
Consultation Summary

Former Buckinghamshire County Council Sports
and Social Club Land, Lower Road, Stoke
Mandeville

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1.0 Consultation Activity

Engaging with Key Stakeholders

Local Councillors

- 1.1. Prior to engaging local residents, local council members and other stakeholders were contacted via email to be invited to an hour session ahead of the public exhibition events on 25th April and 27th April. A number of Councillors attended these sessions, were introduced to the proposals and were offered a briefing on the scheme.

Stoke Mandeville Parish Council (SMPC) & Stoke Mandeville Neighbourhood Plan Steering Group (SMNPSG)

- 1.2. Meetings with SMPC and SMNPSG were held in December 2021 and February 2022. Following the February 2022 meeting, it was decided that Buckinghamshire Council (BC) would work with SMPC on the design of the proposal. Accordingly design work collaboratively began with Untitled Practice, the architectural advisors for the project to SMNPSG.
- 1.3. Broadly the design developed from a loose residential estate style (by Savills) into a more formal garden square style development (following the influence of Untitled Practice). This was the plan displayed at the Public Exhibition events. BC representatives were present at the events to explain the proposals and plan with members of SMPC also often in attendance.

Sports England

- 1.4. A pre-application request to discuss the proposals with Sport England was submitted on 18th February 2022. Sport England has since reviewed the proposals and provided an initial response by email on 7th March 2022. A meeting was suggested and will be held on 26th May 2022.

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Buckinghamshire Council

- 1.5. A pre-application request was submitted to Buckinghamshire Council LPA on 1st March 2022, and a meeting is arranged for 27th May 2022 to discuss the proposals.

Consultation with the local Community

- 1.6. Consultation with the local community comprised of an online consultation, and two in-person public drop in events. The local community were informed about both types of engagement through a letter-drop to residents in the boundary highlighted in the plan below. Advertising details of the consultation was carried out and information was posted on notice boards in local businesses and community centres. The distribution area can be seen in Figure 1.



Figure 1 – Invitation letter drop distribution area

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Consultation Webpage

1.7. A dedicated webpage was hosted by Your Voice Bucks and found at:

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

1.8. The website ran live from 4th April 2022 until 9th May 2022 and included access to the plans and details of the proposals at a time that was suitable and convenient for them. An online questionnaire was also included where the local community could provide their thoughts.

1.9. Overall, 340 online feedback forms were received with the key themes detailed in Table 1 below.

Phone calls and Emails

1.10. The website also provided an email address and phone number for the local community to provide feedback. In total, 25 responses via this method of feedback were received. The key themes of these responses are detailed in Table 1 below.

Public Exhibition Events

1.11. Two public exhibition events were held at Eskdale Community Hall on 25th April 2022 from 10:00-16:00 and 27th April 2022 from 15:00-20:00. A variety of times were chosen to ensure members of the public with other commitments were not excluded from attending the events.

1.12. The first hour of each exhibition was for the Local Councillors to attend, review the proposals and ask any questions to the applicant team.

1.13. Registration forms were provided at both events. Whilst attendees were encouraged to complete registration forms, it was not compulsory and some declined. On 25th April, 36 attendees registered and on 27th April 27 attendees registered. The applicant's representatives at the events physically counted 71 attendees on the 25th April and 40 on the 27th April.

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1.14. Feedback forms were available to fill out during these events, and we received 8 in total. The key themes of these forms are outlined in Table 1 below.

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2.0 Feedback

2.1 Summary of Feedback Received

| Response Type | Key Themes | | | | | | | |
|---------------|--------------------------|--|--|------------------|-------------------------|----------------------------|-------------------------------------|-------------------------------|
| | Loss of Green Open Space | Objection to building houses on the site / in the area | Lack of infrastructure e.g. roads, schools, GP's | Traffic Concerns | Loss of Sports Facility | Loss of Community Facility | Re-build the Sports and Social Club | Disruption / Loss of wildlife |
| Online | 164 | 149 | 148 | 108 | 88 | 87 | 40 | 27 |
| Phone/ Email | 9 | 17 | 14 | 6 | 4 | 1 | 4 | 1 |
| Written | 5 | 3 | 3 | 5 | 5 | 1 | 2 | 2 |
| TOTAL | 178 | 169 | 165 | 119 | 97 | 89 | 46 | 30 |

Table 1 – Summary of key themes from consultation responses received.

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2.2 It is key to note that the 'total' figures in Table 1 represent the number of respondents who raised each of the key themes. It was common within the results for each respondent to raise more than one theme within the 373 responses received.

2.3 We have chosen three representative comments for each key theme to provide an example of what was said within the feedback.

