



Buckinghamshire Local Plan Public Consultation

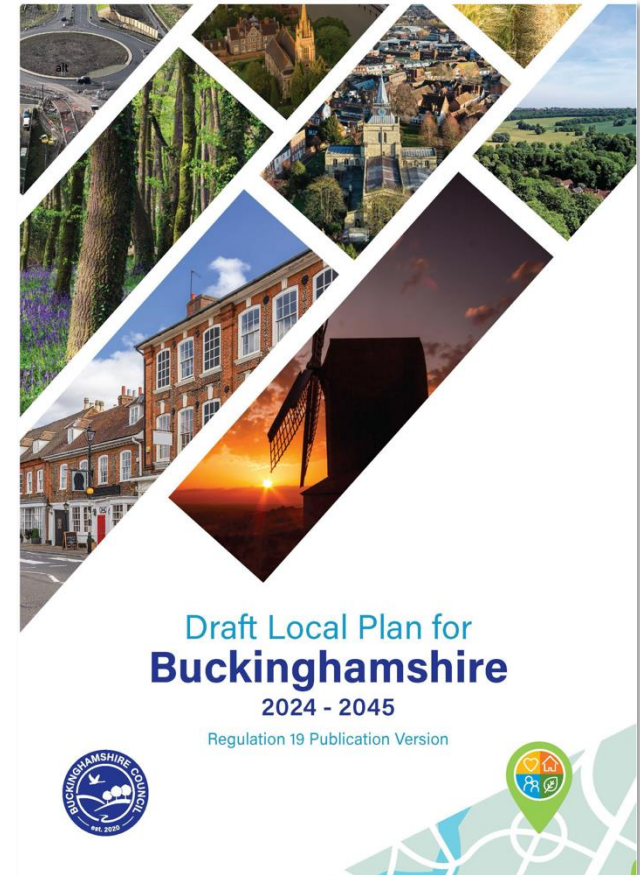
Stoke Mandeville Parish Council
25 and 27 August 2026

Agenda

- Welcome and Introduction
- What is the Local Plan?
- Greg Smith MP
- Laura Kyrke-Smith MP
- What does it mean for Stoke Mandeville
- Have Your Say

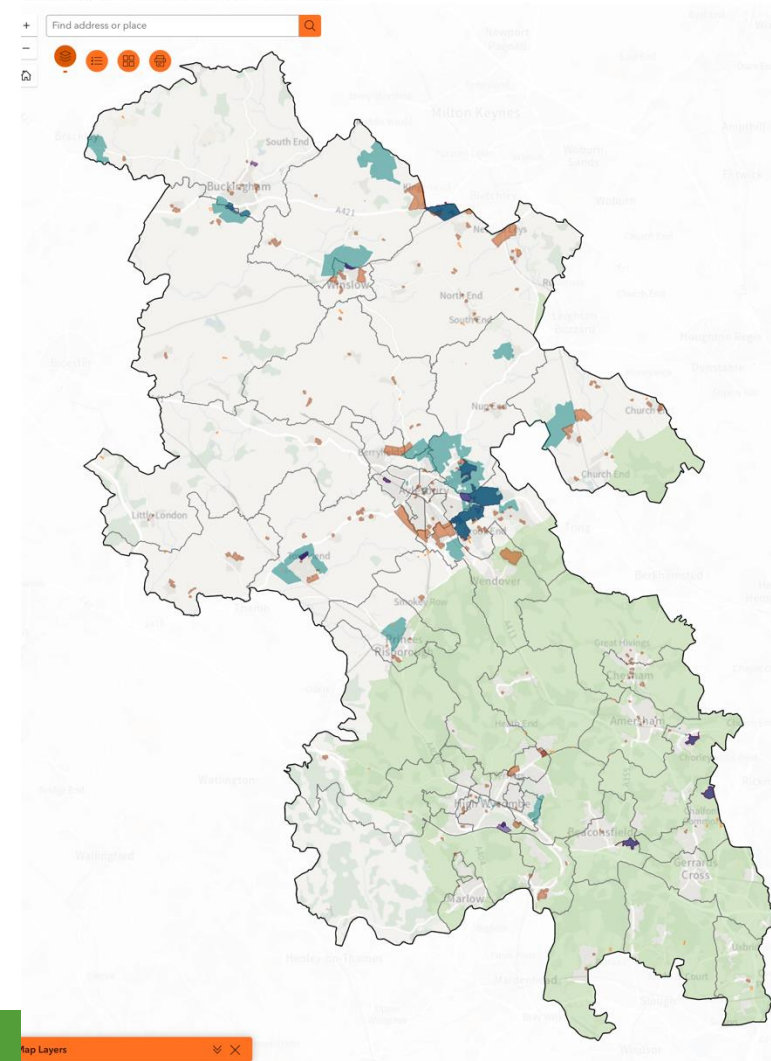
What is the Local Plan?

- Single plan to replace 4 previous plans (Aylesbury Vale, Chilterns, South Bucks, Wycombe) following unitary status in 2020
- Needs to include increased housing allocation following 2024 Government manifesto of 1.5 million new houses
- Includes necessary infrastructure, transport, employment strategies, etc to meet housing needs and opportunities
- Has to be submitted to Government by December 2026 or face sanctions



What does it mean for Buckinghamshire?

- Headline increase from 61,000 to 91,000 houses (compared to 4 plans)
- 4,344 new homes each year for 20 years
- BC committed to not build further on greenbelt
- BC commitment to ***infrastructure first***



Use the “tests of soundness”

- **Positively prepared:** The plan must build on a strategy that seeks to meet local development, housing, and infrastructure needs at a minimum, including working with neighbours to handle unmet needs if reasonable.
- **Justified:** The plan must be the best choice after looking at reasonable choices, and it must rely on clear, solid facts and background proof.
- **Effective:** The plan must be practical, realistic, and possible to finish on time, supported by good joint work on cross-boundary issues.
- **Consistent with national policy:** The plan must back the delivery of sustainable development following the rules and aims found in national planning policy.

