

# Manor Oak Homes welcomes you to Wendover Road, Stoke Mandeville

*This is a pre-application consultation event for a residential scheme seeking outline planning permission for land to the south-west of Wendover Road, on the southern fringes of Stoke Mandeville. This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments. Proposed plans are indicative and included to aid discussion.*

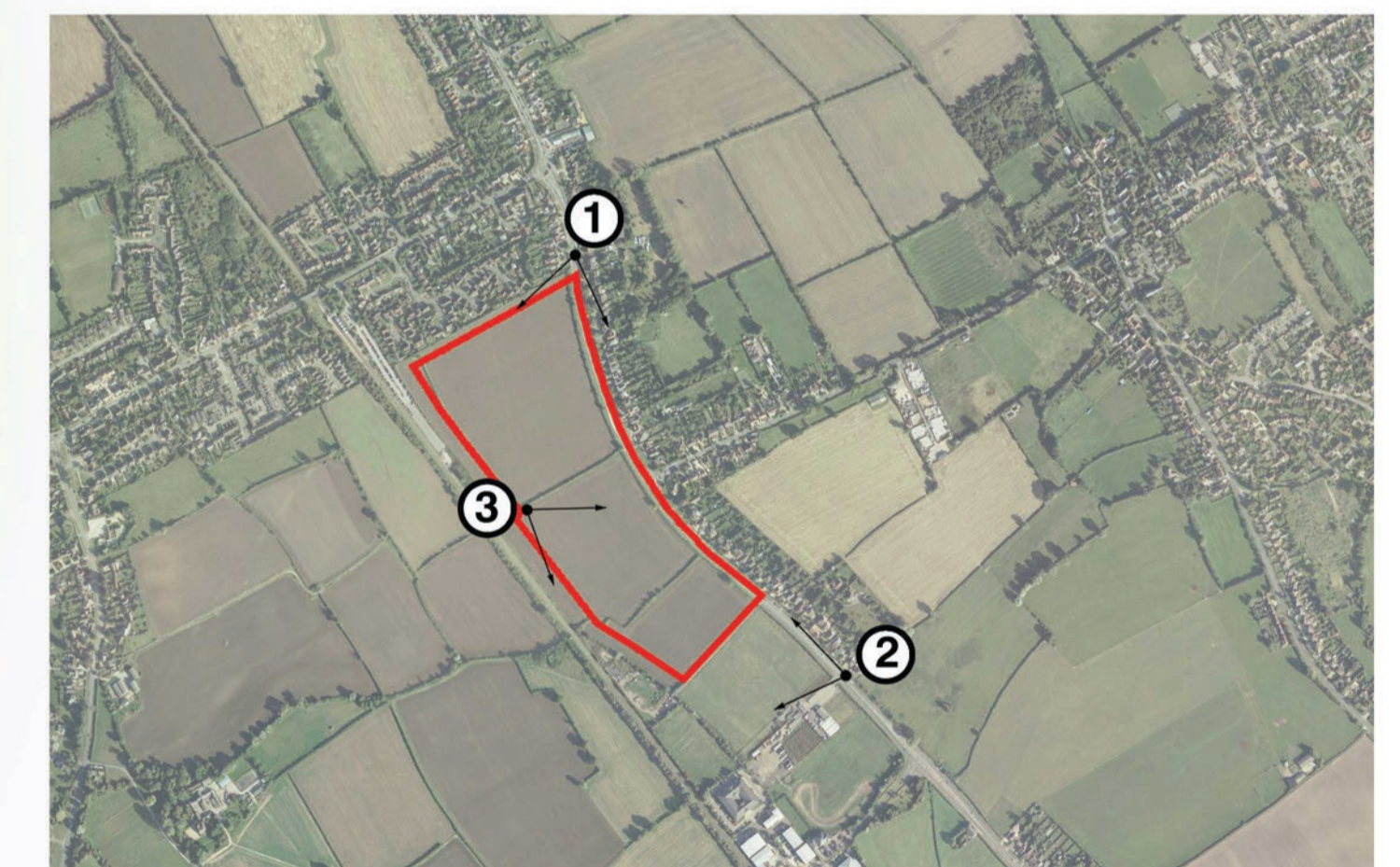
- The total **site area** is **17.9 hectares** (44.2 acres).
- The Site could deliver between **340-360** residential dwellings.
- **30%** of proposed dwellings would be **affordable housing**.
- Proposed public open space would be provided in line with local policy.
- The **site access** would be from **Wendover Road**, to the east of the site.
- The **majority** of the established **hedgerow** is likely to be **retained** and enhanced by an appropriate landscape treatment.
- The proposed scheme would provide onsite **biodiversity enhancements**.
- The development may provide **community benefits** through **S106 / Cil Contributions** and through the **Government's New Homes Bonus Scheme**.



