


Loxley Neighbourhood Development Plan Site Assessment - July 2017

Site Reference	Site Area (approx.)	Site Capacity
Site I	0.34 ha	3 dwellings (9 dpha)
Site Address		
Land opposite Loxley Manor, Manor Lane, Loxley		
Site Description		
<p>The site comprises an open paddock with a large pond. If retained, the pond would significantly reduce the amount of developable area of the site. The site is located on land opposite Loxley Manor which is situated at the end of Manor Lane where access would be obtained.</p> <p>To the southwest of the site there is a residential property. Open fields and woodland surround the site to the north and east. The site is located in a relatively central position within the village.</p> <p>Being located in the centre of the village, the site is very accessible, via pavements, to the village school and bus stops.</p>		
Aerial Photo		
		

Relevant Planning History

None.

Site Photo



Site Constraints

Status – The site represents undeveloped greenfield land.

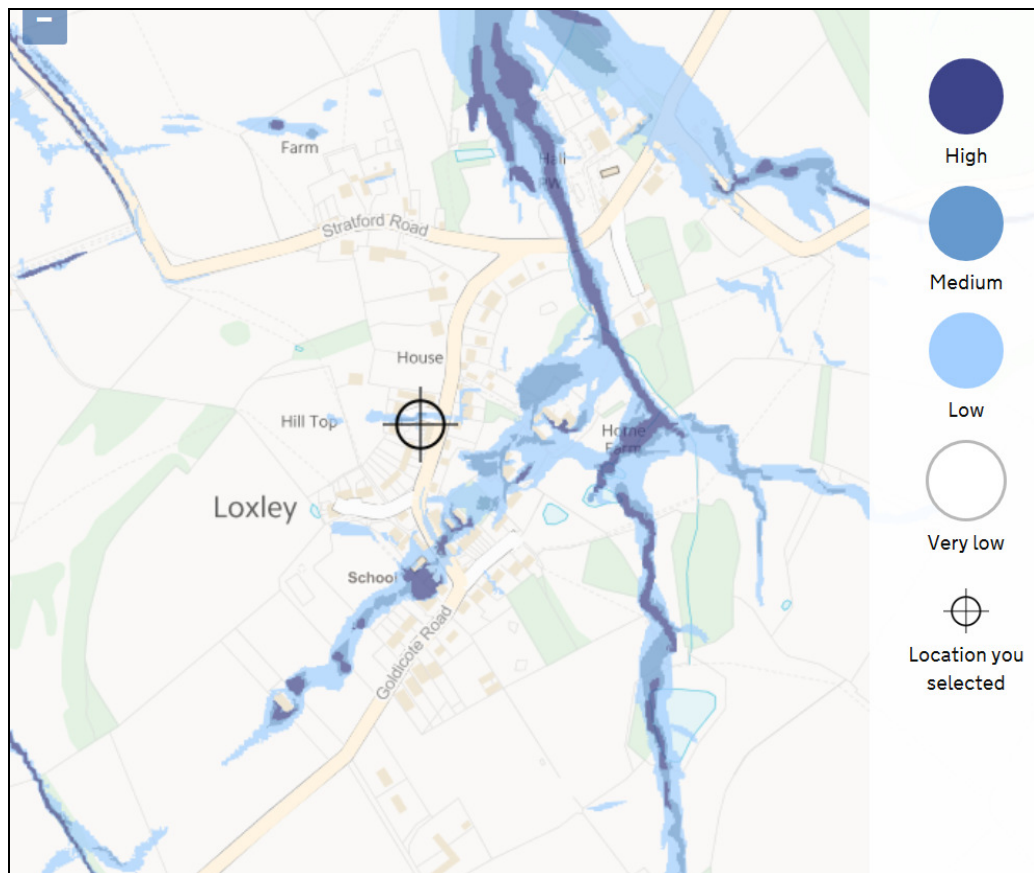
Highways – Access to the site from the end of Manor Lane appears to be deliverable. There is good visibility exiting Manor Lane onto the Goldicote Road. Access would be within the existing 30mph limit.

Topography – The site is unchallenged by topography.

Landscape – The site is not well contained due to its exposure to open land to the north and east. However, a continuation of the linear form of development along Manor Lane with 2-3 additional dwellings would have limited impact on the open countryside and immediate landscape. The southwestern part of the site is well related to the built form 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. However, the pond has a '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 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 centrally located within the heart of the village and is therefore easily accessible to the village school, pub and bus stops. The site is approximately 135m from the school.

Natural Heritage – Whilst the site is unproductive agricultural/grazing land, due to the presence of the pond and a variety of trees in and around the site, it has a high ecological value with potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status. The presence of a large pond and trees and hedges around the periphery of the site significantly increases the biodiversity value of the site.

Built Heritage – Development is not likely to adversely affect the setting of any heritage asset.

Conclusion

The developable area of the site is significantly reduced by the presence of the pond. Development along the frontage of the site with 2-3 modest dwellings would represent a continuation in the linear pattern along Manor Lane and provide much needed smaller accommodation in the village.

The site is closely related to the existing built form and a development of around 3 dwellings is unlikely to be prominent or out of context from the surrounding countryside.

The village is generally characterised by linear developments so a development continuing the built form along Manor Lane would not be uncharacteristic. A sensitive low density development with an appropriate design will enable the development to assimilate into the settlement pattern.

Any development would need to ensure satisfactory car parking arrangements in a design and layout which is not dominated by parked cars.

Manor Lane is a short no through road. A development of 2-3 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 development would need to be designed to enable vehicles to enter and leave the site in a forward gear.

Being within the centre of the village opportunities for social integration will not be challenging.

There is an opportunity to retain existing boundary trees and hedges which will preserve amenity and ecological value. Development has the potential to enhance and strengthen existing ecological features and create new habitats with new planting particularly along the open boundaries.

Due to the position of the site near the village centre, where the school, bus stops and pub are located, the site is considered to be in an accessible location.

The allocation of the site for 2-3 dwellings would facilitate the provision of much needed low cost housing. Sensitive treatment of the open boundaries of the site would be needed along with careful consideration and treatment of the surface water drainage. In light of the above, the site has good potential for development.



Concept design