Greg Smith

Conservative MP for Mid-Buckinghamshire



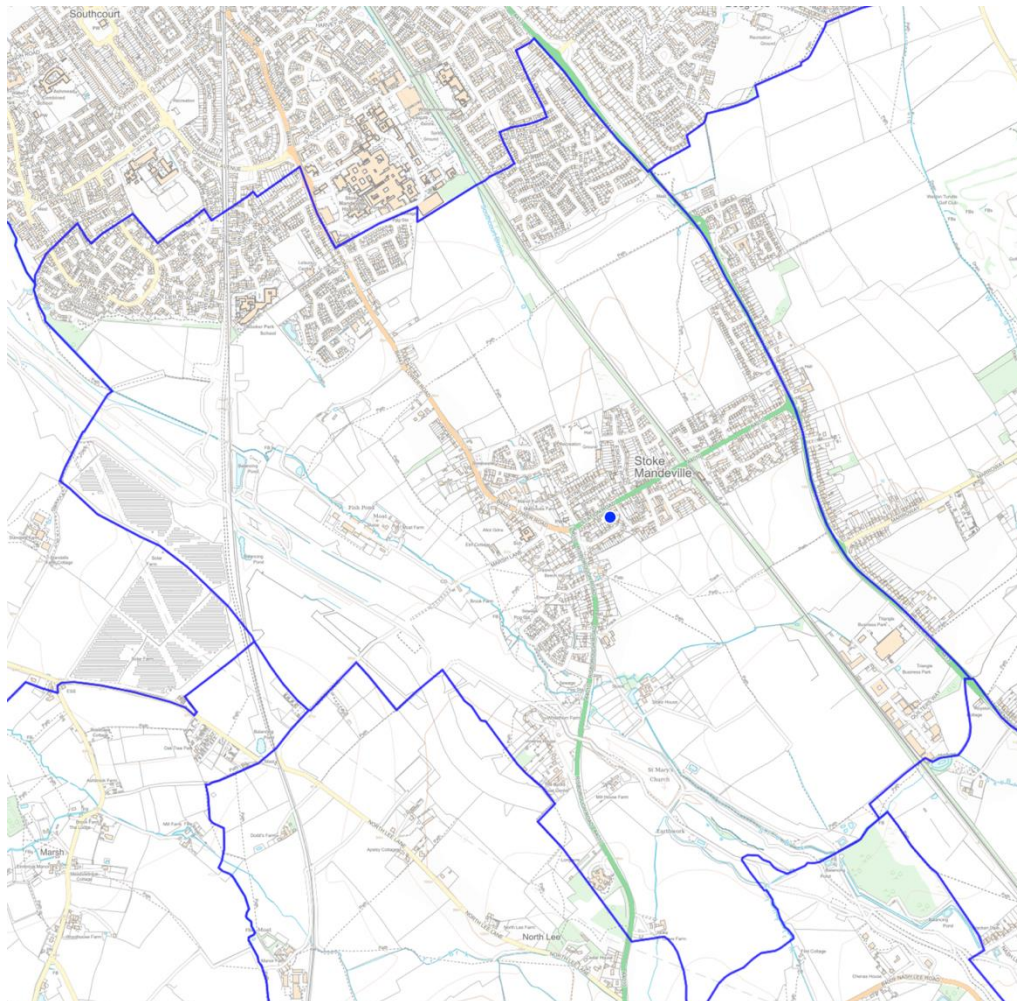
Laura Kyrke-Smith

Labour MP for Aylesbury



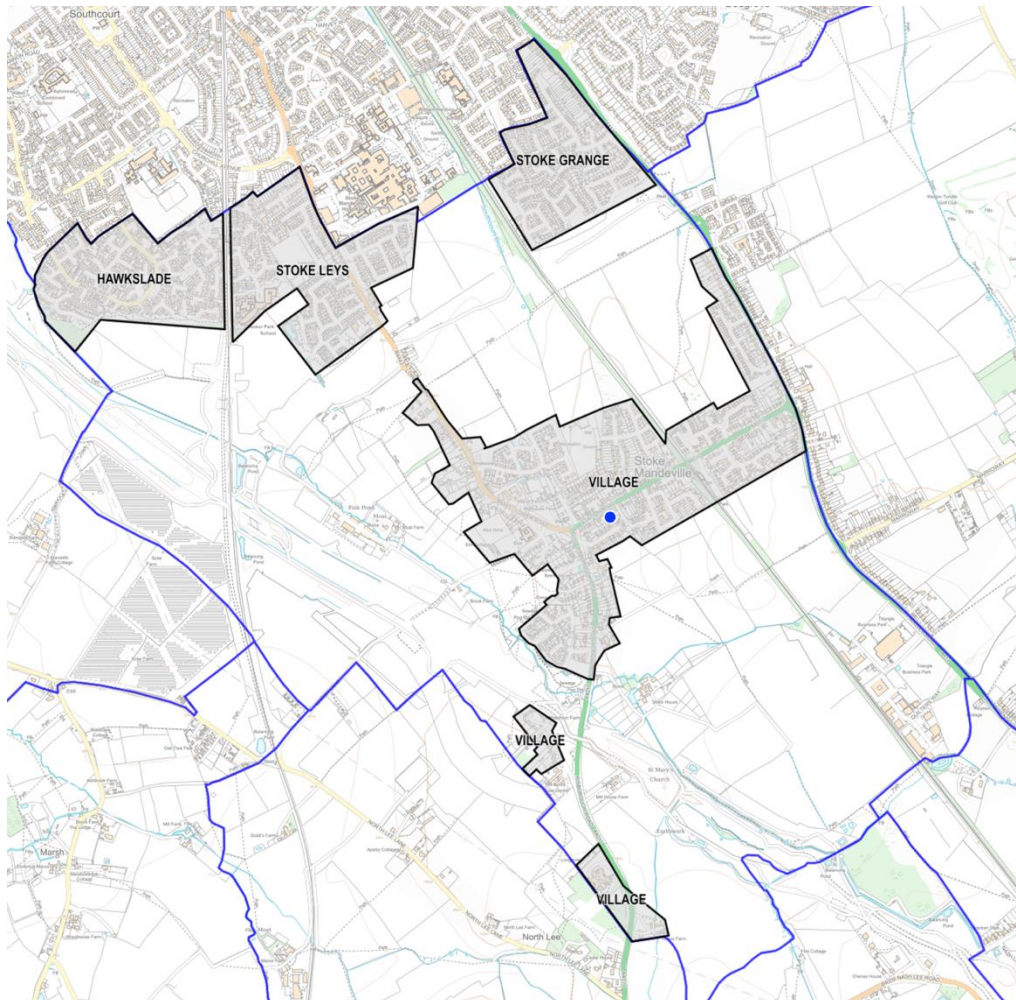
The Local Plan – Questions

- **Cumulative Impact** – Does the plan show how earlier concerns about cumulative impact have been resolved?
- **Beyond Stoke Mandeville** – Secondary school capacity and hospital pressures need solutions across the wider Aylesbury area
- **Infrastructure and growth** – Can infrastructure be delivered at the scale and time needed?
- **Fair, sustainable distribution** – Has growth been distributed fairly across Buckinghamshire with reasonable alternatives compared and considered properly?