- The development would have to include **play areas** for children in line with local policy requirements.



Existing Views



Aerial and Photograph Locations

## Meet The Team

- Architecture – APPS Creative Design
- Arboriculture – FEC
- Ecology – FEC
- Drainage – JPP
- Landscape Architecture – FEC
- Planning Consultant - Strutt & Parker
- Transport & Highways - JPP

## 1. INTRODUCTION

STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT



## About the Site

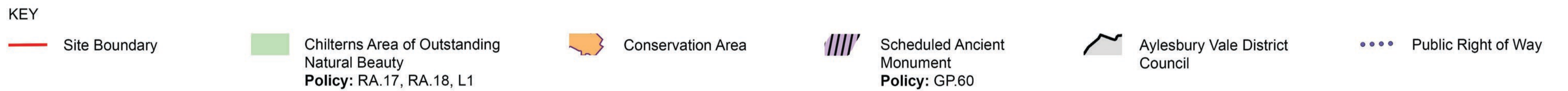
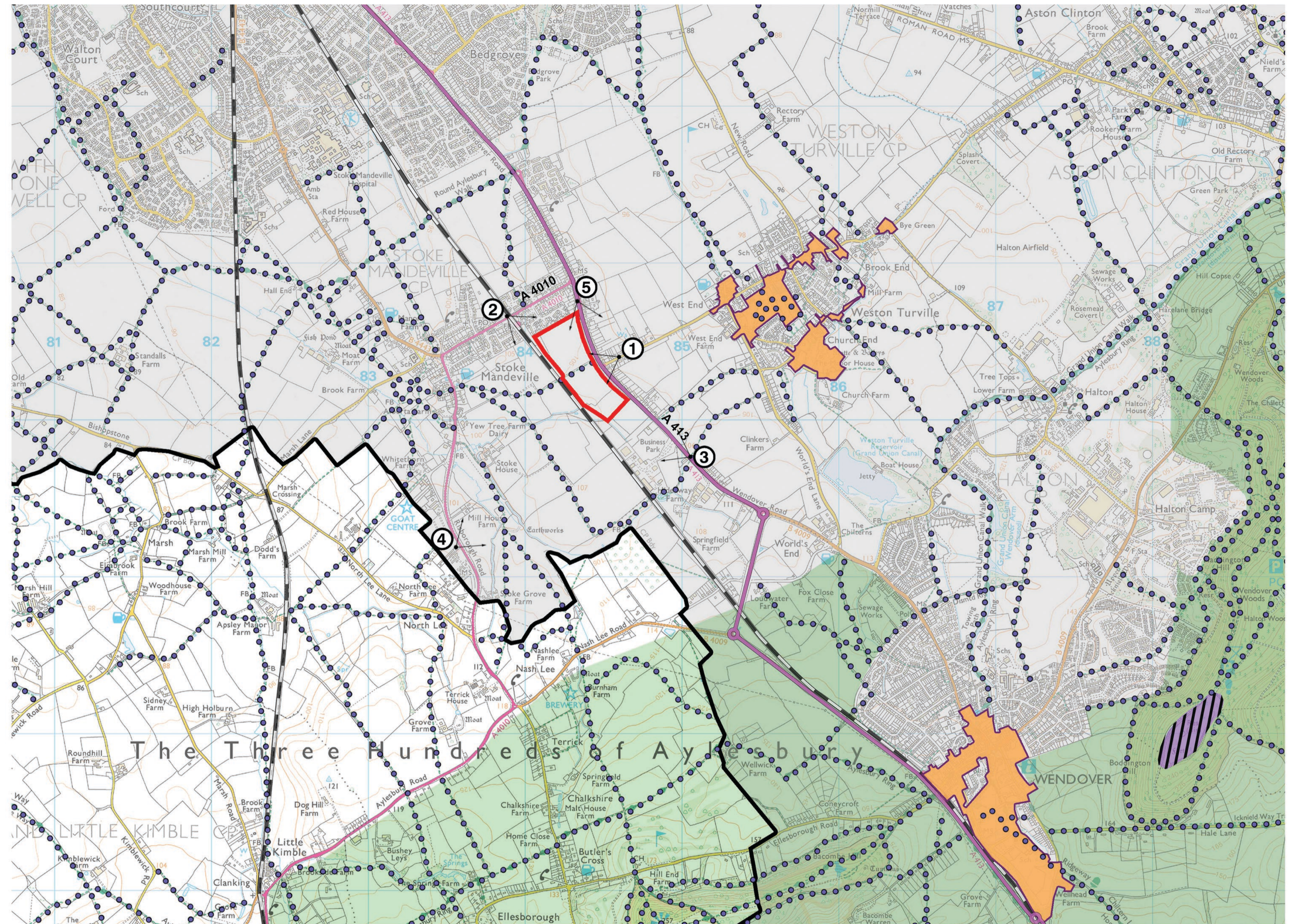
The Site is located to the south of the main built-up area of Stoke Mandeville. The northern boundary is formed by the rear gardens of residential properties. The eastern boundary follows Wendover Road, but is set back from the road which features a grass strip between the footway and the Site boundary. Residential properties are located opposite the Site for the entire length of the eastern boundary. The southern boundary is formed by a hedgerow between fields. The western boundary follows the railway line to Aylesbury except in the south-western corner where it abuts existing commercial development.

