

Stewkley Residents' Feedback to Potential Sites

Site 1

Comments in support of 'Favourable' and suggested type of development		Comments in support of 'Unfavourable'	
Terraced, starter homes	1	Develop within existing limit/prevent sprawl/ribbon development	5
Bungalows	6	Too far from community assets such as school, Rec, Hall, Churches	4
Traditional building style/materials	1	Increase car journeys	2
2-3 Bed	1	Ancient fields at entrance to village	1
3 Bed family homes	1	Protect farm land	1
Service road, single point of access to Bletchley Road	1	Too visible	1
Extend 30 mph limit	1	Does not enhance community	1
Landscape to protect countryside/views	1	Poor access/dangerous spot	1
Not impact on conservation area	1	Already congested road	1
Little impact on historic centre	1		
Starter homes for 1 st time buyers	1		
Not opposed to extending village	1		
Most people use cars to get to amenities	1		

Site 2

Comments in support of 'Favourable' and suggested type of development		Comments in support of 'Unfavourable'	
Terraced, starter homes	1	Develop within existing limit/prevent sprawl/ribbon development	5
Bungalows	5	Too far from community assets such as school, Rec, Hall, Churches	2
Traditional building style/materials	1	Increase car journeys	1
Family homes	1	Too visible	1
Semi-detached	2	Does not enhance community	1
Sits well with existing cluster of housing	1	Removes buffer of trees	1
Demarcation to entrance of village/ Greater impact when leaving towards open countryside	1	Protect farm land	1
Prefer to extend the village line rather than the linear line	1	Protect rural vistas	1
Not opposed to extending village	1	Poor visibility to South	1
Most people use cars to get to amenities	1	Poor access/dangerous spot	1
		Already congested road	1

Site 3

Comments in support of 'Favourable' & suggested type development		Comments in support of 'Unfavourable'	
Bungalows	4	Remote from village	2
2-3 Bed starter homes	1	Develop within existing limit/prevent sprawl/ribbon development	7
Service road, single point of access to Bletchley Road	1	Too far from community assets such as school, Rec, Hall, Churches	2
Extend 30 mph limit	1	Increase car journeys	1

Prefer to extend the village line rather than the linear line	1	Too visible	1
Starter homes for 1 st time buyers	1	Does not enhance community	1
Not opposed to extending village	1	Productive farm land	2
Most people use cars to get to amenities	1	Open countryside with ancient history of cultivation	1
		Protect rural vistas	1
		Poor visibility to South	1
		Poor access/dangerous spot	1
		Already congested road	1

Site 7

Favourable		Unfavourable	
Front of site only	4	No new homes	6
Parking essential	2	Nature reserve	4
2/3 bed homes only – Starter homes	5	Extends into countryside	4
Develop similar to existing homes	5	Damages Linear nature of village	4
Keep farm house	1	Destroys Bio Diversity	4
Improves appearance of village	1	Rejected by HELAA	1
Convert existing buildings	1	2 small homes only	1
Mixed houses & bungalows	4	Off street parking	1
Within village	1	Half site	1
Slight loss of views	1	Maintain farm character	1
Reasonable access	1	Conservation area	1
Only single storey homes	1	Dangerous bend	1
Only ECO homes	1	Retain village farm	1

Site 8

Favourable		Unfavourable	
One home only	1	No Building	17
Similar Property to existing	1	Nature Reserve	16
Mix of starter & larger homes	1	Extension into countryside	15
Reasonable access	1	Damages Linear character	17
Within Village	1	Destroys Bio Diversity	14
Little obstruction to views	1	Traffic /Parking Congestion	1
Scope for mixtures of homes	1	Unsuitable access	2
		Extends Building Line	3
		Conservation Area	3
		Obstructs Views	1
		Preserve Orchard	1
		Obstructs Light to existing homes	1
		ALTERNATIVE: Convert stables etc	1

Site 9

Favourable		Unfavourable	
Mix starter & larger homes	2	No Building	17
Limited loss of views	1	Nature Reserve	16
Reasonable Access	2	Extension into Countryside	16
Within Village	1	Damages Linear Nature	16
Single structure	1	Destroys Bio Diversity	16
Protects edges of village	1	Traffic Congestion	1
Parking Problems	1	Leave as field	1