- **Impact on affordable homes** – Building where infrastructure costs are highest can affect delivery. The majority of growth is proposed in areas where the Plan expects the lowest proportion of affordable housing from new development.
- **Test the evidence** – Use the consultation to identify where the Plan's evidence, infrastructure assumptions or proposed distribution of growth need reconsideration.



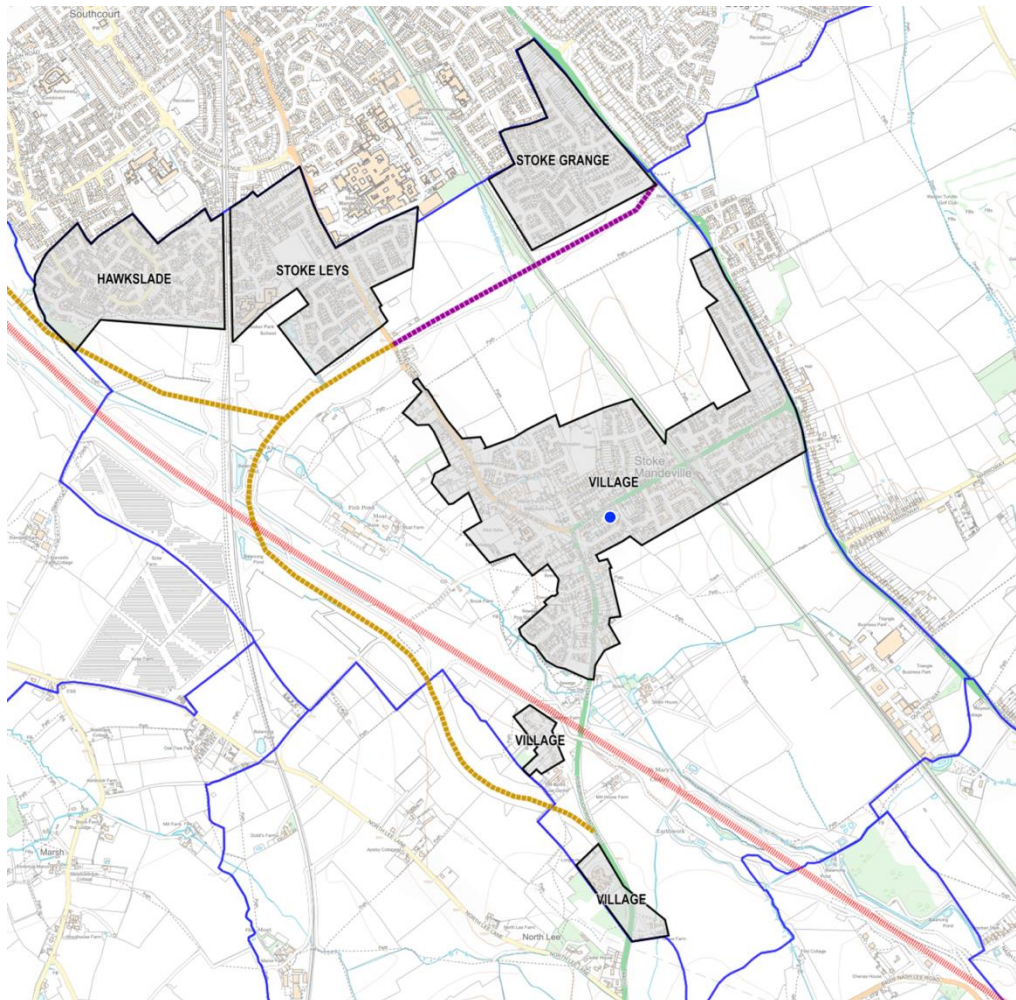
Stoke Mandeville Parish now

- c. 3,100 homes
- c. 6,000 adult residents
- c. 1,800 children <18
- No GP practices,
no dental practice,
no pharmacies in parish



