

## AVDC site assessment for new VALP policy H6b: Older Persons' Homes

### Assessment for new allocations and broad areas of growth

<b>Key</b>	Site Allocations
	Broad Locations

Reference	Site Address	Site Area (ha)	Site Assessment	Status	Capacity
BER001	Berryfields (employment area adj Paradise Orchard)	0.6	Live application (unallocated to case officer - GP surgery (70 uph)	HELAA - proposed site allocation	42
HAD021	Haddenham (Land adj Medical Centre/Haddenham Pharmacy, Standbridge Road)	0.2	Landscape issues in 2014 applications for 8 dwellings. (previous refusal for 8 dwellings and a dental surgery (D1) (70 uph)	HELAA - previously submitted applications - refusal	14
N/A	Stoke Mandeville (Freemantle Ct) expansion of Freemantle Ct	3	Extention to Freemantle Court - would be an extra care facility offering complementary services to the existing site and vise versa. Access between exg site and northern parcel would either have to cross 3rd party land or go thorough a nature reserve (70 uph)	Exg site employs 150 staff/site promoted post Hearings	140
N/A	Land north of Watermead (Buckingham Rd)	2.05	Flood Zone 2, sustainable links to leisure centre, hotel public house, Watermead facilities. (extant consent for 1,300sqm A1 new floorspace - garden centre and 1,766sqm other use) (70 uph)	Previously submitted application with extant consent	143
AYL068	Land north of Manor Hospital incl Land south of Woodlands (Whiteleaf Centre)	1.98	NHS have confirmed that any type of housing development is predicated on being able to re-house the children's and adult services on part the neighbouring Whiteleaf site (under review) (70 uph)	HELAA - proposed site allocation and additional land not formally promoted through call for sites but has been promoted through officer/land owner contact	138

WINO20	Winslow (NP employment site adj to school)	4.2	Suitable in terms of a sustainable location, built development adj to site (new school build), close proximity to facilities and station) - siting towards the front of the site. Site is currently Grade 3b agricultural land (70 uph)	HELAA - 2014 NP employment site - there has been low interest in the site for B1, B2 or B8 uses and the NP is due to be updated	100
BIE001	Land east of Burcott Lane	4.18 (approx 0.42 ha suitable)	Part suitable - No significant constraints although ecological matters should be taken into consideration. Housing development should follow linear form following the road, giving capacity of approximately 10 dwellings. Needs a buffer to avoid coalescence with the Kingsbrook development BIE018. (70 uph)	HELAA	29
SHM003	Land between Newton Road and Church Road, Stoke Hammond	1.48 (part suitable)	Part suitable (1 hectare, eastern part at around 35 uph) - No significant constraints as long as a buffer is provided on site between the railway line and any development. (70 uph)	HELAA	103
SHM008	Land south of Stoke Hammond adjacent railway line, Stoke Hammond	1.9	Suitable - Providing site is developed as part of a larger scheme with site SHM013 and a suitable highways junction/visibility splays can be provided. Buffer between the development and the railway line should be included as part of the scheme. Bridleway running across the site should be retained. (70 uph)	HELAA	133
WES002	Allotment Field, East of Biddlesden Road, Westbury	2.15 (approximately 0.36 suitable)	Part of site covered by app 18/03828/AOP for 13 dwellings (70 uph)	HELAA	25
GRA002	Land adjacent to Church Lane, Granborough	2.47	Part of site covered by application 18/04496/APP for 17 dwellings. Western part has no app. (70 uph)	HELAA/Site consented	N/A

AST031	Land to the r/o 79a Weston Rd, Aston Clinton	2.56	Suitable for housing - should only come forward as part of the AST033 site (100 uph)	HELAA	256
SHM019	Land at Hunters Lodge Stables, East of Leighton Rd	2.61	Part suitable for around 2ha on eastern part of site (70 uph)	HELAA	140
SMD011	Bucks Sports & Social Club	3.65	Suitable - BCC owned however, unitary may provide opportunity for asset release potential, access sufficient for reip generation site would yield (100 uph)	HELAA/Officer recommendation for assessment	375
MAR003	Marsworth Glebe, Lower Icknield Way	3.75 (approximately 1.00 suitable)	Part suitable for housing (70 uph)	HELAA	70
CHE001	Land east and south of Croft Meadows	4.75 (approximately 1.00 suitable)	Part Suitable - The area flanking the mainline railway on the eastern side is unsuitable for development due to the impact on the local amenity from noise and visual intrusion of the railway. The western part of the site is suitable for housing (at a potential density of around 35 uph)	HELAA	70
TWY001	Land off Portway Road	5.21 (part suitable) (approximately 1.00 suitable)	Part suitable for housing - Very small % of the overall site area - a frontage only of 1ha with site depth no greater than existing dwellings to the west on Portway Road. Around 10 could be achieved in line with local character (70 uph)	HELAA	70
AST033	Land r/o 1-87 Weston Road	8.58 (part suitable)	Part suitable for housing - part of the site closest to Weston Road (approx 5.5 ha) could come forward as part of a larger scheme with AST031 (70 uph)	HELAA	385
BUC025	Land south of the A421, Buckingham	13.91	Poor pedestrian links to Buckingham - more suitable for dementia or extra care with less reliance on sustainability (70 uph)	HELAA	N/A
BUC051	West Buckingham, land bound by Tingewick Road, A421, Radclive Road and Brackley Road, Buckingham	97.65	This site is now being de-allocated from the Local Plan	HELAA	N/A

