

Loxley Neighbourhood Development Plan Site Assessment - July 2017

Site Reference	Site Area (approx.)	Site Capacity
Site N	0.32 ha	8 dwellings (25 dpha)

Site Address

Land between Loxley Fields and Loxley House, Hill Top, Loxley

Site Description

The site comprises an enclosed paddock situated on the western side of Hill Top between Loxley Fields and Loxley House.

The site has the benefit of an existing gated vehicular access onto Hill Top.

There is existing residential development opposite the site to the east and there is open grazing/agricultural land to the west beyond which there is open countryside.

Aerial Photo



Relevant Planning History

None

Site Photos



Site Constraints

Status – The site represents undeveloped greenfield land.

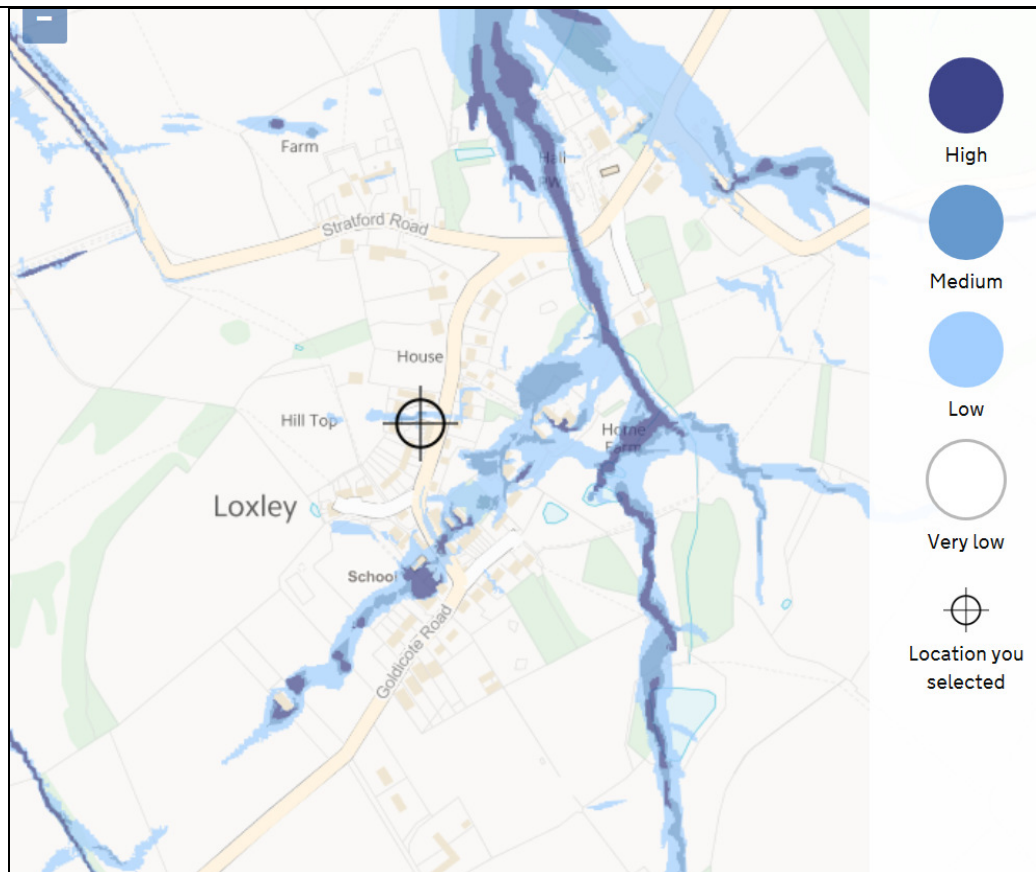
Highways – Access would need to be obtained from Hill Top. There is reasonably good visibility in both directions at this point due to the alignment of the road. Access would be within the existing 30mph limit. Traffic speeds would need to be measured to ascertain the required visibility and frontage hedge/tree cut back may be needed.

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

Landscape – The site is well contained having existing residential development to the south, north and east. The western boundary is exposed to the open countryside so new hedgerow and tree planting along this boundary 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 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 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 Kington 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 Hill Top and Mina Street 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 182m from the village school and is connected with pavements. It would not require the crossing of Hill Top or Main Street.

Natural Heritage – Agricultural/grazing land generally has low ecological value but has 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 rectangular in shape and is located in close proximity to the village centre. The site is well contained and related to the existing built form.

A new cul-de-sac development would be seen as a natural extension to Loxley Fields despite this form of development not being part of the historical settlement pattern. However, due to the presence of Loxley Fields any development would be seen as complementing this form of development and would not be overly conspicuous from the street scene or visually prominent if planned well with a high quality design and landscaping.

The close proximity of properties in Loxley Fields with habitable room windows will need careful consideration to ensure the amenity of those occupiers is not adversely harmed.

Hill Top is one of the principal roads running through the village. A development of around 8 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 western boundary.

Due to the compact nature of the village the site is very close (182m) to the village centre, where the school, bus stops and pub are located. The route to the village centre is served by pavements.

The allocation of the site to create a small cul-de-sac development of around 8 modest dwellings could assist in the ability of existing residents to downsize from larger houses in the village which would in turn free them up for young families to move into. 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.