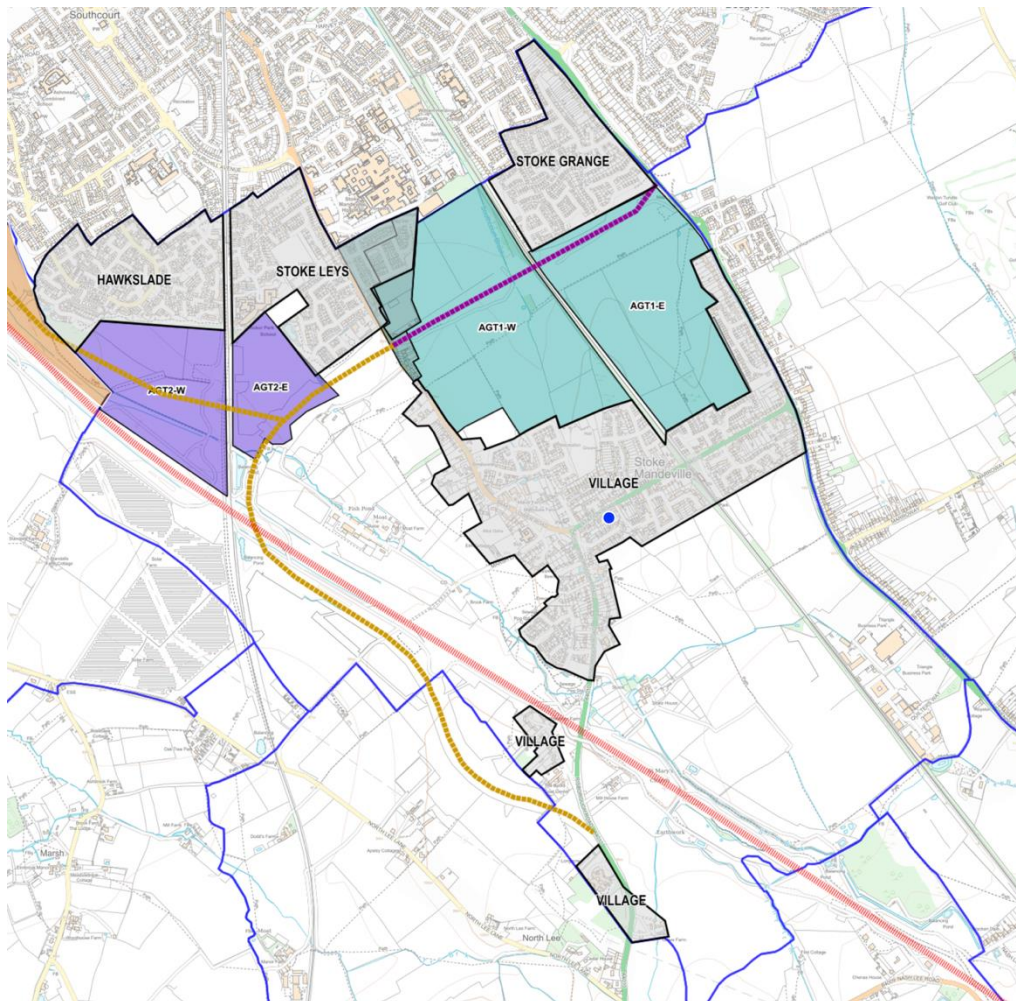
Stoke Mandeville Wards now

- Hawkslade – 882 homes
- Stoke Leys – 590 homes
- Stoke Grange – 531 homes
- Village – 1,082 homes



Stoke Mandeville recent infrastructure development

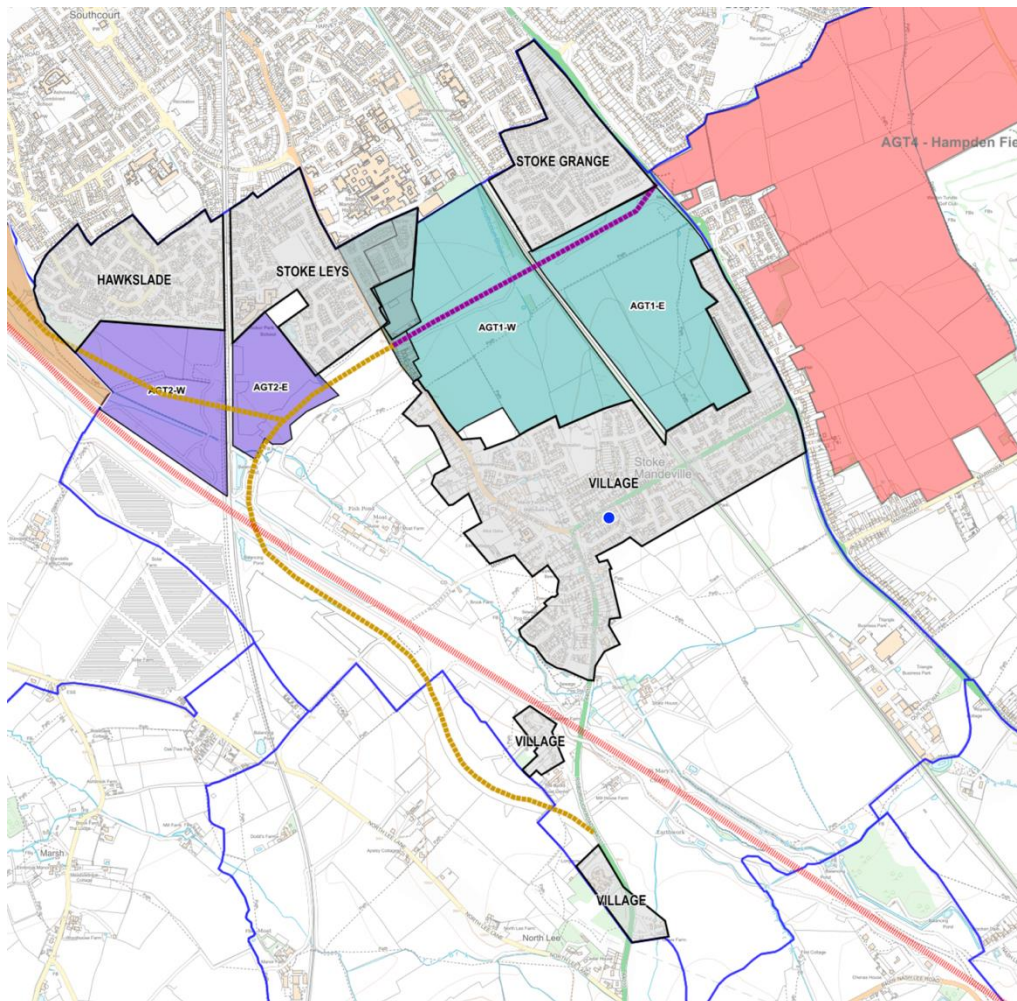
- HS2
- Stoke Mandeville Bypass
- SEALR



What's in the existing Local Plan – the VALP?

