andrew Clark/Richard Butler/John Robinson/ David Starr | Richborough Estates | Southern Boundary Development |
| 14.05.22 MS Teams Video Call | Andrew Clark/Graham Stewart/John Robinson/Richard Butler/Angie Bamford/Mungo Duncan/Elliot Harwood/Mary Payne/Wayne/Pat Aylett/Dean Field/Alan Smith/Mike Ward/Lesley/ | Webinar with Residents VIDEO RECORDED IN TEAMS | BC Sports & Social Club Site |
| 17.05.22 MS Teams Video Call | Jonathan Jarman/Andrew Clark/Graham Stewart/David Starr/ Richard Butler/Angie Bamford | Bell Cornwell | Retirement & Care Community Project |
| 17.05.22 MS Teams Video Call | David Waker/Rachael Riach/David Broadley/Andrew Clark/Graham Stewart/Angie Bamford | Bucks Council - Planning Policy Team | All Areas/Land Trust Info |

| | | | |
|---------------------------------|--|--|---|
| 24.05.22 MS Teams Video Call | Richard Nuttall/Kim Birtwistle/Isabella Greenfield/Andrew Clark/Graham Stewart/David Starr/John Robinson/Angie Bamford /Fenella Griffin & Murray Smith | HS2/EKFB | Impact on All Areas |
| 26.05.22 MS Teams Video Call | Owen Neal/Neil Rowley (Savilles)/David Pearce/Andrew Clark/Angie Bamford | Sports England & Bucks Council | Sports & Social Club - Sports Pitch |
| 31.05.22 MS Teams Video Call | David Pearce/Andrew Clark/Graham Stewart/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - Martin Tett |
| 14.06.22 MS Teams Video Call | David Pearce/Neil Rowley/Graham Stewart/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - Cabinet submission 22 Councillors 'called in' |
| 14.06.22 MS Teams Video Call | Rachel Woodman/ Phoebe Adams/Sam Ruddick/Paul Vicary/Emily Taylor/ Andrew Clark/Graham Stewart/John Robinson/Angie Bamford | UK Power Networks | New Substation on BC Sports & Social Club site. Discuss possible alternatives ie. Parish Centre |
| 18.06.22 MS Teams Video Call | Fenella Griffin/Murray Smith/Graham Stewart/David Starr/ Richard Butler/John Robinson/Angie Bamford | Untitled Practice (Design Consultants) | Walk Around Parish 2 Assessment of the areas |
| 28.06.22 MS Teams Video Call | David Pearce/Neil Rowley/Graham Stewart/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - substation location |
| 30.06.22 MS Teams Video Call | Paula Campbell-Balcombe/David Pearce & Melanie Quaille/Graham Stewart/Angie Bamford | Booker Park School & Bucks Council | Sports & Social Club - 'back field' |
| 12.07.22 MS Teams Video Call | Rachel Woodman/Phoebe Adams/Sam Ruddick/Paul Vicary/Emily Taylor/Graham Stewart/Angie Bamford | UK Power Networks | New Substation. Discussion following NP submission of alternative sites - for assessment |
| 19.07.22 MS Teams Video Call | David Pearce/Neil Rowley/Graham Stewart/John Robinson/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - update on where we are at present. |
| 02.08.22 MS Teams Video Call | David Pearce/Neil Rowley/Andrew Clark/John Robinson/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - update on where we are at present. |
| 18.08.22 MS Teams Video Call | William Main/Geoff Armstrong/Matt Bangay/Andrew Clark/Richard Bullet/Angie Bamford/Jenny Smith (UP) | Manor Oak Homes | Southern Boundary Development |
| 30.08.22 MS Teams Video Call | David Pearce/Neil Rowley/Angie Bamford Apologies: Andrew Clark & Richard Butler | Bucks Council - Major Developments | Sports & Social Club - update on where we are at present. |
| 31.08.22 MS Teams Video Call | Matt Bradford & 10 others/Angie Bamford | SEALR/PC Catch-up | Cancelled |

