



HOUSE OF COMMONS
LONDON SW1A 0AA

Manor Oak Homes Limited
White Lodge Farm
Walgrave
Northamptonshire
NN6 9PY

via email – info@manoroakhomes.co.uk

Thursday 5 December 2024

Re: Response from Greg Smith MP to Manor Oak Homes Wendover Road, Stoke Mandeville Development Consultation

To whom it may concern,

I write in response to your public consultation of your proposal for 650 houses in Stoke Mandeville off the Wendover Road and Risborough Road.

This edge of village 46-hectare agricultural site is an important green buffer to the village and is not allocated for development of any kind in the adopted Vale of Aylesbury Plan.

The local plan already makes allocations for new housing to the north of Stoke Mandeville (AGT1), and to the west (AGT2) so your site to the south is speculative and unnecessary. In addition, AGT4 is immediately to the east and this reinforces the importance of this site to remain open landscape and agricultural.

Your site location plan noticeably excludes all these existing site allocations to give the false impression of the remaining rurality of the village. As part of AGT1 and 2, Stoke Mandeville will grow significantly with an allocated 2,490 homes. It cannot take any more.

Furthermore, the local transport network is already struggling to cope with existing demand, and this has been exacerbated by the long term HS2 works in the vicinity. Residents have suffered rush hour gridlock for several years, and your proposals offer nothing to mitigate that; just more traffic to compound the existing situation.

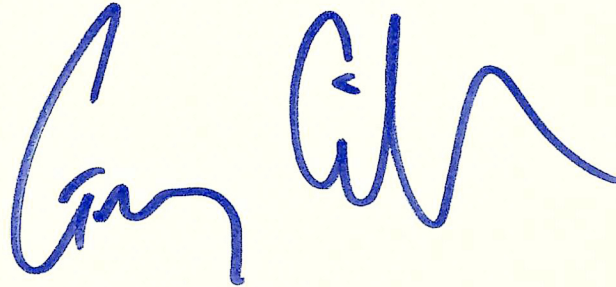
The proposal also fails to show how the scheme links with the station in any detail and how it would deal the issues relating to station car parking within the development (which would also drive up peak time vehicular movements).

Given the resulting loss of agricultural land, and considering that the eastern side of Wendover Road already features ribbon development along it, the proposed developments would completely urbanise this rural location, and would significantly impact the amenity of existing residents.

The proposals are also weak on mitigations, with a lack of commitment on healthcare and education for example.

This proposal is not needed and is contrary to both the adopted Vale of Aylesbury Local Plan and the emerging Neighbourhood Plan. I would urge you to take on board the strong feelings of the community and withdraw this speculative proposal.

Yours sincerely,

A handwritten signature in blue ink, consisting of two parts. The first part is a stylized 'G' followed by 'reg', and the second part is a more complex, flowing signature that appears to be 'Smith'.

Greg Smith MP
Member of Parliament for Mid Buckinghamshire