## Planning Background

The development plan for the District comprises the 'saved' policies of the Aylesbury Vale District Local Plan 2007. However, it is widely acknowledged that the housing supply policies within the adopted Plan are out of date given that the Council is currently unable to demonstrate a sufficient supply of housing land.

The Council's latest assessment calculates that there is a housing requirement of 21,300 dwellings (or 1,065 new homes per year) in the period between 2013 and 2033. Aylesbury Vale is also required under the 'Duty to Cooperate' to consider the unmet housing need of neighbouring authorities. Due to constraints, such as the Green Belt and Areas of Outstanding Natural Beauty (AONBs), Wycombe and Chiltern District Councils will not be able to meet their identified need, which means that Aylesbury Vale may have to accommodate around 10,000 additional homes. This brings the housing requirement figure to approximately 31,000 by 2033 (or 1,550 new homes per year). It is therefore apparent that the Council needs to boost the supply of housing significantly across the District.

In our opinion, the land at Wendover Road represents a sustainable, accessible and logical location for new housing which can be brought forward now subject to consideration of detailed design matters. Part of the land has been assessed by the Council as being suitable for housing development under the Housing and Economic Land Availability Assessment (HELAA).



1 Marrowway looking towards the Site



2 A4010 Station Road bridge looking south-east towards the Site



3 A413 Wendover Road looking towards the Site



4 Risborough Road looking towards the Site



5 Wendover Road

# 2. PLANNING POLICY CONTEXT

## STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT

KEY

- |   |  |  |
|---|--|--|
|  Site Boundary                |  Proposed Planting Buffer                 |  Proposed Community Orchard Tree  |
|  Vehicular Connectivity       |  Proposed Landscape Treatment             |  Proposed Public Open Space       |
|  Existing Public Right of Way |  Potential Noise Constraint               |  Proposed Residential Development |
|  Railway Corridor             |  Proposed Cycle Connectivity Improvements |  Potential for Station Access     |
|  Existing Hedge               |  Proposed Site Access                     |  Proposed Attenuation Feature     |



An assessment of the Site, its landscape characteristics and those that distinguish the local area has been conducted. This information has been used to inform the layout and related design.

The proposal creates an extension of the residential area of Stoke Mandeville. It reinforces the connection between the main settlement and residential properties to the east of Wendover Road. Its location avoids potential coalescence with the town of Aylesbury without introducing new development to more open countryside to the east and west.

Extension to the south of the settlement also reduces the effects of new development on the Chilterns AONB. New housing will extend towards available viewpoints instead of across the vista and will be seen in the context of existing development.

Retention and enhancement of the existing hedgerows and trees could enrich biodiversity and maintain the existing green infrastructure. Additionally, provision of public open space and attenuation ponds could enhance the ecological value of the Site.