| | | | |
|---|--|--|--|
| 01.09.22 MS Teams Video Call | Paul Hill/ Marc Wilson/Jon Berry/Charlotte Lewis/Richard Butler/ Angie Bamford | Richborough Estates | Southern Boundary Development |
| Meetings changed from on-line in Teams to in-person | | | |
| 02.09.22 | John Robinson/ Gaurav Shrivastava/Richard Butler/Jo Durden-Moore/Asad Mahmood/Simon Mayes/Kirsty Shanahan/ Members of the Public Fenella Griffin (UP) & Angie Bamford-via Teams link | SMNP Steering Group Formal Meeting - Methodist Hall Eskdale Road, Stoke Mandeville | Membership - Resignations & Appointments, NP Update - Presentation by Untitled Practice, BC Sports & Social Club/UKPN Substation, |
| 08.09.22 | John Robinson/Jonathan Magill/Gaurav Shrivastava/Paul Walter/Jo Durden-Moore/ Asad Mahmood/Simon Mayes/Kirsty Shanahan/ | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Terms of Reference, Communications & Engagement Strategy, Update & Timeline, |
| 28.09.22 MS Teams Video Call | David Pearce/Neil Rowley/ John Robinson/Kirsty Shanahan/Laurence Prestage/Angie Bamford | Bucks Council - Major Developments | Sports & Social Club - update on where we are at present. |
| 13.10.22 MS Teams Video Call | Rachael Riach/David Broadley/Laurence Prestage/Kirsty Shanahan/ Angie Bamford | Bucks Council - Planning Policy Team | Forward Plan to next draft - What is needed |
| 13.10.22 | John Robinson/Laurence Prestage/Simon Mayes/Kirsty Shanahan/Richard Butler Members of the Task & Finish Group:- Dean Field/Santosh Kirve | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Presentation from 'Save Bucks Sports & Social Club Group', Allocation of Tasks & Duties, SPD for review |
| 09.11.22 MS Teams Video Call | Jonathan Jarman/ Laurence Prestage/Kirsty Shanahan/ Angie Bamford | Bell Cornwell | Advice update on various aspects of NP:- Landowner Responses, DLGS, Green Buffer, Site Allocations, Compliance Paper, Assessments, Continued Guidance |
| 29.11.22 | Laurence Prestage/Kirsty Shanahan/Richard Butler/Darren Smith/Paul Walter Members of the Task & Finish Group:- Dean Field/Santosh Kirve | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Development Areas & SPD response |
| 30.11.22 MS Teams Video Call | Ian McGowan + others/ Laurence Prestage/Angie Bamford | SEALR/PC Catch-up | Cancelled |
| 03.01.23 | Laurence Prestage/Kirsty Shanahan/Richard Butler/Darren Smith/ Asad Mahmood/Simon Mayes/Mungo Duncan | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Development Areas / Southern Boundary, Settlement Boundary, Parish Centre, Green Buffer, Neighbourhood Plan re-draft, Financial Information - Bell Cornwell & Untitled Practice proposals for work |
| 03.02.23 MS Teams Video Call | Ulrika Diallo/Carla Galea Laurence Prestage/Kirsty Shanahan/ Angie Bamford | Bucks Council - Gardenway Team | Confirmation of Route through SM Parish |

| | | | |
|-----------|--|---|--|
| 07.02.23 | Laurence Prestage/Kirsty Shanahan/Richard Butler/Darren Smith/Jonathan Magill/Mungo Duncan | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Bell Cornwell Compliance Report, Plan, Policy, and Evidence Papers, Regulation 14 or 16, Green Spaces Designation, Bucks CC S&S Club, Southern Boundary, Settlement Boundary, Parish Centre be removed from NP , Green Buffer, Neighbourhood Plan Videos, Public Park and Recreation Land Proposal, Habitats Regulations and Strategic Environmental Assessments |
| 27.02.23 | E-Mail sent to Paul Hill (RPS Group) Sent from Tony Skeggs on behalf of SMPC and Reply | Richborough Estates Southern Boundary | SMNP Cannot support the plans submitted |
| 03.03.23 | Paul Vickery/Jonathon Ratsey/Etienne Robinson-Sivyer Laurence Prestage/Kirsty Shanahan/Darren Smith/Jonathan Magill/Jo Durden-Moore/Tony Skeggs & Angie Bamford | UK Power Networks/DevComms Community Centre, Eskdale Road, Stoke Mandeville | New Substation in SM Update on current position of UKPN, following new Steering Group members appointments. |
| 06.03.23 | Antony Pearce (Landowner) Edgars Ltd – Amy Powell Laurence Prestage & Angie Bamford | Landowner & Consultants for Antony Pearce | Settlement Boundary Mapping taking into account development by Landowner:- 1. Proposed for Children's Nursery South of Spindleberries Lower Road 2. Proposed for Electric Car Charging and Drop Off Car Park – long thin strip south of SEALR 3. Proposed for Commercial Site for Storage and Amazon Pick-Up Point/Distribution Centre 4. North of Abbey Homes development |
| 07.03.23 | Laurence Prestage/Kirsty Shanahan/Darren Smith | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | Green Spaces Designation, Plan, Policy, and Evidence Papers, Green Buffer, Settlement Boundary, UKPN Substation, Land Adjacent to the Eskdale Road Playing Field (Juniper Land) |
| 08.03.23 | Laurence Prestage/Kirsty Shanahan/Tony Skeggs/David Mahon/ Melvyn Adair (Juniper) David Barns (Star Planning) | Juniper Investments Ltd & their Agent Star Planning | Use of land - Green Buffer, Development & Community/Recreational use? |
| 17.04.23) | E-Mail sent to William Main from Tony Skeggs on behalf of SMPC and Reply | Manor Oak Homes Southern Boundary | SMNP Cannot support the plans submitted |
| 06.06.23 | Laurence Prestage/ Jonathan Magill/Kirsty Shanahan/Richard Butler/Mungo Duncan/Jo Durden-Moore/Asad Mahmood. | SMNP Steering Group Formal Meeting - Community Centre, Eskdale Road, Stoke Mandeville | NP Layout change, Policy Papers to be included in plan body, Objectives reduced from 15 to 6 points, Broadband to be reviewed, Vision remains unchanged, Stoke Brook Country Park and Southern Boundary areas to be removed as they were no longer in the Plan |

| | | | |
|----------|--|--------------------------|--|
| 29.06.23 | E-mail correspondence between Laurence Prestage and David Broadley (Planning at Bucks Council) | Gardenway & Green Buffer | David Broadley advice - Gardenway should not be shown/described in NP |
|----------|--|--------------------------|--|

