

NORTH MARSTON FUTURE HOUSING DEVELOPMENT

North Marston Parish Council have been approached by a land developer regarding a 10 acre site along Portway for a proposed housing development of up to 63 houses.

The land developer is attending the next Parish Council meeting on Tuesday 12th December at 8pm to discuss their proposal and gain the village feedback prior to submitting a planning application.

We would welcome all residents to attend the meeting to listen to their proposal and ask any questions you may have. The Parish Council would welcome your feedback to understand the village's views regarding such a development.

Such developments can have positive and negative impacts upon the village and its local services. Increased population could have a positive impact upon local services such as the village pub and shop. Other services need to be considered such as the impact upon the village school, sewage treatment facilities and increased traffic to the village.

All these factors need to be considered to determine if the residents of North Marston want to support or oppose such developments. There are currently two options proposed for the site by the developer option 1 below and option 2 over the page for you to review.

The Vale of Aylesbury Plan Proposed Submission 2013-2033 has no allocations shown for North Marston. The Proposed submission can be found on www.northmarston.org

Kind Regards
North Marston Parish Council



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KEY

- Site
- Trees & hedgerows
- Proposed Houses (detached only with detached)
- Site entrance
- Main Roadway
- Shared surface / private drive
- Views to Countryside

Indicative land budget

Development site = 1.98ha (4.85 acre)

Residential development area = 1.94ha

approx. units @ 25 dph = 49 units

approx. units @ 30 dph = 59 units

approx. units @ 33 dph = 63 units

approx. units @ 35 dph = 68 units

Proposed number of units = 45 units

NO. OF UNITS: 45
DATE: 10/10/2023



umaa
URBAN MANAGEMENT AND ARCHITECTURE

PROJECT: NORTH MARSTON FUTURE HOUSING DEVELOPMENT

DATE: 10/10/2023

SCALE: 1:1000

PROJECT NO: 00844

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PLAN AS PROPOSED
1:1000



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