View from the AONB at Bacombe Hill looking towards the Site

### 3. SITE ANALYSIS

#### STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT





- KEY**
-  Existing Vegetation
  -  Proposed Tree
  -  Attenuation Feature
  -  Community Orchard
  -  Play Area
  -  Existing Footpath

**Connectivity**

The Site would be accessed from the existing roundabout on Wendover Road. Proposed footpaths can be connected to existing rights of way to help integrate the Site with the existing setting.

-  Existing Vehicular Connectivity
-  Existing Pedestrian Connectivity
-  Proposed Vehicular and Pedestrian Connectivity
-  Proposed Pedestrian Only Connectivity



**Public Open Space and Biodiversity Enhancement**

Proposed green spaces can help create an attractive place to live and provide biodiversity improvements. A mixture of ornamental and native species would be used to add visual interest and help wildlife.

-  Attenuation Feature
-  Public Open Space

**Existing and Proposed Vegetation**

Retention of existing features helps to reduce the impacts on wildlife and provide an established feel to new development. Tree and shrub plantings would help fragment the built form and filter long distance views.

-  Existing Trees and Hedgerows
-  Proposed Trees

**4. MASTERPLAN**

STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT



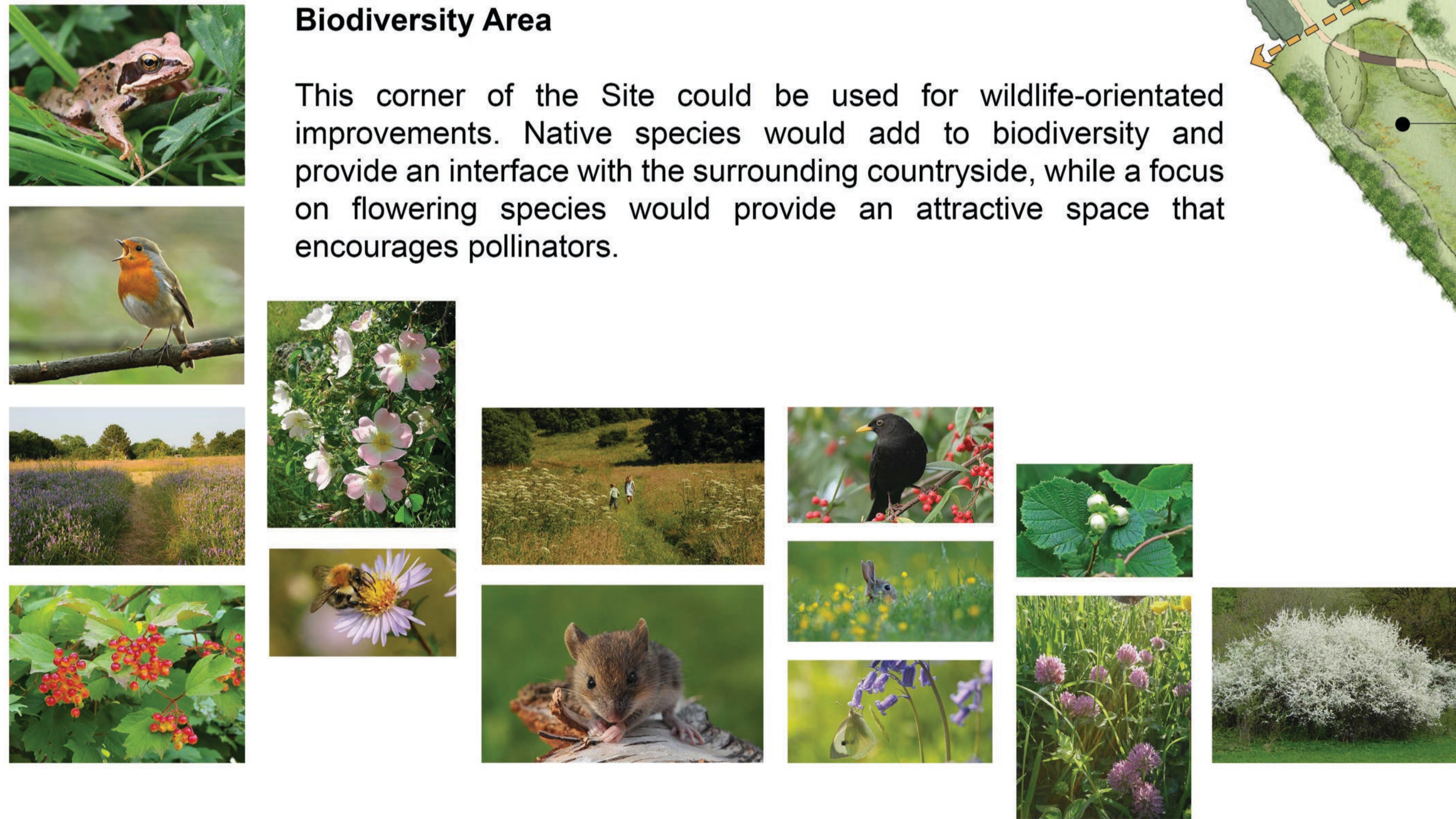
## Orchard

A community orchard could provide an attractive, semi-formal open space that allows for passive surveillance. Species selection would consider factors such as local associations, fruit type and blossom for added interest in spring.



## Biodiversity Area

This corner of the Site could be used for wildlife-orientated improvements. Native species would add to biodiversity and provide an interface with the surrounding countryside, while a focus on flowering species would provide an attractive space that encourages pollinators.



## Attenuation Features

The proposed attenuation features could be designed to be dry for much of the time. While a small quantity of water may be present in the lowest points much of the areas could be used to provide recreational areas. Paths would guide people through the space with bridges over wetter areas.



## Play Area

Play areas would need to comply with local policy in terms of number, type and location and are therefore dependent upon final housing numbers. Proposed planting in these areas would be mostly ornamental in nature but designed to stimulate interest. Play equipment could feature natural materials.



# 5. PUBLIC OPEN SPACE

STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT



## Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities.



### KEY

- |  |                      |  |  |
|--|----------------------|--|--|
|  | Site Boundary        |  | Leisure (Selected)                         |
|  | Radius Distance Line |  | 1. Community Centre and Playing Fields     |
|  | School / College     |  | 2. Various Pubs, Restaurants and Takeaways |
|  | N=Nursery P=Primary  |  | 3. Weston Turville Golf Club               |
|  | Hospital             |  | 4. Stoke Mandeville Stadium                |
|  | Dentist              |  | Bus Stops                                  |
|  | Post Office          |  | Railway Station                            |
|  | Convenience Store    |  |  |