Appendix B

Stoke Mandeville Parish Council Website



The banner features the Stoke Mandeville Parish Council crest on the left, the council name in large white text on a green background in the center, and a scenic photograph of a church and fields on the right. Below the banner is a green navigation bar with white text for menu items: #11 (NO TITLE), COUNCIL MEETINGS, ABOUT THE PARISH, HS2, NEWS, and COVID-19.

NEIGHBOURHOOD PLAN

Welcome to the Stoke Mandeville Neighbourhood Plan.

The first consultation ended on the 19th August 2021. Since then all of the views and comments have been reviewed and, if applicable, the Plan has been amended.

Agendas and Minutes for 2022 can be found under the Council Meetings tab at the top of the page.

CLICK ON THE FOLLOWING TO TAKE YOU STRAIGHT TO THE DRAFT PLAN

Protecting the Future of Stoke Mandeville – Giving You A Voice in Shaping It

For several years Stoke Mandeville Parish Council has been working on a Neighbourhood Plan and we are now at the stage where we can publish the draft Plan and give you – **The Residents** – a chance to review and comment on it. It is very important that you take this opportunity as it will help shape Stoke Mandeville Parish over the next 20 years. Details of how to access the full evidence & policy papers, the draft Neighbourhood Plan and a questionnaire for comments are shown at the end of this page.

Once residents have commented we will finalise the Plan. It will then navigate a process of external examination and be voted on later in the year in a referendum. If approved, the Plan will play an important part in guiding future planning decisions on development, conservation and all other areas in our Parish.

Thank you to all of you who have responded to the draft plan by sending us your comments and observations as well as completing the online survey. The consultation period ended on the 19th August 2021.

- full plan and all the evidence and policy papers can be viewed at the bottom of the page using the links.
- Paper copies can be examined at the Parish Council offices by contacting the Parish Clerk at: 01296 613888 / clerk@stokemandeville-pc.gov.uk

Here are some FAQs (Frequently Asked Questions) with Answers. Read this before you start on the plan. Click on [FAQs](#)

CONTACT US

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Chairman of the Council - Jonathan Magill

• Latest news

- [Playarea Work Starts](#)
- [Exercise of Public Rights](#)
- [Hawkslade Ward Footpaths](#)
- [SEALR](#)
- [HS2 Notice of Works Detail](#)

Here are some FAQs (Frequently Asked Questions) with Answers. Read this before you start on the plan. Click on [FAQs](#)

What Is In The Neighbourhood Plan?

The Neighbourhood Plan has been developed to balance residents views against the reality that the Parish has been selected for major development sites. It will ensure that the community has made a positive, pro-active and meaningful contribution to the way in which decisions about strategic development, roads and rail projects are made within the Parish. The policies have been drawn up with specific relevance to the Parish and the objectives of the local community. **Most importantly for our residents, they are designed to minimise any unplanned speculative development.**

Our Vision for Stoke Mandeville

Stoke Mandeville Garden Parish will be a healthy, sociable community set in a beautiful green natural environment in which people are proud to say they live, work and play. The Neighbourhood Plan promotes that vision.

Our proposals are in line with the Vale of Aylesbury Local Plan (VALP) and the National Planning Policy Framework (NPPF)

They seek to make the best use of the land in the Parish once the constraints of HS2, the new relief road, proposed housing developments and the SEALR have been considered

They protect existing green space, amenities, historic buildings and important views

Exciting new green space and public amenities are created in the form of a new Parish Centre, a nature reserve and parkland

These redress the current shortfall of amenities in the Parish and cater for its imminent increased population

Housing In Our Parish

The Government and Buckinghamshire Council have selected Stoke Mandeville Parish as a major growth area and the Neighbourhood plan is designed to make the best of this situation. The larger AGT1 and AGT2 (Aylesbury Garden Town) developments are already designated as the main areas for housing growth in the Parish.

Our policies will:

Seek to make the best use of the land in the Parish once the constraints of HS2, the new relief road, proposed housing developments and the South East Aylesbury Link Road (SEALR) have all been considered

Protect existing green space, amenities, historic buildings and important views

Include exciting new green space and public amenities in the form of a new Parish Centre, a nature reserve and parkland

Redress the current shortfall of amenities in the Parish and cater for its imminent increased population

Redress the current shortfall of amenities in the Parish and cater for its imminent increased population

Stoke Mandeville – A Garden Parish

The semi-rural nature of our Parish and the sense of closeness to the countryside and open green spaces are repeatedly mentioned as what you most value about living here. A key objective of this Plan is to facilitate sustainable development in a way that blends in with, and protects, the more valuable parts of the countryside around us.

