


Loxley Neighbourhood Development Plan Site Assessment - July 2017

Site Reference	Site Area (approx.)	Site Capacity
Site F	0.25 ha	6 dwellings (24 dpha)
Site Address		
Land south of the Loxley Cemetery, Loxley		
Site Description		
<p>The site comprises a parcel of scrubland and woodland to the south of the village cemetery. The site appears overgrown and unmanaged. The site is accessed off a narrow gravel track which leads to two residential properties and the cemetery itself. The gravel access track leads onto the Stratford Road at a point where visibility is seriously impaired by existing retaining banks/walls and roadside vegetation.</p> <p>There are no pavements along this part of Stratford Road, the nearest being on the corner of Hill Top and Stratford Road by the village green.</p> <p>There is open agricultural land to the east and two residential properties to the south and southwest. This part of the village is sparsely developed with only a handful of individual properties and historic buildings forming the settlement pattern and character.</p>		
Aerial Photo		
		

Relevant Planning History

None

Site Photo



Site Constraints

Status – Being undeveloped woodland, the site is classed as greenfield land.

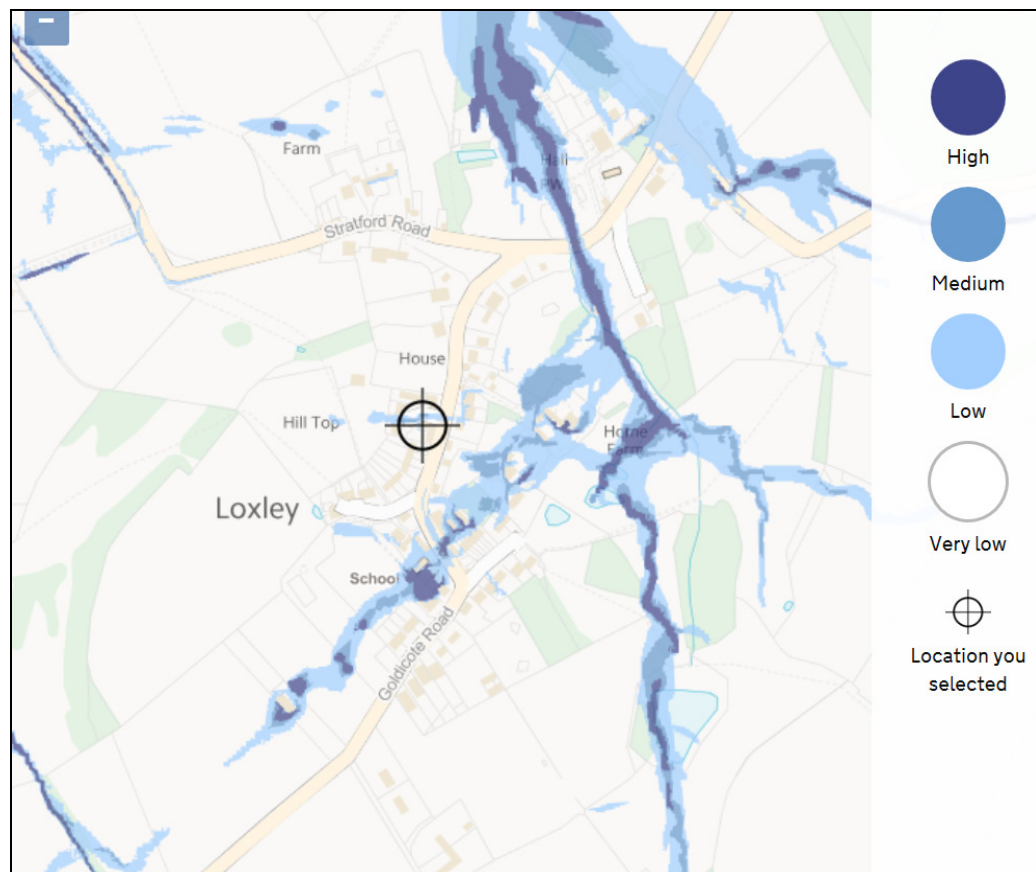
Highways – Access would need to be gained from the unnamed single gravel track. There is very restricted visibility in both directions at this point due to the alignment of the road and the presence of hedgerows and banks. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back is likely to be needed (some of which may be in separate ownership).

