



DRAFT POLICIES

HOUSING, LANDSCAPE, ENVIRONMENTAL AND PLANNING GROUP

Policy 1 - Location of Housing Development Sites

Stewkley village is characterised as a ‘linear’ built village, approximately 1.5 miles long, enabling views to the countryside from the High Street. The village of Stewkley has limited available sites, within its current ‘built’ boundary, to meet the demand for homes required by its residents, alone, projected over the next 20 years. A ‘secondary’ built boundary has been proposed to meet this housing need whilst maintaining the character of the village (see map). This boundary links ‘gaps’ on the outer built areas of the village and therefore defines a clear line between countryside and built village.

The following list of sites (as shown on the Stewkley Policies Map) have been proposed as housing development sites and are set out to provide for an ‘even’ distribution of housing throughout the village. These sites should be built out in accordance with the supporting development considerations and with all other relevant Neighbourhood Plan Policies.

* XXXX List site name/address, indicative yield/dwelling no/ timing/ housing mix

Indicative phasing and dwelling type mix for each site have been identified by the Planning Group and should be reflected in future applications. ‘Organic’ growth with the village has been of limited scale to maintain the character of the village and not overburden the ‘infrastructure. This is consistent with similar, recent, developments within the village of Stewkley itself:- Folding Close – 8 houses ; Eleanors Gardens – 3 houses; Grubbs Close – 6 houses;* Maltings Close– 5 houses; Courtneidge Close – 7 houses; Haywood Park – 10 houses; Tythe Close – 7 houses; Tythe Gardens – 8 houses

If a ‘special need’ is required, then this may be exceeded (eg. Griffin Field (social housing only – 19 houses) for one type of ‘special’ use only up to a maximum of 14 houses within any 5 year timescale.

No more than 3 dwellings should be built at one time within the Conservation Area at any one time to protect its character.

Reason: At the public consultation meeting dated X 2016, it was decided by public vote (97% in favour) that the delivery of future housing in Stewkley should take place in the form of smaller developments distributed throughout the linear built up area of the village rather than major developments in one location. The Planning Group has assessed various locations in terms of their suitability and are confident the sites allocated will help deliver the most appropriate form of growth.