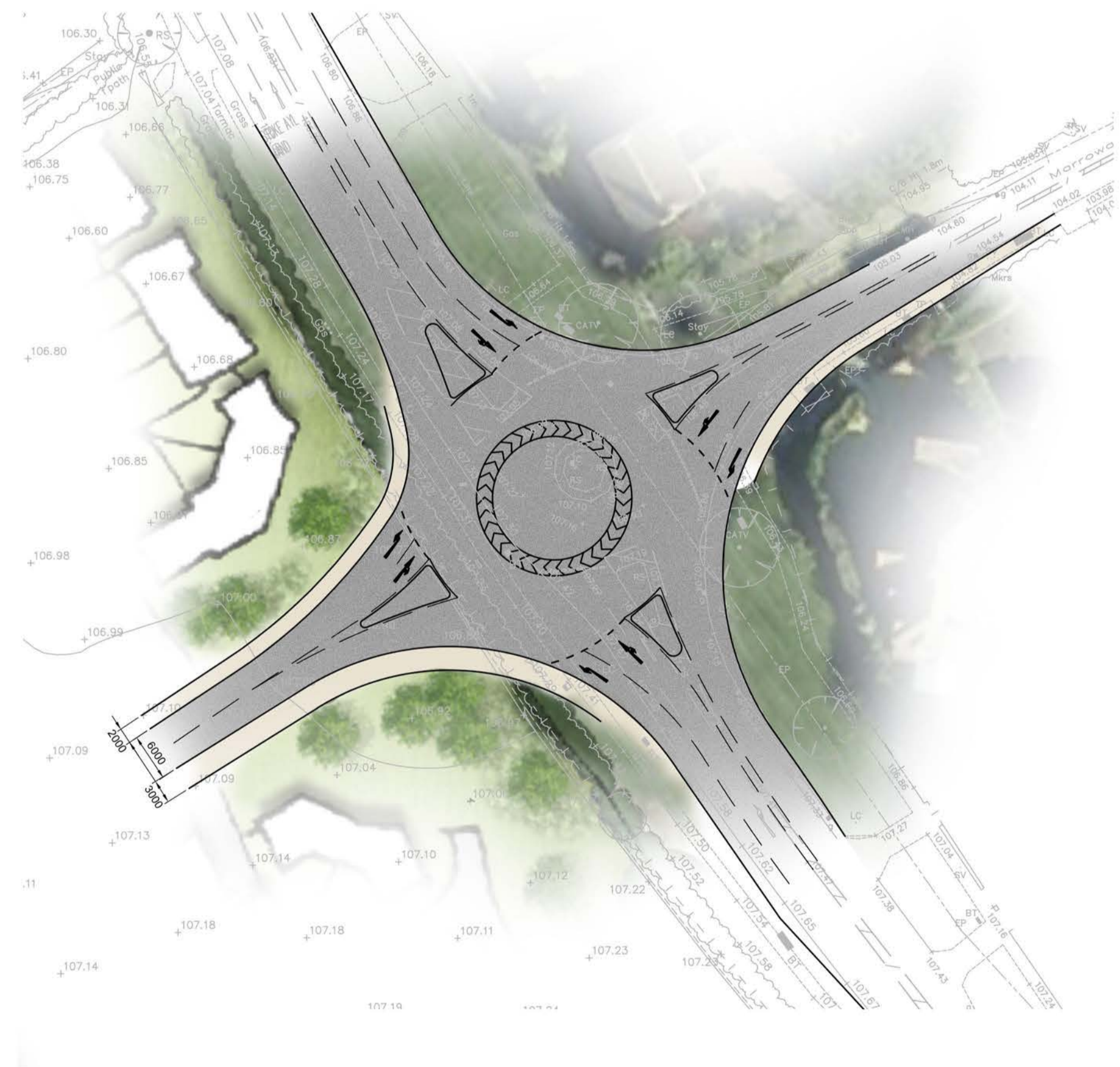
## Transport

A Transport Assessment is being undertaken to assess the impact of the proposed development on the surrounding highway network. A range of mitigation measures will be utilised should the proposed development have a significant adverse impact on any of the junctions.

The development would be supported by a Framework Travel Plan (FTP). The FTP would include