

| NPSG Ref | SHLAA Ref | Parish | |
|--|------------------|------------------------|--|
| NP3 | NA | Stewkley | |
| Site Name/Address | | | |
| Bletchley Road (South Side) | | | |
| Source of Site | | Planning Status | Size |
| NP call for sites | | No planning permission | 105m length by 50m depth from roadside to rear boundary. 0.5hectare |
| Description of the Site | | | |
| The site is an agricultural field currently used for livestock grazing and situated at the edge of the village. The site is bordered by an established hedge with large individual trees in the hedgerow. The site fronts onto the south side of the Bletchley Road for 105m. | | | |
| Planning History | | | |
| No previous history | | | |
| AVAILABILITY | | | |
| The site has been promoted by the owner (Tony Wheeler) and it therefore considered availability for development. Timeframe 10+ years in conjunction with NP1 and 2. | | | |
| SUITABILITY: Policy Constraints | | | |
| 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. Policies H1, H2, H3, H4, CHD1, CHD3, ITP1, ITP2, & OG2 will apply to this site. | | | |
| SUITABILITY: Physical Constraints | | | |
| <p><i>Access:</i> 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.</p> <p><i>Heritage</i> – Outside the Conservation Area. Within Parish boundary and Archaeological Notification Area. Intrusion into open countryside beyond existing line of development.</p> <p><i>Environmental</i> – The site is currently designated Agricultural Land Grade 3. 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), preliminary</p> | | | |

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 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. The trees should be covered by protection orders. The landscape will match that of NP1 and 2

SUITABILITY: Other Potential Constraints

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

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. Up to ten (10) 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.

DELIVERY: Potential yield

| 2017-2022 | 2022-2027 | 2027-2032 | 2032+ | Total 2017-2032 |
|-----------|-----------|-----------|-------|-----------------|
| 0 | 10 | 0 | 0 | 0 |

| Site Density | Average Density of Surrounding Area (if known) |
|-------------------------|--|
| 22 homes to the 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. 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 NP1 and 2 for properties opposite. A joint design, development & planning application is required for NP1, NP2 & NP3. Careful consideration is required to a ‘soft’ edge to the entrance to the village (Built & landscape form) The site is considered deliverable in 10+ years.

A Section 106 Agreement could provide a new ‘Gateway’ feature (subject to planning approval) into the village plus the proposed new 40mph and 30mph signage.

Site Map and Photos



Revised 9.1.18