

Loxley Neighbourhood Development Plan Site Assessment - July 2017

| Site Reference | Site Area (approx.) | Site Capacity |
|----------------|---------------------|-----------------------|
| Site L | 0.14 ha | 4 dwellings (29 dpha) |

Site Address

Land to the west of Barracks Green, Loxley

Site Description

The site comprises part of an open agricultural field situated on the western end of Barracks Green and a small area of scrubland which includes an historical pond.

The site does not have the benefit of a vehicular access so would need to utilise opportunities to connect into Barracks Green.

There is existing residential development (managed by Orbit Housing) to the east but the site is very exposed to the north, west and south due to the arbitrary nature of the site boundary. There is a small group of trees along the southern boundary.

Aerial Photo



Relevant Planning History

None

Site Photo



Site Constraints

Status – The site represents undeveloped greenfield land.

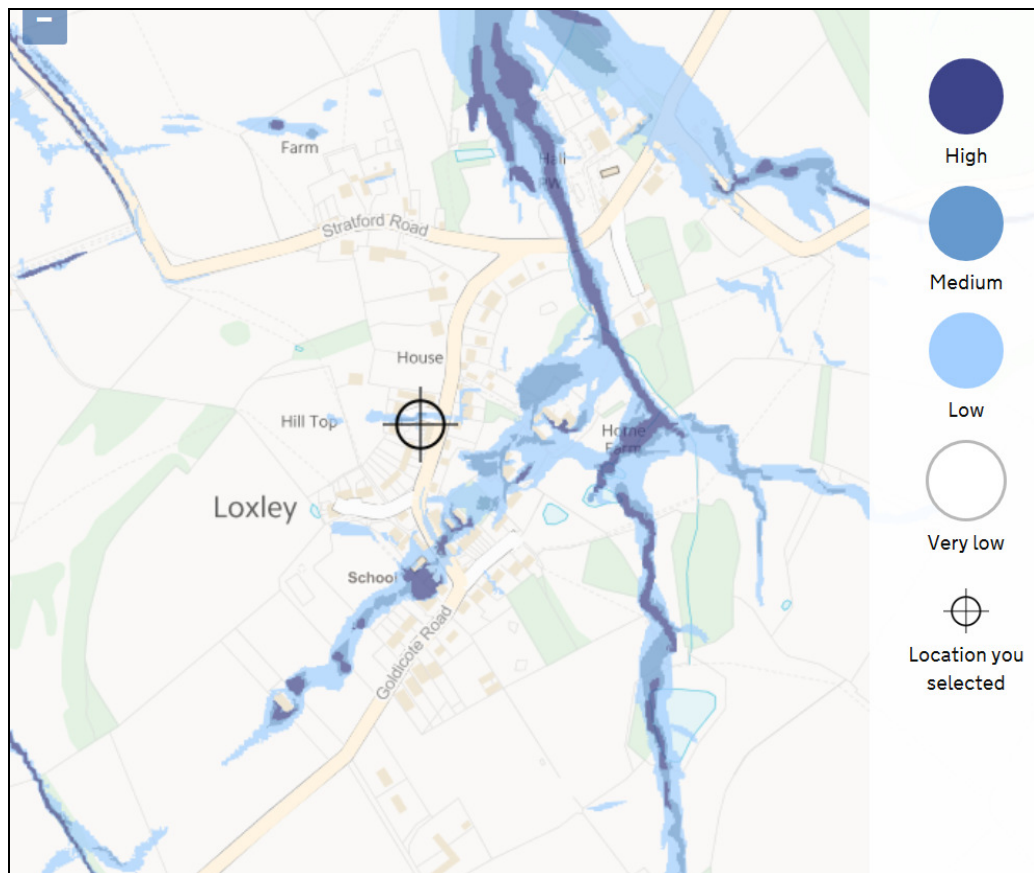
Highways – Access would need to be obtained from Barracks Green cul-de-sac. It is not clear how access would be routed through Barracks Green due to the position of dwellings and car parking areas. This would need to be resolved if development were to be accepted on this site. Access would be within the existing 30mph limit.

Topography – The site rises gently to the northwest but is unchallenged by topography.

Landscape – The site is not well contained having exposed boundaries on three sides. New hedgerow and tree planting along exposed boundaries will be necessary to screen and soften any development on the site from the surrounding countryside.

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 with the exception of the pond has a ‘very 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 approximately 180m from the village school. Whilst Barracks Green does not have any pavements, it is a quiet cul-de-sac. The remainder of the route to the school is via a pavement. It would not require the crossing of Goldicote Road or Main Street.

Natural Heritage – Agricultural/grazing land generally has low ecological value but the site has an area of scrubland with a pond which has high ecological value due to its potential habitat support for small mammals, birds, insects and invertebrates, some of which may have conservation status.

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

Conclusion

The site is roughly square in shape and is located in close proximity to the village centre. The site is currently very exposed to the open countryside and is not well related to the existing built form. However, this would be significantly improved if Site K, to the south, was developed.

A new cul-de-sac development would be seen as a natural extension to Barracks Green despite this form of development not being part of the historical settlement pattern. However, like Site K, due to the discrete location from within the village, any development would be very inconspicuous from the street scene and would not be visually prominent. There are other examples of small cul-de-sac development in the village (Loxley Fields) which is arguably more prominent. On balance, a small cul-de-sac development on this site would not detract from the street scene or character of the village and would be seen as an extension to Barracks Green.

Access arrangements to the site from Barracks Green would need to be resolved. Main Street and Hill Top are two principal roads running through the village. A development of around 4 dwellings will increase traffic in this part of the village but is not likely to be significant in numbers or severe in its impact, subject to a suitable and safe access being provided.

Being close to the village centre and existing residential properties, opportunities for social integration will not be challenging.

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

Due to the compact nature of the village the site is very close (180m) to the village centre, where the school, bus stops and pub are located. The route to the village centre is mainly served by pavements.

Housing development would be highly visible from the north and west but would be read in the context of the existing residential backdrop. The more exposed boundaries would need careful treatment and enhancement.

The allocation of the site to create a small cul-de-sac development of around 4 modest dwellings could include a mix of smaller houses to meet identified local housing needs and would be a natural extension to the existing Orbit housing in Barracks Green.

A high quality design addressing the need for private (or shared) amenity space and adequate parking and accessing arrangements should be a priority.

Based on the above concept, the site has good potential for development.



Concept design