		Within Conservation Area	3
		Preserve Orchard	2
		Poor Access	1
		Loss of views	1
		Extends Building Line	4
		Obstructs Light	1
		Loss of privacy	1
		Planning previously rejected	1

Site 10

Favourable		Unfavourable	
Barn Conversion	1	No Building	19
Farming no longer economic	1	Make Nature Reserve	16
		Extension into Countryside	18
		Damages Linear Character	16
		Destroys Bio Diversity	15
		Traffic Congestion	2
		Unsuitable Access	7
		Leave as field	1
		Conservation Area	4
		Extends Building Line	5
		Too far to amenities	1
		Irregular pattern of development	1
		Green Field Site	1

Site 15

Favourable		Unfavourable	
2,3,4 bed homes	3	Too many homes	2
SPC co operate to develop good scheme	1	No development	2
Solve drainage	1	Contrary to Linear nature of village	1
Consider Nursery school on site	1	Restrict to 20 to 30 new homes	1
Meets national need for housing	1	Small affordable homes	1
Consider 2 access points	1	Restrict to 8 to 10 homes	1
Minimal impact on village	1	Fails to protect endangered species	1
Small development only	1	Possible Roman remains on Greenfield	1
Single storey only	1		
ECO homes	1		

Site 17

Favourable		Unfavourable	
Mix 2,3,4 & 5 Bed homes	3	Extension into countryside	7
Maintains Stewkley Heritage	1	Damages linear nature of village	7
Maintains current building line	1	Destroys Bio diversity	6
Single access	1	Keep as agriculture land	5
Limited obstruction to views	2	Nature reserve	4
Rented starter homes	2	No development	13
Low impact on village from front	1	Where does it stop	3
Within village	1	Rejected by HELAA	1
Small development	1	Ridge & furrow	1
		Flooding	2
		Poor access	2
		Loss of views	1

	Avoid possible link to site 15	1
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Site 20

Favourable		Unfavourable	
Mixed homes	3	No development	3
Bungalows	4	Too far from village amenities	2
Affordable homes	4	Extends village Boundary	2
2/3 bedroomed homes	2	Avoid village Sprawl	1
Move 30mph area	2	Develop in centre of village	2
Develop behind service road	2	Destroys ridge & furrow	1
Consider access	3	Speeding passing traffic	1
Develop similar on both sides of Wing Road	1	Hardens perceived edge of village	1
Strengthens Entrance to Stewkley	1	Sets precedent for sites 21 & 23	1
Minimal impact on village	2	Conservation issues	1
Reduces traffic through village	1	Rejected by HELAA	1
Retirement properties	1	Ruins historic views	1
Improve pavements	1		
No restriction of size of home	1		
Little obstruction to views	1		
Possibly two row of homes	1		
No large detached homes	1		
Not too far out of village centre	1		

Site 21

Favourable		Unfavourable	
Bungalows	4	No development	4
Affordable homes	5	Extends village boundary	4
Mixed homes	2	Too far from village amenities	3
Minimal impact on village	1	Harms vista	2
Reduce village traffic	1	Nature reserve	3
Sympathetic development Sites20,21 & 23	1	Extends into countryside	2
Move speed limit area	1	Damages linear character	2
Set behind service road	1	Destroys bio diversity	2
Reasonable access	1	Creates village sprawl	1
Little obstruction to views	1	Too visible	1
Little extension of village	1	Too urbanising	1
Suitable for small development	1	Contrary to village character	1
Why restrict size of new homes	1	Too many vehicle movements	1
Development in accord with NP	1	Flood plain	1
Extends village line rather than linear line	1	Sewage	1
		Speeding passing traffic	1

Site 22

Favourable		Unfavourable	
Mixed homes	4	No development	3
Affordable homes	7	Conservation area	4
Bungalows	4	Site too small	1
Semi detached homes	1	Passing traffic speed	1
Move speed limit area	1	Too far from amenities	1
Minimal impact on village	1	Rejected by HELAA	1
Join to site 20	1	Poor access	1
Does not extend into countryside	1	No community benefit	1

Create service road	1	Encourages development of site 20	1
Reasonable access	2	Ruins countryside views	
Little obstruction to views	1		
Not out of village	2		
Small development	1		
Why restrict size of homes	1		
Joins up housing line	1		
Requires good design	1		