Topography – The site is unchallenged by topography.

Landscape – The site is not well contained within the landscape. Once cleared of trees the site would be exposed to the surrounding open land. New landscaping in and around the site could provide some assimilation of the development into the village and surrounding countryside. However, the site is not well related to the existing built form of the village and with the exception of the two adjoining residential properties would be quite isolated from the rest of the village.

The site is located in the Special Landscape Area as defined in the Core Strategy. Policy CS.12 states that development proposals relating to settlements that lie within a Special Landscape Area must respect the current and historic relationship of that settlement within the landscape.

Flooding and Drainage – The site falls within Flood Zone 1 (low risk) of river (fluvial) flooding and has a ‘very low’ risk of surface water (pluvial) flooding (see map below). The site appears well drained.



Sustainability and Accessibility – Loxley has a limited range of local amenities. Loxley C of E Community Primary School (ages 4-11) is located in the heart of the village on Main Street. The Croft Preparatory (Independent) School is located approximately 3 miles away. The nearest secondary schools are located in Stratford-upon-Avon approximately 6.5 miles away and Kineton High School approximately 7 miles away.

The Parish Church of St Nicholas is located in a prominent position on the northeastern edge of the village. There is a village pub (The Fox) which is located centrally within the village. However, there is no shop or post office within the village.

Loxley is poorly served by public transport. There is no direct rail access, the nearest railway stations being located at Stratford-upon-Avon (6 miles) and Honeybourne (16 miles). The No 6 & 7 bus service only has 2 buses to Stratford-upon-Avon in the morning and 2 in the evening on weekdays and Saturdays and 1

in the morning to Kineton and Banbury with 4 buses in the evening. The bus stops are located in Main Street near The Fox.

There are pavements and pathways along Main Street and Hill Top providing reasonably good accessibility to the school and bus stops but there are no pavements along the Stratford Road. There is a wealth of rural footpaths in and around the village. The village has no street lighting.

The site is approximately 545m from the village school. A proportion of this route does not contain pavements and requires walking along the busy Stratford Road and up the steep hill by the village green.

Natural Heritage – Being heavily wooded with scrubland the site has a high ecological value due to potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The loss of the trees would be detrimental to the ecological value of the site.

Built Heritage – The site is in close proximity to the Grade II listed Old Rectory but is unlikely to adversely affect the setting of this important heritage asset due to limited inter-visibility.

Conclusion

The site is located to the north of the village in an area of low density and scattered historical development. The site is not well related to the existing built form. It is the most historical part of the village and is home to the 8th Century Grade 1 listed Church and Grade II Old Rectory.

The site is accessed off a private unmade track which has severely limited visibility. The adequacy of the private track to cope with traffic associated with around 6 dwellings in addition to the 2 dwellings and cemetery is questioned. The provision of the necessary visibility splays is also questioned. Any development would need to ensure satisfactory car parking arrangements in a design and layout which is not dominated by parked cars.

A development of 6 dwellings will increase traffic in this part of the village but is not likely to be significant in numbers or severe in its impact. Any scheme would need to be designed to enable vehicles to enter and leave the site in a forward gear would be a requirement.

Being located in a relatively isolated part of the village and not easily accessible to the village centre, opportunities for social integration will be very challenging.

Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along currently exposed boundaries but is unlikely to mitigate the significant loss of existing trees.

Due to the compact nature of the village the site is reasonably close (545m) to the village centre, where the school, bus stops and pub are located. However, the route to the village centre is not well served by pavements and occupants of the site

would need to walk in the Stratford Road, cross Hill Top and climb the steep hill by the village green.

Housing development is likely to be highly visible from the south where the site is exposed to the open countryside. Robust landscaping could help soften any development but is unlikely to sufficiently mitigate the full impact of the development.

Questions over the delivery of a safe and suitable access, impact on the settlement pattern and character of this part of the village, the loss of a significant number of trees and the likely impact on the local landscape means that the site has low potential for development.