



Strategic Sites Committee Update

Application Number: 22/03709/AOP

Proposal: Outline application with access to be considered for redevelopment of the site comprising up to 100 residential units (Use Class C3) and the provision of green open space, together with associated landscaping and parking, widening of access and alterations to 149-151 Lower Road to accommodate widened access, and an internal link road to Booker Park School

Site Location: Bucks C C Sports and Social Club, Lower Road, Stoke Mandeville, Buckinghamshire

Applicant: Buckinghamshire Council

Case Officer: Sue Pilcher

Ward affected: AYLESBURY SOUTH EAST

Parish Council: STOKE MANDEVILLE

Date Application Valid date: 10 November 2022

Statutory Determination date: 9 February 2023

Recommendation: (updated from the one published on 14 December 2023)

The recommendation is that the application be deferred and delegated to the Service Director of Planning and Environment for APPROVAL subject to:

- A. The applicant submitting a revised plan showing details of access arrangements within the carriageway of Lower Road;
- B. The Service Director of Planning and Environment, in consultation with the Chairman, is satisfied with the proposed access arrangements and that it is in accordance with policies T1, T4 and T5 of the VALP
- C. A referral of the application to the Secretary of State given the objection to the development from Sport England.

In the event that the application is not called in by the Secretary of State, and subject to points A and B being satisfactorily resolved, for the application to be approved subject to:

the satisfactory completion of a Memorandum of Understanding, the details of which have been set out in this report, including a financial contribution towards health in the event that officers are satisfied it is CIL compliant, and subject to the conditions as proposed (with any amendments or additions as considered appropriate) by Officers and receipt of no new material representations;

or if these are not achieved for the application to be refused for such reasons as the Service Director of Planning and Environment considers appropriate.