Site 23

Favourable		Unfavourable	
Bungalows	4	Extends Linear nature of village	1
Mixed homes	2	No development	3
Minimal impact on residents	1	Too far from amenities	2
Existing neighbour approves development	1	Conservation area	2
Direct Road access	1	Speeding traffic	2
Starter homes	1	Impact on vista	2
Good landscaping	1	Village sprawl	1
2/3 bedroom homes	1	Contrary to village character	1
Homes to face road – mirror existing homes	1	Flood plain	1
Sufficient off road parking	1	Sewage	1
1 or 2 semi detached homes	1	Stewkley already too long	1
Only develop if 20,21 & 22 agreed	1	Potential to hide successfully	1
Sympathetic design as Conservation area	1	Development out of place	1
Small development	1		
Why restrict size of homes	1		

Site 28

Favourable		Unfavourable	
ECO homes, split level, basement garages	1	No development	6
Minimal village impact	2	Nature Reserve	4
Why restrict size of homes	1	Extension into countryside	5
Develop NP homes	1	Damages linear character	5
Minimise dwelling impact	1	Destroys bio diversity	4
Extends village line but not Linear line	1	Creates village sprawl	1
Family homes	1	Too far from village amenities	2
		Remote from village	3
		Poor access	1
		Contrary to village character	1
		Affects rural vista	1
		Flood plain	1
		Sewerage	1
		Traffic flow	1

Site 29

Favourable		Unfavourable	
2/3 bed homes	1	No development	2
3/4 bed homes	1	Distance from amenities	4
Low impact on village	1	Village sprawl	1
Why restrict size of homes	1	Linear nature of village	1
Suitable for Small development	1	Poor access	1
		Rural vista	1

		Flood plain	1
		Sewerage	1
		Traffic hazard	1
		Contrary to village character	1

Site 30

Favourable		Unfavourable	
Mixed homes	2	Village sprawl	1
Retirement bungalows	1	Distance from amenities	2
Change access	3	Beyond village boundary	2
Field gradient?	1	Poor access	3
2 bed homes	1	Effects rural vista	1
3/4 bed homes	1	Flood plain	1
Stewkley NP homes	1	Sewerage	1
Low impact on village	1	Traffic issues	1
Extends village line not Linear line	1	No development	1
Why restrict size of homes	1	Outside village	1

Site 33

Favourable		Unfavourable	
3,4 & 5 Bed homes	2	No development	5
Mixed homes	1	Nature reserve	2
Low rise retirement community	1	Extension into countryside	2
Design to protect current heritage buildings	2	Damages Linear line of village	3
Keep within building line	1	Destroys bio diversity	2
Terraced starter homes & bungalows	1	Keep as office/ industrial site	3
Move commercial building to Soulbury Road	1	Digitalisation will drive demand for units	2
		Scout hut projects beyond building line	2

Site 37

Favourable		Unfavourable	
Would not know it was there	1	No Building	19
Social housing/starter homes	1	Nature Reserve	4
		Keep as a field/farmland	5
		Extension into countryside	5
		Damages Linear character	9
		Destroys Bio Diversity	5
		Poor access	7
		Increasing the spread of the village	2
		Loss of turning space – dead end road	2
		Loss of green space	1
		Loss of views	4
		Existing parking pressures	1
		Sets precedent for more development	2
		People with mobility issues need to park close to their home	3
		Cause upset to elderly/disabled residents	4
		Existing parking pressures	3
		Non-residents parking in road	1
		Already congested area	1

		Close to Listed building	3
		Adjacent to conservation area	2
		Rejected by AVDC/HELAA re conservation concerns	2
		Main sewer runs under the site	1

Site 38

Favourable		Unfavourable	
Would not know it was there	1	No Building	4
Social housing/starter homes	1	Nature Reserve	4
		Extension into countryside	8
		Damages Linear /character	8
		Destroys Bio Diversity	4
		Very poor access	5
		Disruption to elderly residents	3
		Loss of views	2
		Existing parking pressures	2
		Non-residents parking in road	2
		Narrow, congested road	1
		Great crested newts	1
		Agricultural land/greenfield site	2
		Adjacent to conservation area	1
		AVDC comments re unsuitability	1

Site 39

Favourable		Unfavourable	
Would not know it was there	1	No Building	4
Social housing/starter homes	1	Nature Reserve	4
		Extension into countryside	7
		Damages Linear character	7
		Destroys Bio Diversity	4
		Disruption to elderly residents	3
		Loss of views	2
		Existing parking pressures	2
		Non-residents parking in road	2
		Very poor access	3
		Narrow, congested road	1
		AVDC comments re unsuitability	1

