

NPSG Ref	SHLAA Ref	Parish	
NP1	NA	Stewkley	
Site Name/Address			
Land to South of Grange Farm, Bletchley Road			
Source of Site		Planning Status	Size
NP call for sites		No planning permission	73m wide by 50m deep from roadside to rear boundary of site. 0.36 hectare
Description of the Site			
<p>The whole site, including verges, service road and building plots amounts to 36.5% of a hectare and comprises a ridge and furrow field that has always been agricultural / pasture land. The site is situated at the edge of the village, slopes away from the highway in a NW direction and has established hedge on its boundary. The site fronts onto Bletchley Road (for approximately TBD m) and is surrounded by actively farmed land and agricultural fields. There are adjacent farmhouses and farm buildings to the north and west of the site. Views from this site are of open countryside.</p>			
Planning History			
No known planning history			
AVAILABILITY			
The site has been promoted by the owner (Christopher and Gillian Wheeler) and it therefore considered availability for development. Timeframe 10+ years			
SUITABILITY: Policy Constraints			
<p>The site is located outside the currently built up area of the village, therefore the principle of development will require allocation within the Neighbourhood Plan for the site to be acceptable in principle.</p> <p>Policies H1, H2, H3, H4, CHD1, CHD3, ITP1, ITP2, OG1, OG2 will apply to this site.</p>			
SUITABILITY: Physical Constraints			
<p><b>Access:</b> The development would need to be set back behind a service road and grass verge similar to other developments in the village to ensure visibility and limit the number of new accesses to a single access and egress point with good visibility to the Bletchley Road, subject to Highway authority approval. This would entail a grass verge inclusive of the present hedgerow to a width of 5m. Then a Service Road also 5m wide with an adjoining footpath 1.6m wide. The building plots would be 38.5m in depth. The current 30mph zone will need to be extended to the edge of the development and this site could benefit from the potential introduction of a 40mph buffer zone on the main entrance to the village. If developed in conjunction with NP2 a shared access could be provided for both sites</p> <p><b>Heritage</b> – Outside the Conservation Area. Within Parish boundary and Archaeological Notification Area. Would harm existing vista out of village. Intrusion into open countryside</p>			

beyond existing line of development.

*Environmental* – The site is currently designated as ‘Agricultural Land Grade 3. The site is not covered by any international, national or local environmental designations or in an area of defined flood risk. There is a listed building within the farm complex next to site 2, therefore development is required to mitigate any adverse impact to this and its setting. A Landscape Visual Impact Assessment (LVIA) and preliminary ecological appraisal will need to be undertaken to ensure protect species and habitats are appropriately considered. Surface water and foul drainage to meet AVDC and Thames Water requirements.

*Landscape* – The site is to be edged with a mixed native hedge (to be maintained throughout the life of the development) with intermittent native tree planting to minimise the impact from long distance vistas. Tree protection orders should be put in place. The landscape will match that of NP3. A travel Plan is required to encourage active travel measures rather than reliance on car transport.

**SUITABILITY: Other Potential Constraints**

The site will require a public pavement to provide safe access to High Street North.

Development will need to consider the potential layout of NP2 to ensure a satisfactory residential amenity is provided.

**ACHIEVABILITY**

The development market in Aylesbury Vale is buoyant and the site is likely to be considered attractive to the development industry. The site is largely unconstrained and is therefore considered to be potentially deliverable within the next 10 years.

**Type of Use**

Residential. Up to eight (8) 2-storey 2-3 bedroomed terraced houses with off road parking facilities for residents and guests.

A frontage development, i.e. properties facing the road, to match the opposite side of the road would likely be acceptable and limit the depth of development to reflect the linear character of the village. The site’s peripheral position gives the opportunity for a high quality development to form an attractive gateway at the entrance to the village. Careful design of the development is required to prevent a ‘hard-edge’ to the entrance to the village.

**DELIVERY: Potential yield**

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	8	0	0	0

Site Density	Average Density of Surrounding Area (if known)
24 homes per hectare	Very low density of a few detached houses.

**CONCLUSION**

The site has been confirmed as available and is considered suitable and deliverable for residential development subject to a joint masterplan design development and planning

applications with sites NP2 & 3. An appropriate low density scheme along the frontage of Bletchley Road represents an opportunity for an attractive gateway development in this location in conjunction with NP3 for properties opposite. The site is considered deliverable in 10+ years. A Section 106 Agreement could provide a new 'Gateway' feature into the village plus the proposed new 40mph and 30mph signage.

### Site Map and Photos