Loss of Green Open Space

- *"Large areas of greenspace are essential for the health and wellbeing of the local communities... To keep this greenspace will be for the benefit of not just the existing residents but future ones too."*
- *"We need more accessible open spaces for the public to enjoy. Regenerate the tennis court!"*
- *"We moved to this area due to the wide open space for our children to play. It is very disappointing that the fields at Bucks CC have been shut up for the last few years. There is very little open space for children to play. New estates have been built off lower road with no park facilities and very little green space."*

Objection to Building Houses on the Site / in the Area

- *"I question the 'need' and 'demand' for more houses. It was recently announced that Buckinghamshire has the lowest number of homeless people in the country. Each of those is of course a tragedy and needs help but I think the 'demand' comes from the construction industry leaders, who seem to have convinced our Government that only they can fix our broken economy and provide jobs. How about those workers being diverted to the massive task of converting our existing homes to be fossil fuel free?"*

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- *“There are too many houses being built without the necessary infrastructure.”*
- *“I do not feel like more housing is needed in that location as recently two developments have been going right by this site.”*

Lack of Infrastructure e.g. roads, schools, GPs

- *“The roads need to be improved before any more development in Aylesbury. I commute into Aylesbury and it is completely gridlocked it is appalling!”*
- *“The plans state near Mandeville school – I doubt very much they would have capacity to take any more students for a completely new states. Doctors in Aylesbury are stretched. The hospital itself is barely coping at the moment. As usual roads & infrastructure don’t appear to feature in what is probably already a done deal.”*
- *“The primary issue is the lack of infrastructure to accompany these new homes. It is all but impossible to find an NHS dentist in Bucks, as waiting lists are at least 2 years long – at least one dentist has closed their waiting list. We do not have enough school places to accommodate existing children in their local schools let alone hundreds more.”*

Traffic Concerns

- *“The total grid lock already experienced morning and evening around this whole area has become ridiculous, and now another 100 houses! Based on 2 cars per house that equates to an extra 400 vehicle movements minimum per day, without delivery vehicles etc. Already ambulances struggle to get through at peak times, as do other vehicles attempting to get to and from the hospital.”*
- *“Traffic and parking since recent developments over the past years have increased massively what with housing developments, Asda, HS2, etc.”*
- *“100 more houses will equal another 200+ cars on an already gridlocked road. No additional roads are being built around here to cope with the extra traffic.”*

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Loss of Sports Facility

- *"With the lack of sporting areas in the area where are people allowed to now go for outdoor activities which has been seen during the Pandemic there needs to be a larger range of accessible public open spaces."*
- *"There is almost nowhere left for people to relax or for children to play in this area, and Eskdale Park is simply too far away in most respects. Children used to play ad-hoc cricket, football and other sports on this area, people jogged around the perimeter every day... It was an utterly invaluable much used and loved local resource."*
- *"I believe the space should be used as community green space and reopen the Bucks club with proper management and updated facilities like "Aston Clinton" park has. Bring back the sport e.g. football, cricket, pool, darts, family fun days, family discos. Some of my best time as a child was going to the Bucks Club and seeing friend/family/local residents and attending fun days and family discos. There is nothing like this unless you want to travel to Aston Clinton. Also on the plans all you have said is "POTENTIAL" sports facilities!!!!"*

Loss of Community Facility

- *"But we are lacking the community facility and ground for sports in Aylesbury and Stoke Mandeville. This site should be restored to its former glory for all to use."*
- *"Shocking that this wonderful protected community asset, that Buckinghamshire Council own, is being considered for housing. Yes we need affordable housing which this location could be used for, 100% of the land. But we are lacking the community facility and ground for sports in Aylesbury and Stoke Mandeville. This site should be restored to its former glory for all to use."*
- *"This is a real kick in the teeth, a perfectly good safe community facility that has been closed off to the people you serve all for profit. Where are our children supposed to play and exercise safely?"*

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Re-build the Sports and Social Club

- *“Rather than redeveloping the site for residential housing, I think the site should be reinstated as a sports and social club and the existing facilities improved.”*
- *“In addition to the housing etc and the sports facilities, I feel that the former Sports and Social club should be rebuilt to house an area for a cafe/bar for the use if the residence of the new houses also the estates adjacent, to be used by young families, working people, elderly and people who like to walk their dogs and sit and have a drink etc with their friends.”*
- *“If you want to develop this area invest in the social club and sports aspect.”*

Disruption / Loss of Wildlife

- *“My views are what will happen to the hedgerows and wildlife which there are plenty on those grounds.”*
- *“Development will necessitate the need to remove the ancient hedgerow currently behind properties on Lennon Way. It was previously a planning requirement to maintain the ancient hedgerow for wildlife and to preserve the history of the area. Losing this hedgerow will greatly impact the natural wildlife.”*
- *“The beautiful green space we have will be taken and the wildlife will be further displaced.”*

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2.4 The key themes collated from all the responses are outlined in Table 1 above. It is evident from the feedback that the loss of green open space raised a lot of concern from the local community, with 174 responses including comments regarding this. Other key themes which were discussed frequently included objection to building houses on the site or within the local area due to the amount of recent residential development in Stoke Mandeville. The majority of these responses linked this to the impact on the local infrastructure, with many suggesting that until more infrastructure is provided in the area, such as GP surgeries and schools, no more houses should be built. Traffic concerns were also mentioned within many responses, with comments about the high traffic levels on Lower Road at present and how it was considered that if more houses were added, the traffic would become a lot worse.

2.5 However, not all responses were responding negatively to the proposals. Out of the 377 responses received, 30 of these were in support of the proposals and these responses acknowledged the need for housing, particularly affordable housing within the Borough. In addition, 14 responses received were neutral where they stated that they weren't opposed to the proposals however they weren't for them either. The total breakdown of the 368 responses is outlined in Table 2 below.

| | Support | Neutral | Objection | TOTAL |
|-------------------------|---------|---------|-----------|-------|
| No. of responses | 30 | 14 | 329 | 373 |
| % of responses | 8% | 4% | 88% | 100% |

Table 2 – Breakdown of responses.