Key points our policies focus on:

The evidence base and local consultation supports designation of the whole Parish as a Garden Parish and adoption of Garden Town principles

The neighbourhood plan objectives are that (a) Stoke Mandeville evolves and becomes a sustainable Garden Parish and (b) high standards should be met in relation to biodiversity and climate change

Our proposals take account of the proposed route for the Gardenway round Aylesbury and enhance it

Parish Infrastructure and Facilities

Our evidence papers and feedback highlight historic under-provision of public facilities across the Parish, a lack of connectivity between housing and a lack of community facilities.

In the neighbourhood plan we aim to:

Put the Bucks Sports and Social Club back into public use. See the **HOME PAGE** for the latest development.

Situate an all-weather pitch with sports pavilion next to the new school in AGT1, open for public use out of school hours

Add an adventure playground situated in the Parish Centre

Create Parish routes linked to the proposed Gardenway to support connectivity across the Parish

Parish Centre

Feedback from consultations highlights the lack of a practical centre within the Parish due to organic suburban development and the lack of connectivity between neighbourhoods, leading to an unsustainable reliance on road transport. Within the neighbourhood plan we have ambitious ideas to rectify this situation.

We identify the need to:

Create a Parish Centre at the heart of the Parish. The site identified is on either side of Lower road next to the projected link road and includes part of the AGT1 strategic site. This location is easily accessible from all parts of the the Parish for both existing and new residents.

Include a school building, plus space for additional school provision

Have sports playing fields, a community orchard and food growing area

Offer a high degree of accessibility by public transport and pedestrians / cycle users

Set these in a landscape with an attractive variety of green landscaping appropriate for a Garden Parish

Set these in a landscape with an attractive variety of green landscaping appropriate for a Garden Parish

Stoke Brook Corridor

The Stoke Brook corridor is a proposal to make a North-South nature corridor through the Parish mostly following the line of Stoke Brook, with its protected Black Poplars. This would offer an important non-vehicle connection from Aylesbury through the Parish to the Chiltern AONB boundary and beyond.

The ideas in the neighbourhood plan propose:

That it will act as a buffer between the HS2 line and some of the Parish settlements, defining the western boundary of the Parish

An opportunity to replace amenity, landscape and green space lost through development in other areas

Priority for landscape, amenity, ecology and heritage land uses and preventing most built development

That it could offer an opportunity to realise an orbital park within the Parish

Roads and Transport

You have made clear your concerns about traffic congestion and that new development (of any size) should not make this worse. The volume of traffic combined with excess speeds; congestion at the pinch points; delays and concern over safe movement, plus noise and atmospheric pollution in a perceived green environment causes significant concern to many. The evidence also highlights poor connectivity across the Parish and limited public transport, whilst highlighting that demand will increase from new developments.

How do the policies address these issues?

The evidence highlights the need for Parish Transport and Parish Connectivity Strategies to address broader issues across the Garden Parish in a coordinated way and reduce the reliance on car use. These new strategies are included in the plan.

The design of the new link roads need to avoid blighting homes and take as much traffic as possible on local roads. The Plan includes policies to achieve this.

Many residents would happily leave their car at home if only there were safe and easy alternatives available. The Neighbourhood plan includes ideas for cycleways, electric scooter hubs, car share and drop off points and alternative ways to get around the Parish. We'd link all parts of the Parish to allow residents to enjoy the new facilities proposed in the Plan.

Parish Employment and Business

Our evidence shows that Stoke Mandeville is the biggest business and employment centre south of Aylesbury, bigger than even Wendover. But a bigger population will need more local jobs, so the Neighbourhood plan encourages planned economic regeneration, with preference being for new enterprise to be located on brownfield sites, and on existing business estates.

The SMNP shows the need for:

Additional high-skills employment sites within the Parish, including an innovation hub and incubator space located in the Parish Centre

Improving the quality and/or range of employment sites to meet local needs and to meet Garden City standards, and to improve locations and connectivity.

The following are a number of videos that visually highlight the need for the Neighbourhood Plan. Any of the videos can be viewed [HERE](#)

Video 1 – Chairman's Message

Video 2 – Transport

Video 3 – Protecting The Future

Video 4 – The Village Ward

Video 5 – Hawkslade Ward

Video 6 – Stoke Grange Ward

Video 7 – Stoke Leys Ward

THE PLAN

[A Neighbourhood Plan for Stoke Mandeville 2021-2033](#)

EVIDENCE PAPERS

[Biodiversity and Climate Change](#)

[Business and Farming](#)

[Community Facilities](#)

[Conservation Area](#)

[Designated Local Green Spaces](#)

[Green Infrastructure](#)

[Heritage Assets](#)

[History of Stoke Mandeville](#)

[Housing and Population](#)

[Identity and Community Cohesion](#)

[Issues of Local Concern](#)

[Neighbourhood Development](#)

[Oxford-Cambridge Growth Corridor](#)

[Public Facilities](#)

[Roads and Transport Infrastructure](#)