Site 44

Favourable		Unfavourable	
Single storey eco-friendly timber framed brick clad	1	No Building	4
Minimal impact/outskirts	2	Nature Reserve	4
6-8 mixed starter homes/downsizing	1	Extension into countryside	5
Surrounded by hedge so no impact to views	1	Damages Linear character	5
Adequate access	1	Destroys Bio Diversity	4
Low vehicle impact with small no. of homes	1	Develop within existing limit/prevent sprawl/ribbon development	3
2 bed cottages	1	Too far from community assets such as school, Rec, Hall, Churches	2
Family homes 3 – 4 bed	1	Increase car journeys	1

Low impact on nature of village	1	Precedent to develop along Dean Rd and into open countryside	1
Mix of starter homes and larger homes	1	Irregular pattern of development	2

Site 46

Favourable		Unfavourable	
		Develop within existing limit/prevent sprawl/ribbon development	2
		Too far from community assets such as school, Rec, Hall, Churches	1
		Increase car journeys	2
		Very poor access	1
		Irregular pattern of development	1
		Rural vistas	1
		Flood plain/sewer issues	1

Site 47

Favourable		Unfavourable	
Starter homes	1	Fast approach to village	1
Well landscaped	1	Blind dip	1
Bungalows	4	Develop within existing limit/prevent sprawl/ribbon development	2
Family homes 3 – 4 bed	1	Too far from community assets such as school, Rec, Hall, Churches	2
Low impact on nature of village	1	Increase car journeys	1
		Impacts on historic vista per C.A.	1
		Irregular pattern of development	1

Site 48

Favourable		Unfavourable	
		No Building	4
		Nature Reserve	4
		Extension into countryside	4
		Damages Linear character	4
		Destroys Bio Diversity	4

Site 49

Favourable		Unfavourable	
Retirement bungalows	5	No building	28
Concern about access	1	Steep slope could cause problems	3
Wont obstruct views – site slopes	2	Linking development to rest of village	1

Ok, if retirement homes are built	2	Leave as agricultural land/nature reserve	15
Keep roof heights down	1	Loss of value for adjacent houses	1
		Loss of countryside and wildlife	3
		Increase traffic/congestion	2
		Harmful expansion into countryside/exceeds village boundary	20
		Access issues	8
		Damages Linear /character	17
		Destroys Bio Diversity	12
		May lead to further development	5
		Poor visibility onto HSS/accident spot	1
		AVDC/HELAA comments re unsuitability	4
		Loss of views & privacy	1

Site 50

Favourable		Unfavourable	
		No benefit to Stewkley	1
		No Building	4
		Nature Reserve	4
		Extension into countryside	5
		Damages Linear /character	6
		Destroys Bio Diversity	4
		Conflicts with AVDC dev policy	1
		Develop within existing limit/prevent sprawl/ribbon development	1
		Too far from community assets such as school, Rec, Hall, Churches	2
		Increase car journeys	1

Site 51

Favourable		Unfavourable	
Single detached with parking	2		
Bungalows	4		
Assess trees	1		
Family homes 3 – 4 bed	1		
Low impact on nature of village	1		
Terraced houses (traditional)	1		
Starter homes	1		
Will not impact on conservation area	1		
Prefer to extend the village line rather than the linear line	1		
Suitable for one dwelling	1		

Site 52

Favourable		Unfavourable	
Mix of housing	1	Outside village therefore impractical for starter homes or elderly	1
Transport would be required	1		

Barn conversion	1		
2/3 bed conversion	1		
Bungalows	4		
Conversion of current ag. building only	2		
Larger properties	1		
Carry out bat/owl survey	1		
Family homes 3 – 4 bed	1		
Terraced houses (traditional)	1		
Low impact on nature of village	1		
Starter homes	2		
Will not impact on conservation area	1		
Prefer to extend the village line rather than the linear line	1		

Site 53

Favourable		Unfavourable	
Affordable homes	1	Loss of green space	1
Consistent with neighbouring property	4		
Simple infill	1		
2 x semis	1		
Family homes 3 – 4 bed	1		
Terraced houses (traditional)	1		
Low impact on nature of village	1		
Starter homes	1		
Will not impact on conservation area	1		