


Loxley Neighbourhood Development Plan Site Assessment - July 2017

Site Reference	Site Area (approx.)	Site Capacity
Site G	0.47 ha	12 dwellings (26 dpha)
Site Address		
'Donkey Field', Stratford Road, Loxley		
Site Description		
<p>The site comprises a parcel of grazing land situated to the north of the village. The site benefits from an existing vehicular access off Stratford Road. There are a few trees within and around the site but it is mainly grassland. There are pavements along this part of Stratford Road.</p> <p>There is open agricultural land to the east and west and a residential garden to the south. The site lies opposite Site D and to the west of Site F which have both been assessed as part of this process.</p>		
Aerial Photo		
		

Relevant Planning History

None

Site Photo



Site Constraints

Status – The site represents undeveloped greenfield land.

Highways – Access would need to be gained from Stratford Road where the site has road frontage and an existing access. Visibility in both directions at this point is very poor due to the gradient and alignment of the road. 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 may be needed.

There is a public right of way along the western boundary of the site but it is unlikely to be directly affected by any development on the site.

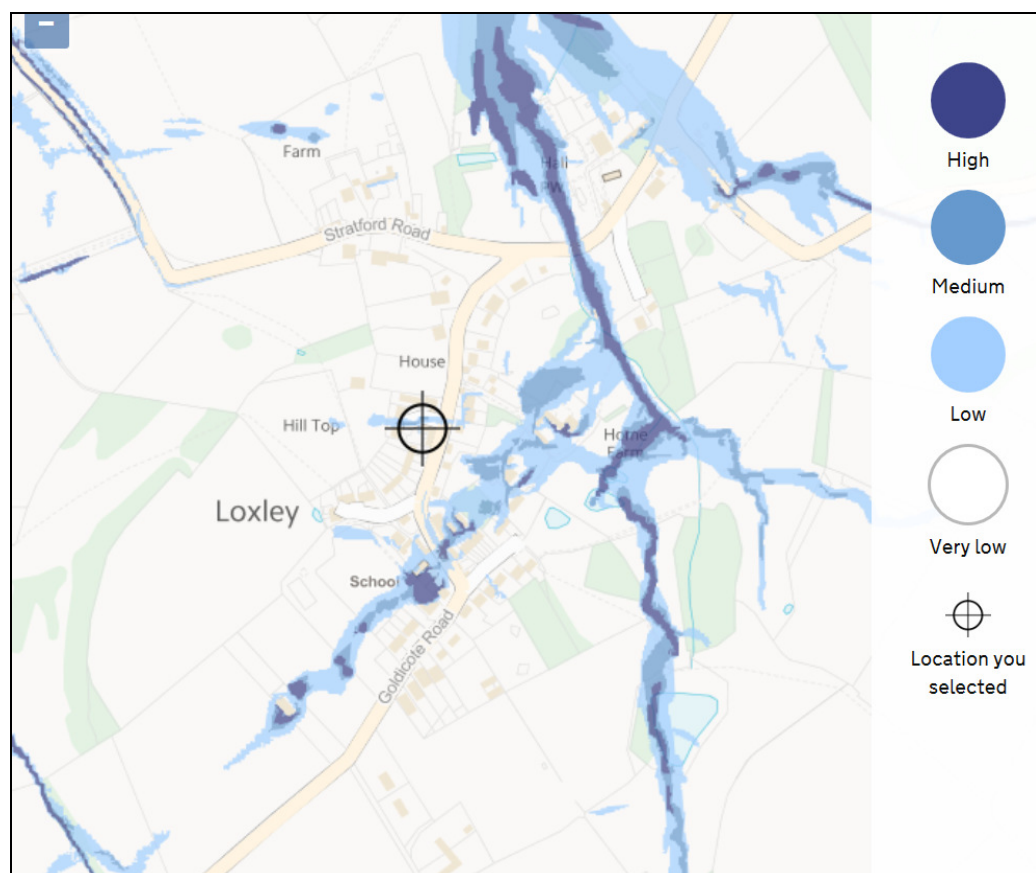
Topography – The site slopes gently from east to west but is generally unchallenged by topography.

Landscape – The site is reasonably well contained being generally enclosed to the east, west and south by existing trees and hedges. However, the site is comparatively more exposed to the north where it fronts the road.

The site is not well related to the built form of the village due to the large amount of open land which surrounds the site. Whilst there are 2 residential properties to the south of the site, a development of around 12 dwellings is likely to conflict with the existing very low density settlement pattern.

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. However, the western portion of the site has a 'high' and 'low' risk of surface water (pluvial) flooding (see map below).



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 Kington 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 425m from the village school via a route which requires the crossing of Hill Top and walking up the steep hill by the village green but the route is via pavements.

Natural Heritage – Being productive grazing land the site has low ecological value but has potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of trees and hedges around the perimeter of the site increases the biodiversity value of the site.

Built Heritage – The site is in close proximity to The Church of St Nicholas which is a nationally significant Grade I listed building. However, any development of this site is unlikely to have a significant impact on the setting of this important heritage asset due to limited inter-visibility.

Conclusion

The site is roughly rectangular in shape and is located to the north of the village. The site is not particularly well related to the existing built form and this part of the village is characterised with a very low density scattering of development where modest infill development could be in keeping with the settlement character. However, a development of around 12 dwellings is likely to cause significant conflict with this part of the settlement character and pattern.

The site is on the edge of the historical part of the village where the 8th Century Grade 1 listed Church is located.

The site has an exposed frontage to the street scene but is otherwise reasonably well contained.

The current access to the site from Stratford Road has very poor visibility due to the gradient and alignment of the road. Any development would need to ensure a safe means of access can be achieved. Suitable car parking arrangements should be achievable given the availability of land.

Stratford Road is one of the principal roads running through the village and the site is close to the junction with Hill Top. A development of up to 12 dwellings will

increase traffic in this part of the village but is not likely to be significant in numbers. However, use of a substandard access is likely to be severe in its impact on highway safety. 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 towards the edge of the village and with open land to the east and west, opportunities for social integration will be challenging.

Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the northern boundary.

Due to the compact nature of the village the site is reasonably close (425m) to the village centre, where the school, bus stops and pub are located. The route to the village centre is served by pavements but occupants of the site would need to cross the Stratford Road and climb the steep hill by the village green.

Housing development would be visible from the north where the site is currently exposed to the road. Robust landscaping could help soften any development and is likely to sufficiently mitigate any adverse impact.

Due to serious questions over the deliverability of a safe and suitable access onto Stratford Road where visibility is significantly hindered by the gradient and alignment of the road, the site has low potential for development.