a package of measures designed to encourage use of more sustainable forms of transport.

The Site would be accessed off the existing Wendover Road / Marroway roundabout. A new arm would be formed off the roundabout to form a four arm junction. The potential access is shown below.

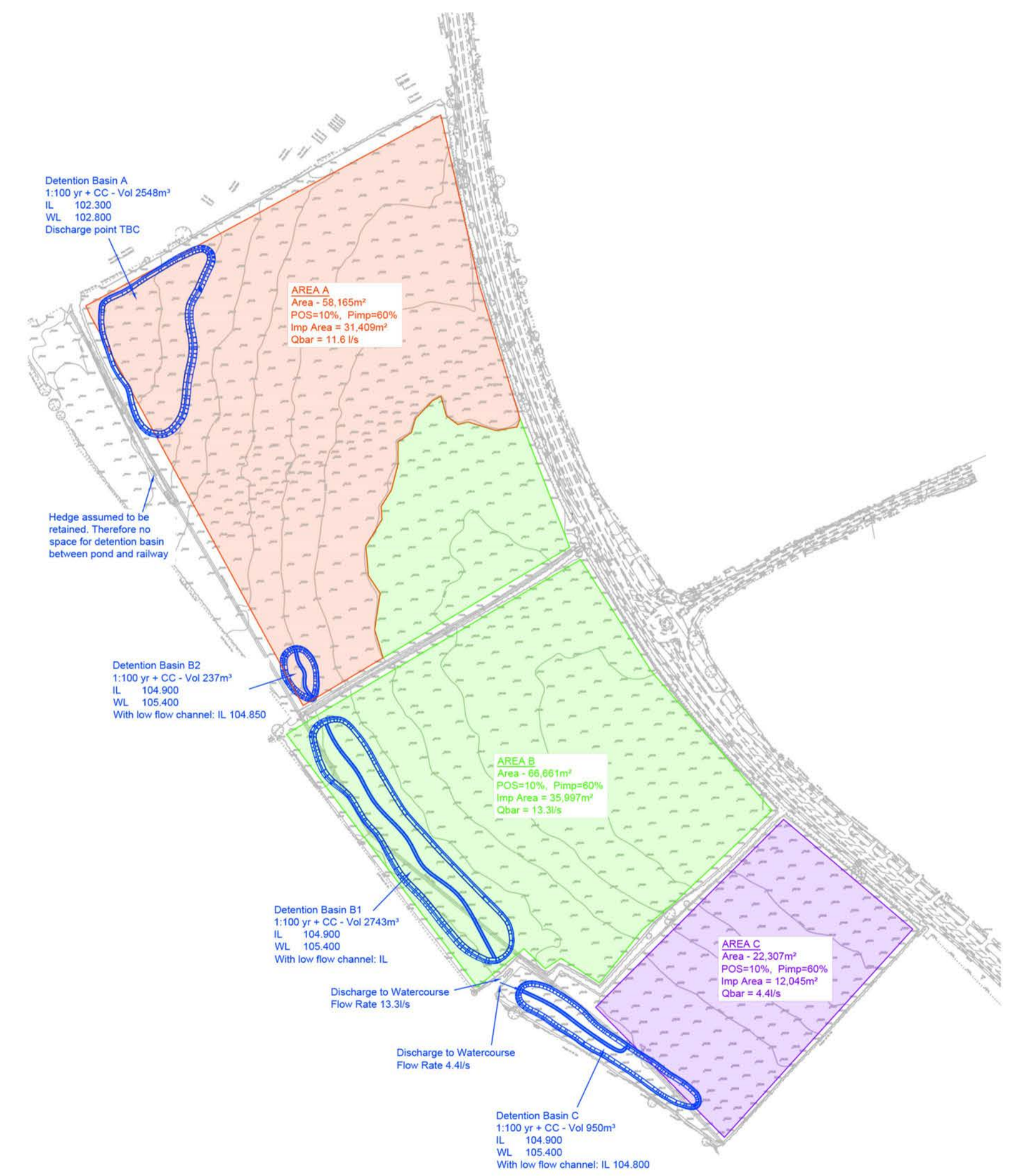
Parking within the Site would comply with current planning guidance for the development.