Adopted VALP strategic development sites:

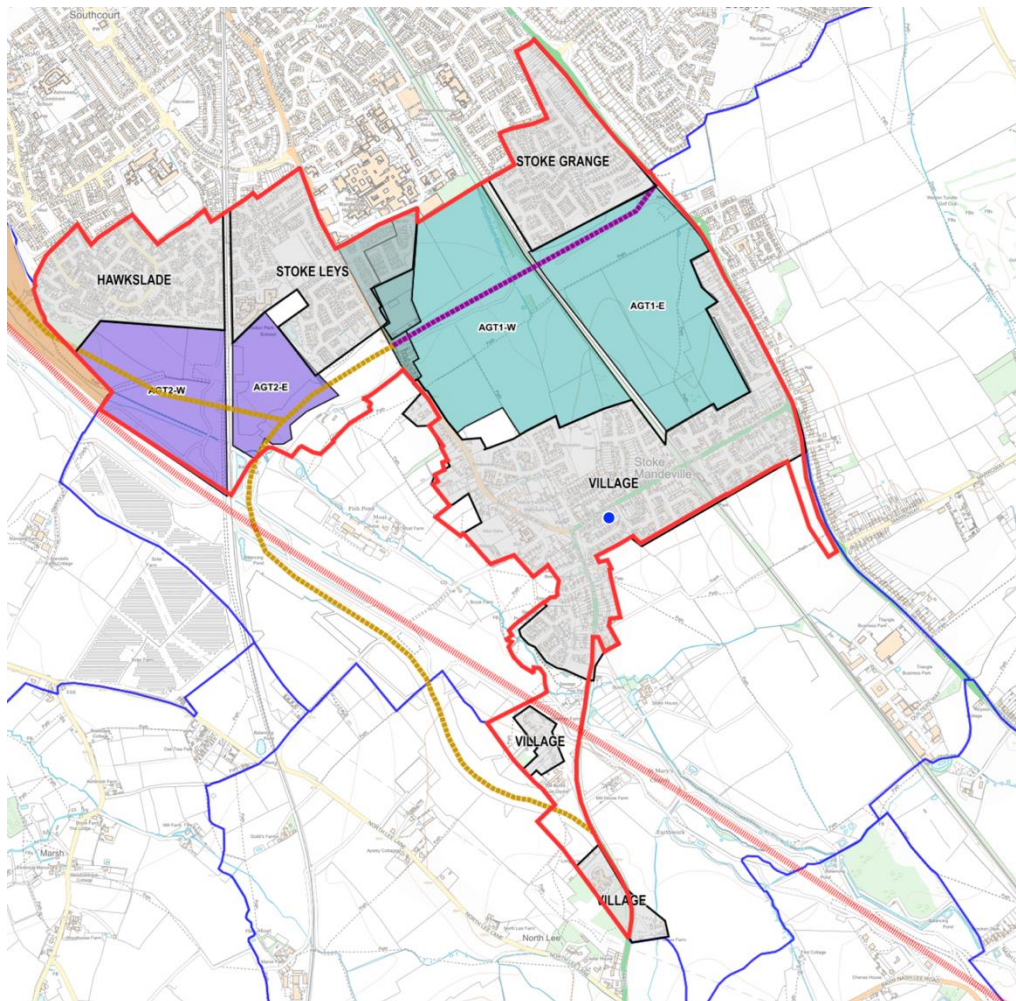
- AGT 1 – 1,350 homes
- AGT 2 – approx. 400 homes



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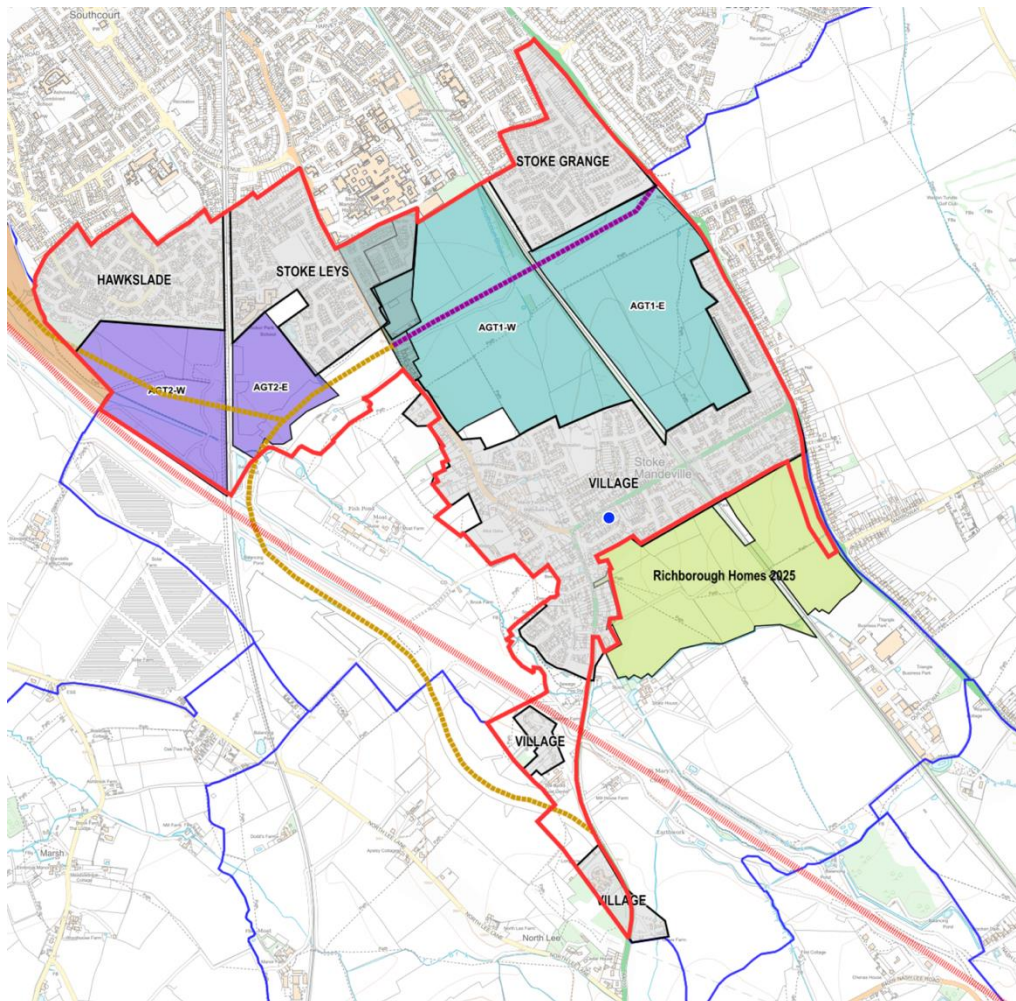
Adopted VALP strategic development sites:

- AGT 1 – 1,350 homes
- AGT 2 – approx. 400 homes
- AGT 4 – 3,000 homes next door



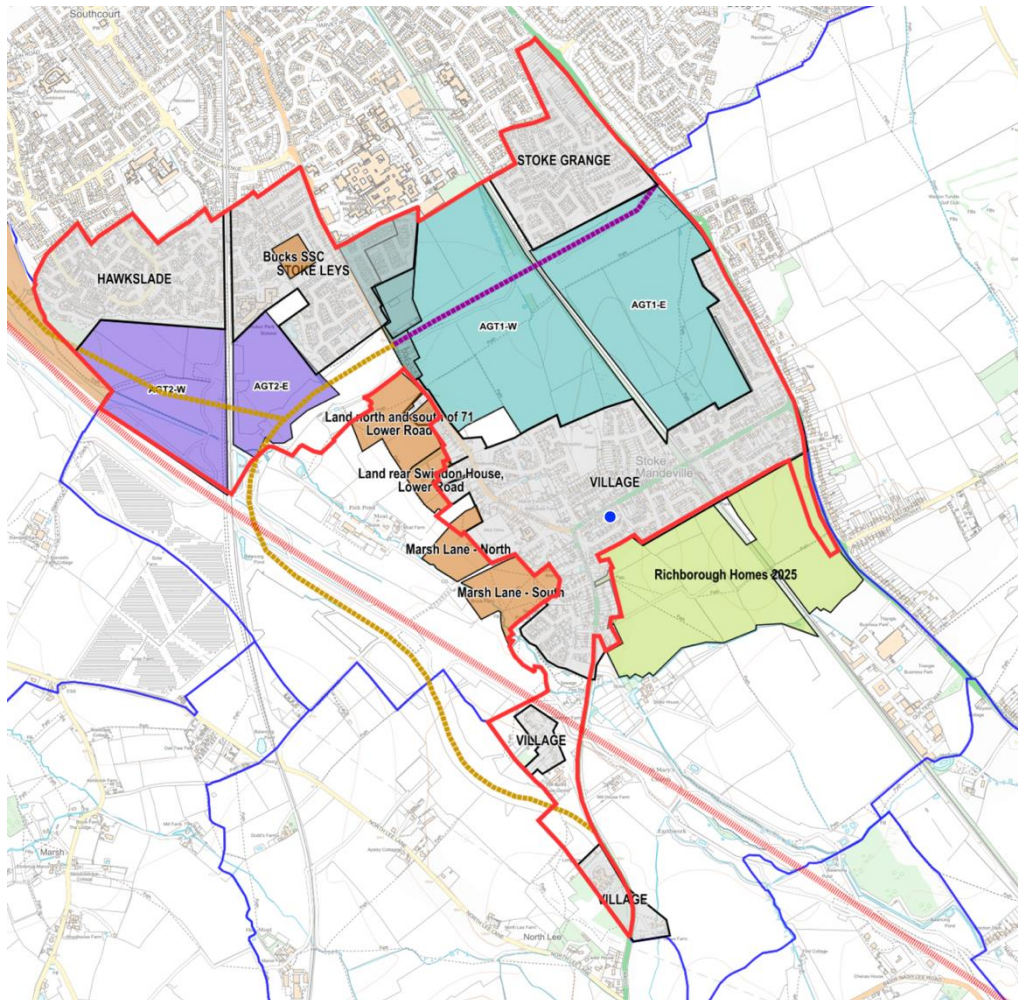
Stoke Mandeville Neighbourhood Plan

- Is now 'Made' – adopted in 2026 so has full weight in planning decisions until new Local Plan is adopted.
- Draft Local Plan conflicts with NP's Settlement Boundary Policy
- Community Facilities Policy supports VALP and draft Local Plan