[Vision Methodology](#)

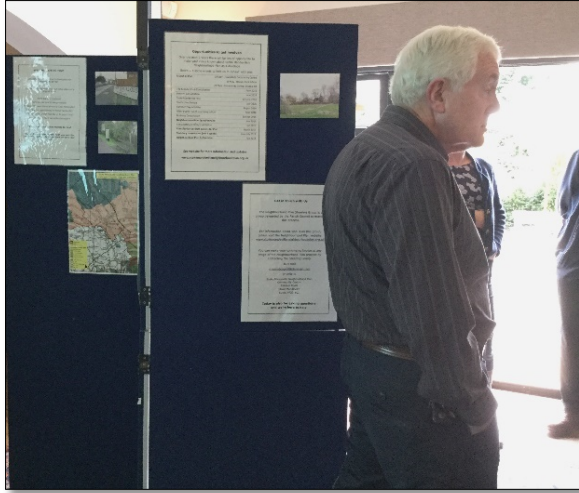
POLICY PAPERS

Biodiversity and Climate Change
Business and Farming
Community Facilities
Designated Local Green Spaces
Development Design and Housing Mix in Existing Neighbourhoods
Garden Parish
Green Infrastructure
Identity and Community Cohesion
Key Views and Vistas
Masterplanning
Parish Centre
Public Facilities
Retirement and Care Community
Roads and Transport
Southern Boundary
Stoke Brook Corridor
Stoke Mandeville Corridor
Western Boundary


Appendix C

Photographs of Community Events

10.1 September 2016



10.2 November 2017

 **A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE**

**YOUR CHANCE TO DISCUSS HOW THE
PARISH WILL DEVELOP IN THE FUTURE**

Are you concerned about the impact of growth in and around Stoke Mandeville, Hawkslade, Stoke Grange and Stoke Leys?

Do you wonder about the effect on our environment and green spaces?

Find out what we learned from your responses in Spring 2017

See maps, hear about the plans, and tell us what you want to see in your Neighbourhood Plan

**The Community Centre
Eskdale Road on Sunday 19th
November from 11am to 4pm**

We look forward to meeting you

www.smpn.org.uk





**A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE**

**ANOTHER CHANCE TO DISCUSS HOW THE
PARISH WILL DEVELOP IN THE FUTURE**

**Are you concerned about the impact
of growth in and around
Stoke Mandeville Village, Hawkslade,
Stoke Grange & Stoke Leys?**

**Do you wonder about the effect on our
environment and green spaces?**


**See maps, hear about the plans and
discuss with us what you want
included in your Neighbourhood Plan**

Saturday 22nd September
10am to 12noon : Stoke Grange - green
space to the rear of Charles Close
2pm to 4pm - Hawkslade Community Centre

Sunday 23rd September
10am to 12noon - Community Centre
Eskdale Road
2pm to 4pm - Booker Park school

www.smpn.org.uk






**A NEIGHBOURHOOD PLAN
FOR STOKE MANDEVILLE**

We've Got a Vision for Stoke Mandeville

We're working on a Neighbourhood Plan for the parish of Stoke Mandeville, including Stoke Grange, Hawkslade, Stoke Leys and Stoke Mandeville village. We've listened to the views of local people and looked at all the background issues.

Now we've got a Vision for the Future of Stoke Mandeville parish and we want your views. Inside this document you will see some of the detail that will be included in the Neighbourhood Plan.

There will be an exhibition of the final proposed plan to go into the Neighbourhood Plan on
Saturday the 16th February
10am to 12.30pm Community Centre
Eskdale Road, Stoke Mandeville Village.
2pm to 4.30pm Community Centre,
Orwell Drive, Hawkslade.



Appendix F

Regulation 14 Responses

Below is a tabulation of the policies and comments made in the 2021 Regulation 14 consultation.

The left-hand side of the table is the policy in question and the right-hand side is sectioned as follows:

Top Right: comments raised from the consultation

Bottom Right: response made within the Neighbourhood plan to address the comments.

Note: As some of the policies received multiple comments from multiple contributors, the Top-Right section is mainly bullet-points of the general themes that have been stated. There are some sections where the comments have been lifted direct from the contributor.

