

DLP Ref	SHLAA Ref	Parish
NP 20	N/A	STEWKLEY
<b>Site Name/Address</b> FIELD BELOW No.3 WING ROAD. STEWKLEY		
<b>Source of Site</b>		
<b>Planning Status</b>		<b>Size</b>
CALL FOR SITES		NO PLANNING PERMISSION
0.6 hectares		
<b>Description of the Site</b> – The whole field is estimated to be 1.5 hectares.. The Neighbourhood Plan proposes the road frontage of the field to a depth of 64 metres should be developed to provide one row of eight detached homes. Ideally these would be low rise. Whilst the location would extend the village boundary it is still within the current 30mph speed limit area.		
<b>Planning History</b>		
This is a new proposal not previously considered by AVDC and the suggestion has received good public support.		
<b>AVAILABILITY</b>		
The site is promoted by the owners, the Neighbourhood Plan and the Parish Council. It is available for development within the next five years.		
<b>SUITABILITY: Policy Constraints</b>		
Policies H1, H2, H3, H4, CHD1,CHD2, CHD3, ITP1, ITP2, & OG2		
<b>SUITABILITY: Physical Constraints</b>		
<p><b>Access:</b> It is proposed the new homes will be set back behind the existing hedgerow, a grass verge and Service Road. This layout of a Service Road is common in several locations within the village. There would be solely one access/exit point from the service road onto the Wing Road. This would entail a grass verge inclusive of the present hedgerow to a width of 5m. Then a Service Road also 5m wide with an adjoining footpath 1.6m wide. The building plots would be approximately 50m in depth. Existing visibility, north is satisfactory and south is excellent. 30mph signs would be moved some 200yards south and a ‘Village Gateway’ constructed to emphasise entry into a residential area. A buffer zone of 40 mph would be introduced for half a mile preceding the 30 mph limit, as is common in most other local villages.</p> <p><b>Environmental:</b> The site is currently designated as agricultural land Grade 3. This site is not covered by any international or national designations or in an area of defined flood risk. However there is evidence of Ridge &amp; Furrow across the whole field. Outside the proposed development area but within the field is an old dew pond. A Landscape Visual Impact Assessment (LVIA) and a preliminary ecological appraisal will need to be undertaken to ensure protected species and habitats are appropriately considered. A new extension to the foul drainage system would be essential or an alternative method determined. A Travel Plan is required to encourage active Travel measures rather than reliance on car transport.</p> <p><b>Historic:</b> This site is adjacent to the current Conservation area and construction would need to be sympathetically designed to the local area.</p>		

**Conservation.** The view along the Wing Road to the village is considered an important view.

**Landscape.** The site is bordered to the west by the Wing Road, to the north by an adjoining property subject of proposal for a smaller development and to the east and south by countryside and farm land.

**SUITABILITY: Other Potential Constraints**

Development will need to be sensitive to its location and built in character to existing building. Stewkley is known for its linear nature so this small extension would not change its character.

**ACHIEVABILITY**

Stewkley Parish is a highly desirable location and properties are in constant demand. The village can comfortably accommodate sustainable additional new homes as the type proposed in the Neighbourhood Plan.

**Type of Use**

Proposal is for eight detached single storey 3 bedroomed homes with off road parking facilities for residents & guests. The would design would be on the lines of similar locations within the village

**DELIVERY: Potential yield**

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
8	0		0	8

Site Density	Average Density of Surrounding Area (if known)
17 per hectare extracting road, path & verge space	One farm house immediately south and 4 houses opposite.

**CONCLUSION**

**Following public consultation this site has public support provided it is limited to the size proposed. Type of proposed new homes meet villagers' requirement and would likely free up some existing larger houses for the market place. The owner of the Site suggests a development of 18 mixed new homes and this is not supported by Public opinion, Parish Council or Neighbourhood Plan.**

**A joint design, development and planning application for Sites NP 20, 22, 23 & 47 is required. Careful design (Landscape & Buildings) is required so as to not create a 'hard edge' to the entrance to the village.**

**Section 106 Agreement could provide the village with a 'Gateway' and provision for new 40mph zone and signage at the Wing Road entrance to the village.**

## Map and Photos



Revised 9.1.18