

LP Ref	SHLAA Ref	Parish	
NP 15	N/A	STEWKLEY	
Site Name/Address			
SOULBURY ROAD, STEWKLEY.			
Source of Site		Planning Status	Size
Owners application		Application for Outline Planning submitted on 11.7.2016. Proposal for 67 residential units & associated vehicle access. Agreed Ref 16/02551/AOP Also supported in the VALP	4.131 Ha.
Description of the Site -			
Site is south of Soulbury Road and east of three existing residential streets, Hedgerows of varying density line the east, south and west boundaries. The northern boundary is marked by 1m high chain link fencing.			
Planning History			
Site was considered by AVDC and agreed in January 2017 subject to further consultation of S106 with County, District and Parish councils. It became part of the Neighbourhood Plan once it received District Council support.			
AVAILABILITY			
The site is promoted by the owners Mrs Mary Hunt & family and is about to be offered for sale to developers.			
SUITABILITY: Policy Constraints			
Policies H1, H2, H3, H4,H5, CHD1, CHD3, ITP1, ITP2, OG1, OG2			
SUITABILITY: Physical Constraints			
<p>Access: New vehicular, pedestrian and cycle access will be taken from Soulbury Road to the west of No.8 between it and No 52 Dove Street. The new access will involve the removal of some boundary hedge and tree planting and the relocation of the existing 30mph signs to a position further east along Soulbury Road. These 30mph signs will be supplemented by the erection of a village Gateway to reinforce the fact that one is entering a built up area. It is further proposed there will be a 40mph buffer zone east of the 30 limit for a distance of half a mile.</p> <p>Environmental: Archaeology, Ecology, BC Strategic Flood Management, surface water and foul drainage issues have all been addressed</p> <p>Historic: There are no historic issues within or immediately adjacent to the site.</p> <p>Landscape. The site is bordered on one side by the B4032 Road, on the western side by an</p>			

existing residential area and on the other two sides by open countryside. Open Green spaces must be provided within the site to avoid over-crowding and congestion of the site. The provision of a Local Equipment Area for Play (LEAP) would best be provided by the equivalent cost being redirected to upgrade the existing Play Area of the Recreation Grounds in close proximity to the site.

SUITABILITY: Other Potential Constraints

Development will need to be sensitive to its location adjacent to an existing late 20th century development and provide appropriate Open Green Spaces for residents. Careful consideration will need to be given to the disposal of Foul Drainage and surface water as there is a history of problems in the area.

Concern over creating further vehicular impact at the nearby War Memorial junction has been dismissed by Bucks CC (and AVDC) but a number of recent vehicular incidents are still of concern to the Neighbourhood Planning Steering Group.

ACHIEVEABILITY

Stewkley Parish is a highly desirable location & properties are in constant demand. The village can comfortably accommodate sustainable additional new homes as the type proposed in the Neighbourhood Plan.

Type of Use

The Neighbourhood Plan proposes the 67 new homes should be mixed – 9 detached three to four bed houses, 12 semi detached three bed houses, 10 two bed houses, 12 two to three bed bungalows, 18 shared ownership Affordable houses, 6 rentable shared Affordable houses. 25% of the No affordable properties should be Cat 3 construction.

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
67	0	0	0	67

Site Density

Average Density of Surrounding Area (if known)

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CONCLUSION

This site is supported by the Neighbourhood Plan provided it is limited to the size proposed and meets the distribution of new homes proposed in the Plan. The type of proposed new homes meet villagers’ requirement and would likely free up some existing larger houses for the market place.



Site Map and Photos