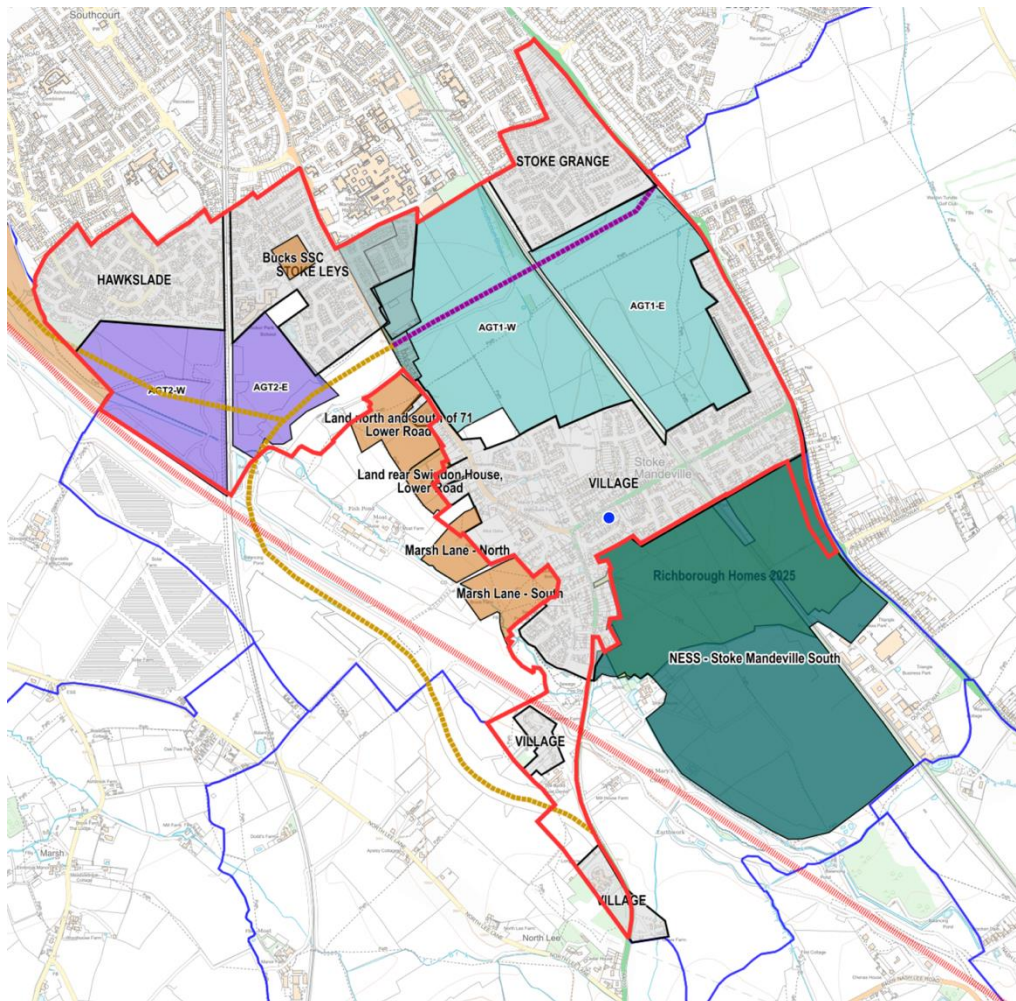
Other factors in play

- Richborough Homes 2025 application for 650 homes – outside settlement boundary: going to Appeal in October.
- Landmatch developers are taking AGT1 outline planning application to the Planning Inspector due to non-determination.
- AGT1 development has not progressed due to dispute over developer contributions to *infrastructure* and *viability of social/affordable housing*.



2026 Local Plan in-fill allocations

- West of Lower Road
- Both sides of Marsh Lane
- Bucks Sports and Social Club site (100 homes)
- All outside settlement boundary as defined in Neighbourhood Plan
- $235+75+115+195 = 630$ homes



2026 Local Plan New and Expanded Settlement (NESS)

- South of Station Road
- Outside settlement boundary
- Includes area already subject to planning appeal
- 1,650 homes

What does it mean for Stoke Mandeville?

Before (inc. VALP and Neighbourhood Plan)

- Homes: 1,350 + 400 (approx. of 1,400)
- *Total approx. 4,850 - 56% increase on now*
- Primary schools: 2
- Secondary school: existing
- GP Surgeries: Hampden Fields ?
- Community Centres: 2

After (if this Local Plan is adopted)

- NESS site to South – 1,650 homes
- Lower Road & Marsh Lane: 630 homes
- Bucks SSC: 100 homes
- *Total approx. 7,230 – 49% increase*
- Primary schools: +1
- Secondary school: 0
- GP Surgeries: 0
- Community Centres: +1

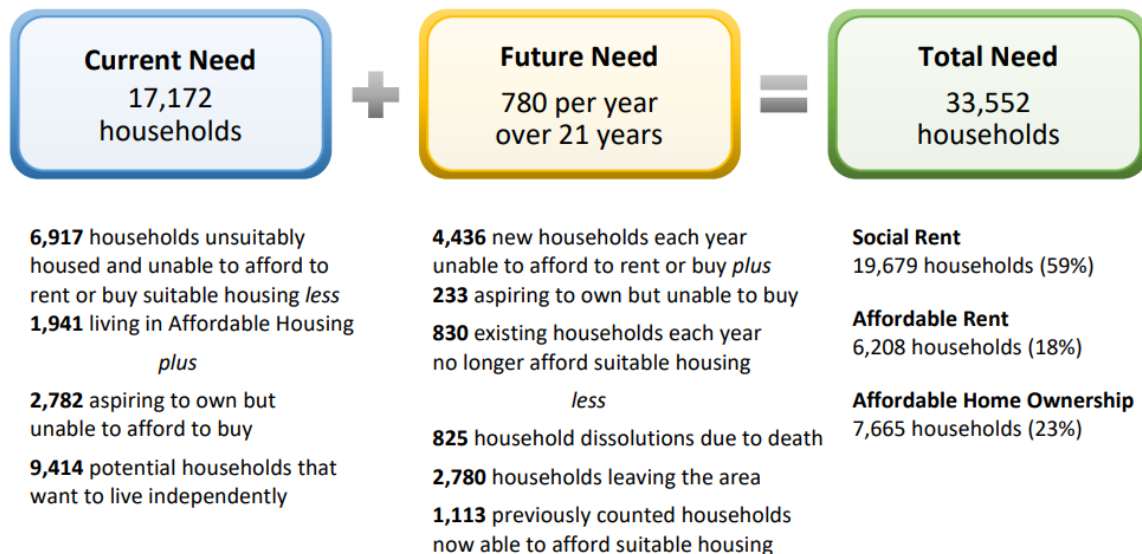
Three key questions for the Parish Council

- **Housing need:** Does the scale of growth genuinely follow from realistic demographic and household evidence?
- **Healthcare infrastructure:** What happens when development funding is secured but the actual GP capacity does not materialise – and who is accountable?
- **Infrastructure funding and viability:** Has Buckinghamshire Council transparently demonstrated that the infrastructure required to support this scale of growth can actually be funded and delivered?

