

NPSG Ref	SHLAA Ref	Parish	
NP2	NA	Stewkley	
Site Name/Address			
Englewood 7 Bletchley Road			
Source of Site		Planning Status	Size
NP call for sites		No planning permission	21m by 50m from roadside to rear of boundary. 0.1 hectare
Description of the Site			
<p>The site forms part of the domestic garden for the house at No. 7 Bletchley Road and has been used for free range pigs. There are old orchard trees and shrubs throughout that would need to be cleared. The site is situated at the edge of the village. The site fronts onto Bletchley Road 21m 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.</p>			
Planning History			
<p>05/00409/AOP Refused Application for a single dwelling with garage</p> <p>17/02643/AOP Refused Application for two dwellings</p>			
AVAILABILITY			
<p>The site has been promoted by the owner (Richard Barry) and it therefore considered availability for development. Timeframe 10+ years in conjunction with NP1</p>			
SUITABILITY: Policy Constraints			
<p>The site is currently located outside the current 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. Development is only recommended subject to agreement on Site NP1</p> <p>Housing policy NP1 must be developed before, or in conjunction with this site, as they will share service road access and egress, drainage and water infrastructure.</p> <p>Policies H1, H2, H3, H4, CHD1, CHD3, ITP1, ITP2, &amp; OG2 will apply to this site.</p>			
SUITABILITY: Physical Constraints			
<p><b>Access:</b> The development would need to be adjacent and linked to NP 1 and set back behind a service road and grass verge to ensure 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</p> <p><b>Heritage</b> – Outside the Conservation Area. Within Parish boundary and Archaeological Notification Area. Intrusion into open countryside beyond existing line of development. There is a listed building within the farm complex next to the site. Careful development is required to mitigate any adverse upset to this and its setting.</p>			

*Environmental* – The site is not designated Agricultural land. The site is not cover by any international, national or local environmental designations or in an area of defined flood risk A Landscape Visual Impact Assessment ( LVIA) and a preliminary ecological appraisal will need to be undertaken to ensure protect species and habitats are appropriate considered. Surface water and foul drainage to meet AVDC and Thames Water requirements. A travel Plan is required to encourage active travel measures rather than reliance on car transport.

*Landscape* – The whole site (NP1 and 2) 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. The trees should be covered by protection orders.

**SUITABILITY: Other Potential Constraints**

The site will require a public pavement to provide safe access to High Street North and its development will need to consider the potential layout of NP1 to ensure a satisfactory residential amenity is provided.

**ACHIEVEABILITY**

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. 2 x 2-storey 2-3 bedroomed terraced houses with off road parking facilities for residents and guests.

**DELIVERY: Potential yield**

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	2	0	0	0

**Site Density** **Average Density of Surrounding Area (if known)**

22 per hectare Very low density of detached homes nearby.

**CONCLUSION**

The site has been confirmed as available in 10years and is considered suitable and deliverable for residential development, if NP1, NP2 & NP3 are designed together (with a joint planning application. 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.

Although a previous planning application for the site was rejected by AVDC due to its ‘intrusion into the countryside, harm to the character & appearance of the locality and wider landscape, the local plan (draft) highlights a need for more housing in Aylesbury Vale.

**Site Map and Photos**



Revised 9.1.18.