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33 Sheep Street Cirencester Gloucestershire





CONTEXT

The site extends to 6.61ha and is sustainably located to the southwest of Newton Leys.

The site is a proposed allocation in the Stoke Hammond Neighbourhood Plan Regulation 16 which is currently subject to consultation until 5th December 2024.

The site has already been the subject of extensive local consultation during the Neighbourhood Plan process with parishioners and stakeholders views being obtained by the Parish Council in March 2023 to help inform the Pre–Submission Plan and then in Spring 2024 for the Regulation 14 consultation.

The proposals for this Outline planning application reflect the outcome of these consultations and will also help Buckinghamshire Council meet its housing need.

SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including transport, landscape, flood risk, drainage and ecology.

Before the application is submitted to Buckinghamshire Council, we are seeking the views of the local community on the draft proposals.

WHAT HAPPENS NEXT

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council.

Willis Dawson



Land at Newton Leys South, Stoke Hammond

PUBLIC CONSULTATION

INTRODUCTION

Willis Dawson Ltd, together with their planning consultant, Pegasus Group, are preparing an Outline planning application for a residential development of up to 90 dwellings, together with land for a new recreational area including a potential community facility, on land at Newton Leys South, Stoke Hammond. As part of this the views of local people are being sought on the proposals.



PROPOSED SITE

The site for the proposed development is a parcel of land to the southwest of Newton Leys within the parish boundary of Stoke Hammond, Buckinghamshire. The site lies immediately to the east of Stoke Road and to the north of Drayton Road.





THE PROPOSAL

The Concept Masterplan for the proposed development shows an area to provide up to 90 dwellings. The proposed scheme will include market and affordable housing.

As shown on the illustrative masterplan, and consistent with the Draft Neighbourhood Plan, the proposed development also includes a minimum of 2.1ha of land for a new recreational area, which includes land for a potential community facility. In accordance with the Draft Neighbourhood Plan policy SH9–NPO1, the expectation is that this part

of the site will be transferred to an appropriate public body to deliver the new recreational area and community facility to serve the residents of Newton Leys South.

The proposals also include the construction of a new vehicular access and pedestrian accesses and associated works including infrastructure, open space, landscaping and drainage attenuation. Vehicular access to the development will be from Stoke Road.

WE VALUE YOUR OPINION

We welcome your thoughts and feedback on our proposals, if you have any comments feel free to contact us by email:

newtonleyssouth@pegasusgroup.co.uk or make use of the Freepost comments form.

Further information is available on the project website www.newtonleyssouth.co.uk

Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission.

All comments must be provided by Thursday 21st November 2024.

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By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application.

*please visit www.pegasusgroup.co.uk to access our Privacy Notice

Should you wish for your details to be deleted at any point please contact us via email



COMMENTS: