



SMITHSGORE

CHEDDINGTON NEIGHBOURHOOD PLAN

Developer's / Landowner's Public Event
26th September 2014



Prepared by Smiths Gore on behalf of the Society of Merchant Venturers (SMV).

Introduction

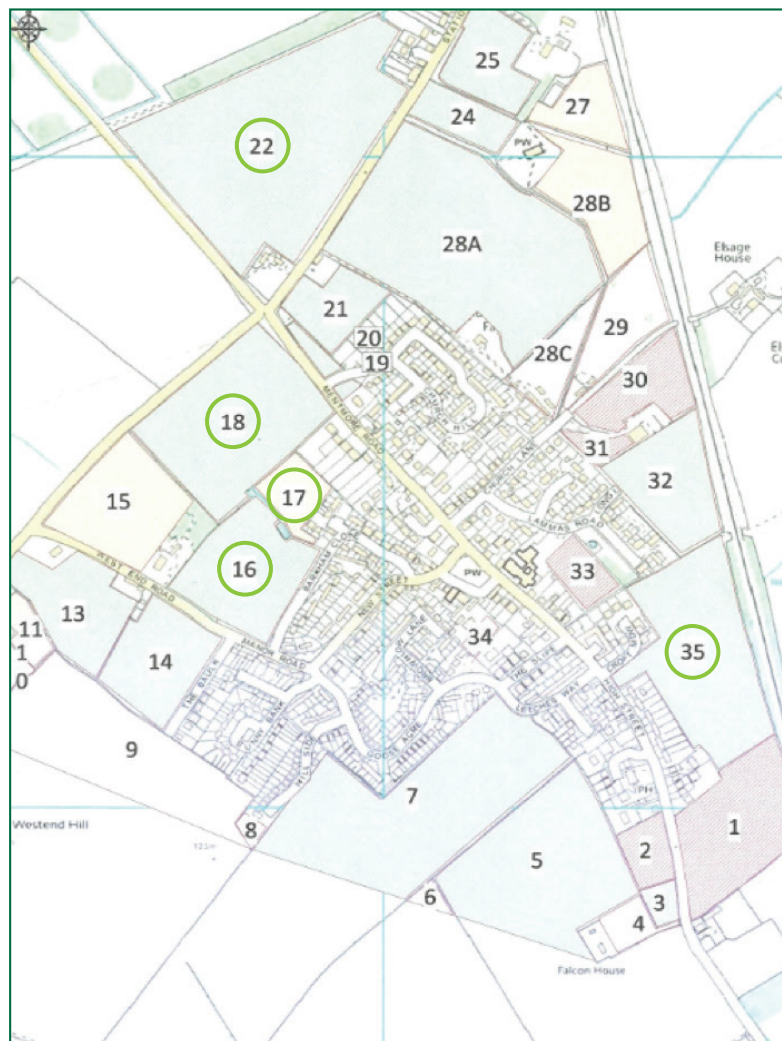
This leaflet has been produced by Smiths Gore on behalf of SMV to highlight the availability and suitability of land parcels 16, 17, 18, 22 and 35 for development and inclusion in the Cheddington Neighbourhood Plan.

Site 35 (Croft Meadows) lies between High Street and the railway line. Two different options are proposed here.

Sites 16, 17 and 18 (Land between Barkham Close and Mentmore Road) have been combined into one proposed development site which consists of all of 17 but only part of 16 and 18. The resulting wrap around site would result in a more compact development with minimal impact on the visual amenity of the village.

Site 22 (Land to the north of Station Road) is a large triangular site. It is proposed to allocate only part of this site. There are two options. The first could include some additional parking for the Church. The second would also include parking for the Scout Hut by extending development along Station Road.

The sites are considered in more detail on the following pages.



The Society of Merchant Venturers (SMV)

The Society of Merchant Venturers is a private entrepreneurial and charitable organisation based in Bristol and dating back to the 13th century.

Site 35:

Croft Meadows (4.7ha)

Some appraisal work has already been completed for this site and a draft illustrative master plan shows how 30 new dwellings (Option 1) or 45 new dwellings (Option 2) could be accommodated on the site. This appraisal document is available to view.

Option 1: 30 dwellings



Option 2: 45 dwellings



Sites 16:

(part of), 17, 18 (part of): Land between Barkham Close and Mentmore Road (approx. 3.4ha)

The site could deliver approximately 50 dwellings. This would allow for the retention of the wooded area to the south west of the site. Access is available from Mentmore Road and Barkham Close. We consider that this “wrap around” site is a suitable development site and would have minimal impact on the visual amenity of the area. No detailed drawings have been prepared to allow welcomed input from the Parish and Neighbourhood Plan Committee into the layout, community facilities and type, number of dwellings which could be provided here.



Site 22:

(part of): Land to the north of Station Road (approx. 2.7ha)

Similarly, only part of the site is being proposed as an allocation. There is potential to provide parking for the Church and for the Scout Hut if the red line is extended further towards the crossroads (3ha). We would welcome your suggestions. The site could deliver approximately 50 dwellings including the parking areas.



SMITHSGORE



Andrew Hattersley
t 01733 559338
e andrew.hattersley@smithsgore.co.uk



Jennifer Thomas
t 01733 559352
e jennifer.thomas@smithsgore.co.uk

For further information on any of the sites please call:
Andrew Hattersley on 01733 559338 or email andrew.hattersley@smithsgore.co.uk