## Drainage

The surface water drainage strategy for the Site would comply with current guidance and would ensure that surface water discharge rates do not increase from the development Site.

A range of SUDS measures could be utilised to improve water quality and attenuate additional runoff allowing it to discharge to the watercourse at a rate equivalent to existing runoff rates. The potential attenuation basins for the development Site are shown below.



# 6. HIGHWAYS & DRAINAGE

## STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT

## House Types

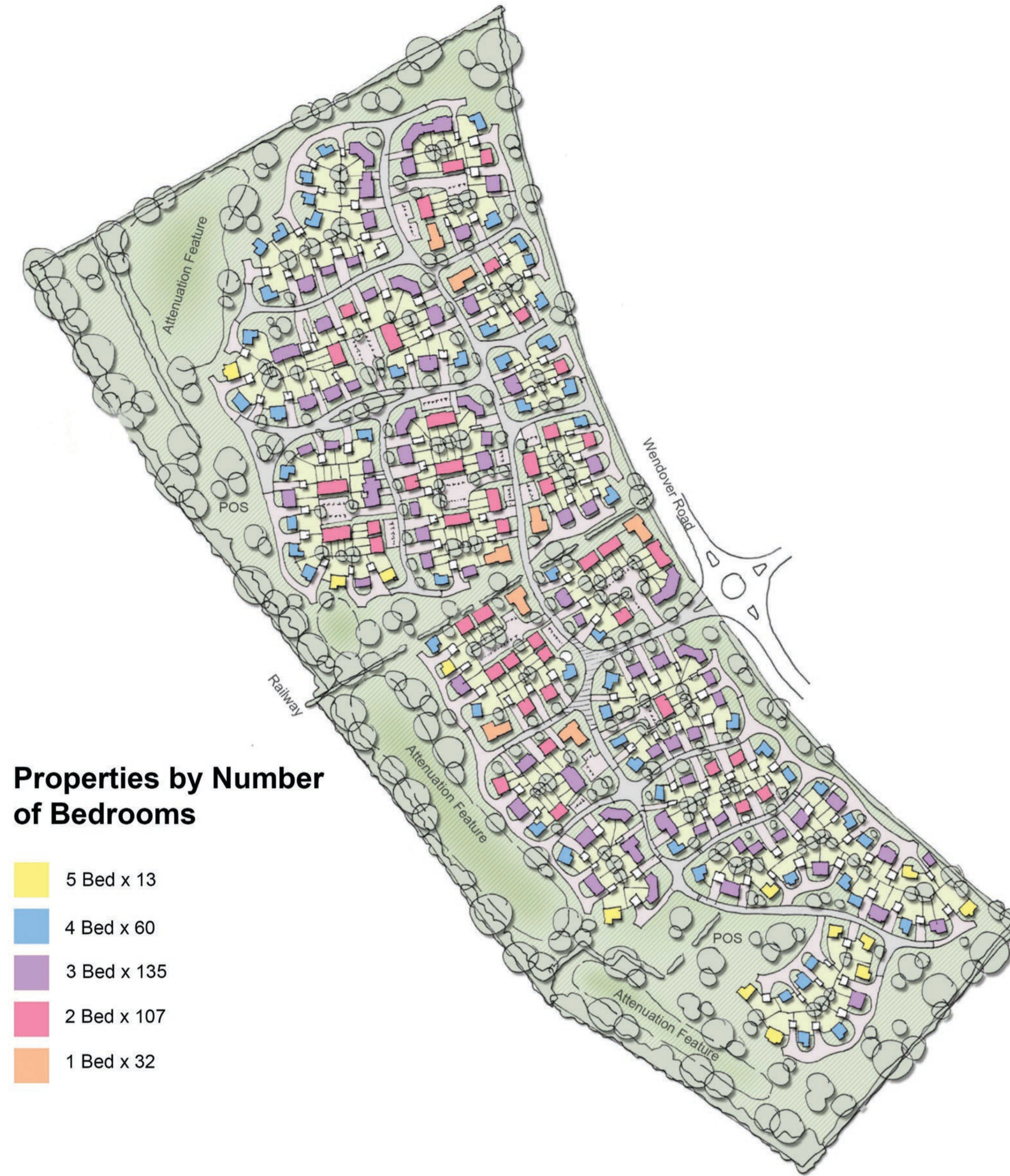
- The design could include a generous frontage along the railway corridor beside an informal building line to reflect nearby context and add interest through increased variety in the built form.
- Key vistas relating to the Site have been identified and would be considered in the layout by a combination of considerate design and the placement of key buildings. Where possible long straight roads in a grid would be avoided to reflect the urban fringe and adjacent existing development.
- The housing mix would be in accordance with local need and information contained in the latest Strategic Housing Market Assessment and local policy.
- House types would reflect local style and detailing and a variety of forms could be included across the Site. Corner units could be dual aspect with two active frontages to provide a more active street scene.
- It is not intended that any units would exceed 2 storeys in height. Generous rear gardens would be included which would be a minimum of 100 sqm.
- A range of surface treatments and materials would be used to assist traffic management and add interest to the development.
- The development will provide the following house types:

### Market Value Dwellings

5 Bed Dwellings - 13
4 Bed Dwellings - 60
3 Bed Dwellings - 116
2 Bed Dwellings - 40
1 Bed Dwellings - 12
<b>Total 241</b>

### Affordable Dwellings

3 Bed Dwellings - 19
2 Bed Dwellings - 67
1 Bed Dwellings - 20
<b>Total 106</b>



### Properties by Number of Bedrooms

5 Bed x 13
4 Bed x 60
3 Bed x 135
2 Bed x 107
1 Bed x 32



### Location of Affordable Dwellings

Affordable Dwellings x 106

## Character Photographs of Surrounding Area



Chalgrove End



Ligo Avenue



Brudenell Drive



A4010 Risborough Road



Eskdale Road



Marroway

# 7. HOUSING MIX

## STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT





**Indicative Elevation of Market Value Dwellings**



**Indicative Elevation of Affordable Dwellings**

These illustrations are representative of the proposed street scene. They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final materials choices are usually provided as part of a Reserved Matters application.

**Manor Oak Homes thanks you for your attendance at this exhibition.**

*Engagement with the local community is an important part of the planning process and your views are important to us.*

*Comments forms are available near the entrance and we request that you assist us by completing one. All comments will be logged and given due consideration.*

*The exhibition boards and comments forms will be available on our website. The address is:*

**[www.manorohomes.co.uk/WdoverRd-SM/](http://www.manorohomes.co.uk/WdoverRd-SM/)**

*Comments should be sent to:*  
**[info@manorohomes.co.uk](mailto:info@manorohomes.co.uk)**

**Thank you for attending.**

## 8. ELEVATIONS

STOKE MANDEVILLE - RESIDENTIAL DEVELOPMENT