What new houses are actually needed?

Figure 5 summarises the LHNA analysis, which identifies a need to provide Affordable Housing for a total of 33,600 households over the 21-year Local Plan period 2024-2045, an average of around 1,600 per year.

Figure 5: Current need and future need from households needing Affordable Housing in Buckinghamshire 2024-2045
(Source: ORS Model. Note: Figures may not sum due to rounding)



How many actual new people?

- 91,000 new households does NOT mean 91,000 new people.
- The Plan requirement is based on a policy formula NOT on population growth projections.
- The number of people per household in the Plan is LOWER than in the past, so homes do not equal standard 4-person families, for example.
- The evidence for actual housing need over 21 years (including affordable housing) is:
 - **33,000** households generated by projected population growth
 - plus **17,200** suppressed/potential households becoming independent
 - = **approximately 50,200 households.**

The affordability uplift is the real numerical engine

- The LHNA shows that Buckinghamshire's current housing-stock baseline is:

$239,250 \text{ dwellings} \times 0.8\% = 1,914 \text{ dwellings per year.}$

- Without the affordability adjustment, over 21 years that baseline would imply approximately:

$1,914 \times 21 = 40,194 \text{ dwellings.}$

- Then the affordability adjustment—based on a five-year workplace-based affordability ratio of 11.65—applies a multiplier of 2.2635, producing:

$4,332 \text{ dwellings per year, or } 90,972 \text{ over the plan period.}$

Affordability is market-wide

- The affordability uplift can only make economic sense as a housing policy if it assumes that **increasing overall housing supply improves affordability across the wider housing market**, rather than merely providing a certain number of discounted homes.
- So the actual percentage of “affordable homes” is not the only lever the Government is using: over-supply driving down house prices and rent generally is also key to the calculation.

Statutory infrastructure requirements

- Medical facilities:
<https://buckinghamshire.oc2.uk/document/101/2235#d2235>
- https://media.buckinghamshire.gov.uk/documents/Infrastructure_and_Community_Facilities_Topic_Paper_July_2026.pdf
- No national mandatory GP capacity but NHS standards usually specify 1 FTE GP for every 1,800 patients
- No national mandatory dentist capacity

Medical facilities – you can ask:

- Where the Infrastructure Delivery Plan identifies primary healthcare infrastructure as necessary to support planned growth, what evidence demonstrates that the identified developer contribution or physical premises will result in operational additional GP capacity, rather than merely the provision of funding or an empty facility?

Medical facilities – you can ask:

- For each strategic development requiring additional primary-care capacity, has the relevant NHS body identified an agreed service model, an intended provider or procurement route, a workforce strategy and a realistic operational opening date?
- If not, on what basis has the Council concluded that the healthcare infrastructure required to support the development is deliverable and that the Local Plan is effective?

The infrastructure viability question

Infrastructure-first policy

- Good for roads, utilities and schools but doesn't guarantee medical facilities will be built as developers can discharge duties without NHS committing to staffing.
- https://media.buckinghamshire.gov.uk/documents/Infrastructure_and_Community_Facilities_Topic_Paper_July_2026.pdf

Viability risk

- Infrastructure costs estimated at over £6bn
- No evidence that developers WILL pay for infrastructure:
<https://yourvoicebucks.citizenspace.com/planning/local-plan/>
- Infrastructure upgrades equate to approx. £70,000 per house.

Infrastructure - you can ask:

- The Council's evidence identifies infrastructure requirements, but does the evidence reconcile the developer-funded share with the residual land values and viability of the sites, after affordable housing and all other policy costs have been applied?
- In other words, how likely is it that this infrastructure WILL be delivered to support all this housing, and what protection has the Plan got for that assumption?

Summary - our local concerns

- All new developments are outside of parish settlement boundary in 2026 'made' Neighbourhood Plan
- Existing infrastructure (schools, healthcare, dental, etc) at capacity already
- Existing utility infrastructure at/near capacity – especially water and electricity
- Existing road(s) network not suitable for significant traffic increases for construction or daily use e.g. Marsh Lane and Hampden Road
- Contradictory traffic improvement statements – e.g. Traffic calming measures/cycle lane plans for Station Road but NESS may add thousands of new vehicle movements per day to Station Road/Lower Road
- Unable to view Chiltern Beechwoods SAC at allocated site level to see potential for impact mitigation
- Loss of last pieces of local countryside and local food production

Summary - our county concerns

- Infrastructure bill to support plan is £6.5bn – how will that be funded if developers are unwilling to meet even existing obligations?
- 50% increase in housing feels unachievable – developers already slowing down and not building, further compromising 5-year pipeline numbers
- Central belt social/affordable housing % is less than NPPF already and developers are challenging even that – how will that help people get on housing ladder?

What can you do?

- Give your feedback on the Local Plan proposals to BC by midnight 6 September
- Use OPUS consultation website or email planningpolicyteam.bc@buckinghamshire.gov.uk or by post
- Make your comments constructive and specific about issues of concern, lack of mitigation, etc – NIMBYism will be ignored
- Make your comments on each site or by policy ref number that concerns you
- Encourage local friends and neighbours who are not here to give their feedback too!

Have your say