AYL119	Land between Brunel Road and Rabans Lane	1.2	Suitable for economic development - The site is in an employment area with employment use on the site and potentially this could have limited intensification, an additional 500sqm floorspace (the minimum for HELAA) - site opposite AYL115 VALP allocation and close proximity to an appeal site that was upheld on Brunel Road. Not supported by DM	HELAA	N/A
NLV008	Land north of Stoke Road	17.1 (part suitable)	Part suitable - for housing approx 3ha of the site (east of Bletchley Rd and two fields r/o 11, The Slade, 5 Home Fm and 14 London Rd End (70 uph)	HELAA	210
SMD001	Land south of Station rd, east of Risborough Rd	28.8 (part suitable) (approximately 2.4 suitable)	Part suitable (13.3ha - northern part) (70 uph)	HELAA	168
WHA001	Shenley Park, Shenley Road	90 (part suitable)	Part Suitable – (55ha of all but a large landscape buffer to avoid coalescence with Whaddon village) at around 35uph) for housing in the longer term (years 6-15) once the adjacent Tattenhoe Park site in Milton Keynes is substantially built out (is due to complete around 2025). Potentially suitable for a 'village' type facility upto 250 units. (70 uph)	Site being assessed for a new NE Aylesbury Vale allocation	110
AYL028	Gatehouse Employment Area, Gatehouse Way, Aylesbury	0.5	Sustainable location near offices and other residential accomodation. Close Gatehouse industry and supermarket (Aldis)	HELAA - part of AYL028 part suitable for a mixed use development	50
N/A	Former HSBC, Walton Grove, Aylesbury	0.2	Sustainable location and close proximity to town centre and amenities	Not promoted however, the site has been vacant since 2012 and would be suitable to come forward at a later stage of the plan. Previously the site has had a demolition consent order as there was no reasonable prospect of being re-let in the near future	20
N/A	Adjacent to Tesco, Tring Road, Aylesbury	0.5	Discussions with McCarthy & Stone. Suitable in principle - 50 units	No applicaton but site assessment has invovled discussion with developer	60

## Methodology for calculating density and capacity

Average densities used to assess site allocations - units per hectare (uph)				Density (uph)
New settlement/edge of settlement				70
Urban sites/infill				100

## Example sites used

Site	Care provision	Site Area (ha)	Capacity	Website	Density (uph)
Wixams 'new settlement', Bedford	Part of planned community for over 55s Extra Care (with dementia facilities) and well-being services.	3.1	230 one and two bed flats available S/O, rental and full market	<a href="https://www.extracare.org.uk/wixams-village-hub/about-wixams-retirement-village/">https://www.extracare.org.uk/wixams-village-hub/about-wixams-retirement-village/</a>	74
Crescent Nursing Home, Bedford	Mental Health, learning disabilities and dementia for under 65's	0.12	28 serviced apartments	<a href="http://www.apexcare.co.uk/crescent.htm">http://www.apexcare.co.uk/crescent.htm</a>	233
The Order of St John, Old Station House, Abingdon	Includes residential and dementia care	0.196	43	<a href="https://www.osjct.co.uk/where-we-care/find-your-new-home/old-station-house/">https://www.osjct.co.uk/where-we-care/find-your-new-home/old-station-house/</a>	219
Bridge House, Abingdon	Includes dementia and nursing care for over 55's	0.46	71	<a href="https://bridgehouseabingdon.co.uk/">https://bridgehouseabingdon.co.uk/</a>	154
MHA Hillside Nursing Home, Ardenham Lane, Aylesbury	Nursing Home	0.35	68 one bed	<a href="https://www.mha.org.uk/care-homes/nursing-care/hillside/#your_home">https://www.mha.org.uk/care-homes/nursing-care/hillside/#your_home</a>	194
St Leonards Care Home, Wendover rd, Aylesbury	Long terms and short term residential care with dementia	0.28	45	<a href="http://www.bmcare.co.uk/find-a-home/st-leonards/">http://www.bmcare.co.uk/find-a-home/st-leonards/</a>	160

## Previous consents in Aylesbury Vale

Reference	Site Address	Site Area (ha)	Capacity	Planning Status	Density (uph)
AYL098	Former Steeple Chase Public House, Taylor Road	0.26	14	consent - 14/02916/APP (remaining capacity 14)	54
HAD005	Land north of Pegasus Way, Haddenham Airfield	0.68	64	consent - 09/00235/APP (remaining capacity 64)	94

STO017	Bartletts Residential Home, Peverel Court, Portway Road	0.1	27	consent (remining capacity 27)	270
WIN026	Winslow Centre (Allocated in the Winslow Neighbourhood Plan)	0.71	30	Suitable – the site is allocated for extra care dwellings in the made Winslow Neighbourhood Plan. The plan states the dwellings would come forward 2020-2031. (capacity 30)	42