| Policy Area | Representation and Response |
|---|--|
| <p style="text-align: center;">Non-Policy Specific:</p> <p>Configuration of SMPC Neighbourhood Plan</p> | <p>David Walker - Planning Growth & Sustainability Directorate Buckinghamshire Council Please find attached a document setting out the Buckinghamshire Council Response.</p> <p>Council officers have raised a number of issues with the draft plan, some elements of the plan would appear to potentially conflict with the strategic planning policies contained in the Vale of Aylesbury Local Plan (VALP) which, although not adopted, is likely to form the basis of planning policy in the area. Obviously if adopted the VALP would form the strategic policy basis on which the Neighbourhood plan policies and their general conformity with the development plan will be assessed against.</p> |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has been fully reviewed and re-written to account for the comments from Buckinghamshire Council. The regulation 16 submission has fully taken account of the adopted Vale of Aylesbury Local Plan (VALP) and NPPF planning requirements. The plan has had some policies removed and others merged as part of these changes. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p style="text-align: center;">Non-Policy Specific:</p> <p>Configuration of SMPC Neighbourhood Plan.</p> | <p>Comments Raised by the following:</p> <p>Mark Schull - Arrow Planning Ltd On behalf of AGT1 Consortium</p> <p>These representations to the consultation on “A Neighbourhood Plan for Stoke Mandeville 2021-2033” (‘the SMNP’) are submitted by the principal landowners and promoters of the D-AGT1 allocation site in the Vale of Aylesbury Local Plan (namely Lands Improvement, CALA, Vanderbilt Strategic and Redrow Homes) herein referred to as ‘the Consortium’.</p> <p>See response in full as separate document.</p> <p>Juniper Estates.</p> |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has been fully reviewed and re-written to account for the comments from AGT1 Consortium. The Regulation 16 submission has fully taken account of the comments made regards the Overall Plan and Master planning. The NP now meets all requirements of the NPPF and has accounted for all policy contained within the VALP to avoid contradiction or areas of policy that should not be contained within a Neighbourhood Plan. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|---|---|
| <p style="text-align: center;">Parish Centre: KPPC</p> | <p>Comments Raised by the following: Buckinghamshire Council, AGT1 Consortium, Aylesbury Town Council, Jon-Jordan Cooper.</p> <p>Context:</p> <ul style="list-style-type: none"> • Non-Conformity with strategic VALP policy for AGT1. • Size and placement of site not in line with the VALP. • Consultation on land ownership. |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Parish Centre policy removed in line with the consultation comments and a review of the made VALP. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|---|---|
| <p style="text-align: center;">The Southern Boundary: KPSB</p> | <p>Comments Raised by the following: Buckinghamshire Council, Manor Oak Homes, Richborough Estates. Laurence & Wendy Prestage</p> <p>Context:</p> <ul style="list-style-type: none"> • Justification underpinning the various policy not deemed credible or evidence based. • What plans that are stated in the NP are not believed to be deliverable by SMPC? |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Southern Boundary policy removed in line with the consultation comments and a review of the adopted VALP. A new Settlement Boundary policy has been introduced to the updated Neighbourhood Plan to replace all boundary policies. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p style="text-align: center;">Western Boundary: KPWB</p> | <p>Comments Raised by the following:</p> <p>Buckinghamshire Council, AGT1 Consortium, Mr Anthony Pearce.</p> <p>Context:</p> <ul style="list-style-type: none"> • Policy KPWB4: The VALP designates land for a Stoke Mandeville bypass in this area too. Will the policy allow for that? What is the type and amount of community facilities being sought? What kind of facility is 'appropriate to a Garden Parish? How is '...come forward in ways which positively contributes to this policy goal' going to be applied in development management – it is unclear, unmeasurable. Not in accord with NPPF para16 (d) • Policy in conflict with the VALP and undermines the strategic policy. • Policy overlaps with Neighbourhood Boundary Policy |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Western Boundary policy removed in line with the consultation comments and a review of the approved VALP. A new Settlement Boundary policy has been introduced to the updated Neighbourhood Plan to replace all boundary policies. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|---|---|
| <p style="text-align: center;">Key Views and Vistas: PSKVV</p> | <p>Comments Raised by the following: Buckinghamshire Council, AGT1 Consortium.</p> <p>Context:</p> <ul style="list-style-type: none"> • Policy not deliverable as indicated land is out of Parish Council control. • There is no right to views for residents, but the Consortium acknowledge the concerns and desire of the local community and the aspirations of Policies PSKV1 through to 4. However, these policies are not realistic and achievable in practice and are likely to compromise future development design and delivery, and in turn conflict with the other SMNP policies (in particular KPICC Policies). • The SMNP does not provide a definition of a “pre-existing view”, is not supported by any technical evidence identifying the different views and their importance, it is hugely subjective as to what would count as such a view, and what an equivalent re-provided view would equate to. • The whole chapter should be removed as it would not be in general conformity with the VALP, national policy and guidance and a long-established principle of English law, nor would it contribute to the achievement of sustainable development. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan as it is not something that SMPC can deliver, especially since the adoption of the VALP. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p>Green Infrastructure: PSGI</p> | <p>Comments Raised by the following: Buckinghamshire Council, AGT1 Consortium, Robert & Caroline White.</p> <p>Context:</p> <ul style="list-style-type: none"> • Green infrastructure should be defined, and it would be helpful if it could be clarified if and how it differs from the VALP definition. • Important to emphasize *accessible* multi-functional Green Infrastructure • Policies PSG1 to 6 this is really one policy and some policies listed below as currently worded are not policies in their own right. • Conclusion: However, for the avoidance of doubt Buckinghamshire Council currently considers that the Neighbourhood Plan does not currently meet the condition (a) of the 'basic conditions' (paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. The Local Green Space Designation does not comply with guidance set out in the NPPF. • Policy in conflict with the VALP and undermines the strategic policy. <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has replaced the Green Infrastructure policy with three Green Infrastructure policies which add local detail to underpin VALP and NPPF policies. The new policies support VALP policies for Green Infrastructure. • The specific policy on Local Green Spaces now includes an Appendix with detailed justifications against all required criteria in the NPPF. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|---|
| <p>Designated Local Green Spaces: PSDGS</p> | <p>Comments Raised by the following:</p> <p>Buckinghamshire Council, AGT1 Consortium, Ellesborough PC, Mr Anthony Pearce, Robert & Caroline White, George Duguid, Pauline Duguid, Mary Payne, Barbara H, Maria Scobey, Ray Marron.</p> <p>Context:</p> <ul style="list-style-type: none"> • Designated Local Green Spaces and Green Infrastructure policy overlap and many consultee responses cover the context of both subjects. • All comments raised on this topic in consultation have been accounted for alongside the other Green Infrastructure comments. |
| | <ul style="list-style-type: none"> • See above for measures taken with regard to Green Infrastructure policy comments. |

| Policy Area | Representation and Response |
|---|---|
| <p style="text-align: center;">Stoke Brook Corridor: KPSBC</p> | <p>Comments Raised by the following: Buckinghamshire Council, Aylesbury Town Council, Ellesborough Parish Council, Mr Anthony Pearce.</p> <p>Context:</p> <ul style="list-style-type: none"> • It is unclear the wording “should come forward in ways that positively facilitate and delivers the vision” this is too open to interpretation and unclear to apply in development management. • Where is the evidence/basis behind these land uses being the appropriate ones for the Stoke Brook Corridor? How are they compliant with the VALP Policy AGT2 and delivery of strategic development on the site? There is also conflict with VALP biodiversity and green space policies. There is also no indication of how this improvement will be delivered via planning permissions. • Overlap of policy with other areas of the Neighbourhood Plan. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan as the policy was not deliverable by SMPC on many levels. It has been replaced in intent by the Settlement Boundary Policy, which aims to preserve some of the rural nature of the Parish by confining development on agricultural or undeveloped land to VALP-designated development areas. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p>Stoke Mandeville Corridor: KPSMC</p> | <p>Comments Raised by the following: Buckinghamshire Council, ATG1 Consortium, Mr Anthony Pearce.</p> <p>Context:</p> <ul style="list-style-type: none"> • Policy KPSMC1: It is unclear the wording “should come forward in ways that positively facilitate and enable delivery of the vision” this is too open to interpretation and unclear to apply in development management. If this is intended to gain contributions those should be clearly set out and they must be in accord with in accord with para 56 of the NPPF. This comment applies to many policies in the plan. This potentially hinders delivery of AGT1 and is contrary to the strategic allocation policy. • Policy in conflict with the VALP and undermines the strategic policy. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan as the policy was not deliverable by SMPC on many levels. It has been replaced in intent by the Settlement Boundary Policy, which aims to preserve some of the rural nature of the Parish by confining development on agricultural or undeveloped land to VALP-designated development areas. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p>Biodiversity and Climate Change: PSBCC</p> | <p>Comments Raised by the following:</p> <p>Buckinghamshire Council, AGT1 Consortium, Mr Anthony Pearce.</p> <p>Context:</p> <ul style="list-style-type: none"> • It is welcomed to see that black poplar trees are mentioned within the plan. Any additional planting of this species should be locally sourced. It should be also noted that Buckinghamshire has a number of fruit tree varieties of historical and local significance such as the Aylesbury Prune. This could also be integrated within Policy PSBCC 3. Within the first bullet point when discussing increasing biodiversity, biodiversity net gain should be mentioned. Within the last bullet point (6th) states “All neighbourhoods, new and existing, should contain some Biodiversity. Enhancement of the Southern Boundary, the Stoke Brook Corridor and existing Green Spaces”. • All proposed development within the Parish is required to have integrated biodiversity features as proposed within Local Plan Policy ‘NE1 Biodiversity and Geodiversity’ of the emerging Vale of Aylesbury Local Plan 2013-2033. • Policy in conflict with the VALP and undermines the strategic policy. |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Biodiversity and Climate Change policy removed in line with the consultation comments and a review of the made VALP and other national legislation which legislates on these areas. • Community concerns have been addressed in the Plan through the three Green Infrastructure Policies which have replaced the Biodiversity and Climate Change Policy, and the relevant national and VALP legislation has been referenced to reassure the community that their concerns will still be addressed in planning policy even if not specifically in the Neighbourhood Plan. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|---|--|
| <p>Roads and Transport Infrastructure: PSRTI</p> | <p>Comments Raised by the following:</p> <p>Jonathan Clark Highways & Technical Services Buckinghamshire Council, AGT1 Consortium, Ellesborough Parish Council, Aylesbury Town Council, Jerry Bradley.</p> <p>Context:</p> <ul style="list-style-type: none"> • Increased traffic on Lower Road not being addressed within the plan. • The VALP and SEALR plans deeming the PSRTI3 not relevant. • Support requested for the local cycling and walkway plans. |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Roads and Transport Infrastructure policy replaced by the Transport and Travel policies. The new policies reference and support transport policy within the VALP while adding local detail to support developers to provide relevant and appropriate measures in their proposals. This policy area in the NP is now broken down to cover Active Travel, Traffic Congestion, and Public Transport. In doing this the Plan has addressed the consultation feedback as well as the needs of the community. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|---|---|
| <p style="text-align: center;">Public Facilities: PSPF</p> | <p>Comments Raised by the following:</p> <p>Buckinghamshire Council, AGT1 Consortium, Pollyanna Pre-School.</p> <p>Context:</p> <ul style="list-style-type: none"> • Policy in conflict with the VALP and undermines the strategic policy. • Overlap between SMPC NP Public Facilities policy and the Community Facilities policy • Lacks clear definition and measurable deliverables. |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Public Facilities and Community Facilities policies combined into the single Community Facilities policy. The new policy has considered and supported all VALP policy for local area facilities, including noting relevant requirements in the AGT-1 SPD. This policy is broken down to consider and support further policy on Educational Facilities, Medical and Pharmaceutical Facilities, and Sport and Leisure. In doing this the plan addresses the consultation comments and has been updated to reflect the made VALP. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|---|
| <p style="text-align: center;">Community Facilities: PSCF</p> | <p>Comments Raised by the following: Buckinghamshire Council, AGT1 Consortium.</p> <p>Context:</p> <ul style="list-style-type: none"> • Policy in conflict with the VALP and undermines the strategic policy. • Overlap between SMPC NP Public Facilities policy and the Community Facilities policy • Lacks clear definition and measurable deliverables. |
| | <ul style="list-style-type: none"> • The Stoke Mandeville Parish Council Neighbourhood Plan has had the Public Facilities and Community Facilities policies combined into the singular Community Facilities policy. The new policy has considered and supported all VALP policy for local area facilities, including noting relevant requirements in the AGT-1 SPD. This policy is broken down to consider and support further policy on Educational Facilities, Medical and Pharmaceutical Facilities, and Sport and Leisure. In doing this the plan addresses the consultation comments and has been updated to reflect the made VALP. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p>Retirement and Care Community: PSRCC</p> | <p>Comments Raised by the following:</p> <p>Buckinghamshire Council, Ellesborough Parish Council, Gerald Knight.</p> <p>Context:</p> <ul style="list-style-type: none"> • No evidence to show that policy is factually supported. • The VALP covers policy in this area. • Location of planned housing to be clarified. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan as it is covered in VALP policy which was adopted since the Reg 14 consultation. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
|--|--|
| <p>Identity and Community Cohesion: KPICC</p> | <p>Comments Raised by the following: Buckinghamshire Council, AGT1 Consortium.</p> <p>Context:</p> <ul style="list-style-type: none"> • There seems to be some conflict with VALP strategic policies D-AGT1 and D-AGT2 in the criterion (a) of D-AGT1 and D-AGT2 which call for integration with Aylesbury, not self-containment and a response in character to the surrounding area rather than being designed with their own character and identity. • The Policies are not needed given the VALP Policy D1, the D-AGT1 SPD and the new National Model Design Guide and Design Code. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan as the new NPSG recognised that it was in conflict with the made VALP and SPDs. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |

| Policy Area | Representation and Response |
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| <p style="text-align: center;">Development Design in Existing Neighbourhoods: PSDDE</p> | <p>Comments Raised by the following: Buckinghamshire Council.</p> <p>Context:</p> <ul style="list-style-type: none"> • Contents page/titles - It is noted that some of the titles Abbreviation/policy numbers don't follow the same format within the document as in the contents page e.g. – 'Development Design in Existing Neighbourhoods PSDDE' appears to be '5 Design and Housing Mix in Existing Neighbourhoods [PSDDHN]' in the body of the plan document. • What do the codes written on the right-hand column mean KPM, KPICC etc? it needs to be made clear on the contents page Contents page should also contain page numbers and putting policy titles in bold will help accessibility for all. |
| | <ul style="list-style-type: none"> • This policy has been removed from the SMPC Neighbourhood Plan in response to the made VALP and the Reg 14 feedback. • The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |
| <p style="text-align: center;">Heritage</p> | <p>Comments Raised by the following: Buckinghamshire Council.</p> <p>Context:</p> <ul style="list-style-type: none"> • Bucks Council Comments: "Heritage - Although there is mention of heritage in various parts of the document, despite mention in the contents (PSCA and PSHA) there are no specific heritage policies. Although there are no Conservation Areas, there are some listed buildings within the area, potential for non-designated heritage assets and archaeology. These should be afforded appropriate consideration within the plan to ensure compliance with National Policy, ensure their protection and to acknowledge their significance and role they could play in place making." • The revised Neighbourhood Plan includes a Heritage Policy and a list of proposed Non-designated Heritage Assets, which will be submitted to Bucks Council for adding to the Register. |

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| | <ul style="list-style-type: none">• The Neighbourhood Plan has then been re-submitted for approval to Stoke Mandeville Parish Council on completion of these updates before submission to Buckinghamshire Council for Regulation 15. |
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