

DLP Ref	SHLAA Ref	00932/AOP
NP 12	N/A	STEWKLEY
Site Name/Address CRICKETERS. 66 HIGH STREET NORTH, STEWKLEY		
Source of Site		
Planning Status		Size
Owners Application	Outline Planning approved on Appeal on 26.6.2016 Ref:16/00011/REF & 15/00932/AOP	0.67hectares
Description of the Site -		
The site stands on the eastern side of High Street North and comprised of a detached house, and its garden together with adjacent land to the north and east. The site is generally level and contains a number of conifers and self-seeded vegetation on the north side of the frontage together with brambles. There are two-storey Victorian houses to the south and a detached bungalow to the north.		
Planning History		
Site was considered by AVDC and rejected. However the proposal was granted on Appeal.		
AVAILABILITY		
The site has recently been sold and new owner is about to start development (Dec.2017).		
SUITABILITY: Policy Constraints		
Policies H1, H2, H3, H4, H5, CHD1, CHD2, CHD3, ITP1, ITP2, OG1, OG2		
SUITABILITY: Physical Constraints		
<p>Access: The intention is to close up the two existing accesses and provide a new estate road junction with High Street North. The road will be 4.8m wide with pavements on either side to link up with existing pavements. Visibility complies with current highways standards (2.4m x 43m in each direction.</p> <p>Environmental: This site is not covered by any international, national or local environmental designations or in an area of defined flood risk. A preliminary ecological appraisal will need to be undertaken to ensure protected species and habitats are appropriately considered. Surface water and foul drainage to me AVDC & Water Authorities requirements.</p> <p>Historic: The majority of the area within the proposed development site is within the Stewkley Conservation area</p> <p>Landscape. The whole site is to be cleared of buildings, and vegetation with retention n of some trees & hedgerows There is open countryside to the rear of the site. There is a Public Right of Way through the site that is to be slightly redirected.</p>		
SUITABILITY: Other Potential Constraints		

Development will need to be sensitive to its location and built in character to existing building.

ACHIEVABILITY

Stewkley Parish is a highly desirable location & 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

14 new homes consisting of 7 two, 4 three & 3 four bed houses and 5 to be single storey dwellings

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
14	0	0	0	14

Site Density

22 per hectare.

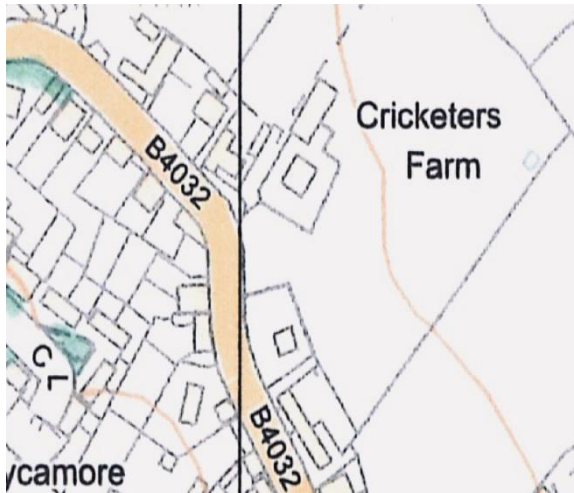
Average Density of Surrounding Area (if known)

Low density single line of roadside houses.

CONCLUSION

Since the Appeal has been granted these proposals have been included within the Neighbourhood Plan and discussion continues on details.

Site Map and Photos



Revised 9.1.18



Proposed Site Layout Plan