

DLP Ref	SHLAA Ref	Parish	
NP 22	N/A	STEWKLEY	
Site Name/Address			
ORCHARD AT 3, WING ROAD, STEWKLEY.			
Source of Site		Planning Status	Size
CALL FOR SITES NOMINATED BY OWNER		Previously considered by HELAA & rejected.	0.14hectares
Description of the Site:			
Small orchard and paddock area adjacent to house. Located within the Village Conservation area. Location is alongside NP20 recommended for development. The combination of site 22 with 20 would create an opportunity to develop the whole area.			
Planning History			
Site was considered by HELAA and as a sole site was determined unsuitable.			
AVAILABILITY			
Site would be available for development within the next five years.			
SUITABILITY: Policy Constraints			
Policies H1, H2, H3, H4, CHD1, CHD2, CHD3, ITP1, ITP2, & OG2			
SUITABILITY: Physical Constraints			
<p>Access: This would be directly on to the Wing Road and visibility to the north is limited. Should however the site be combined with proposal for adjoining site 20 the whole development could be served by a service road behind existing hedgerow. Access/exit from the service road would be to the south of site 22 and provide much improved visibility.</p> <p>Environmental: This site is not covered by any international or national designation, however it is within the village Conservation area. There is no flood risk. 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. Surface water and foul drainage to be AVDC & Water Authorities requirements.</p> <p>A Travel Plan is required to encourage active travel measures rather than reliance on car transport.</p> <p>Historic: The majority of the area within the proposed development site is within the Stewkley Conservation area and this includes the house. There are no other historic or architectural buildings of merit on the site.</p> <p>Landscape. Other than maintaining the existing house and adjacent building the site would be total cleared. There is open countryside to the east and south and it is built up to the west and north.</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

Proposal is for 3 two storey three bedroomed terraced houses with off road parking facilities for residents & guests. However, the site owner Mr M Dooley wishes to increase this number of new homes. The Neighbourhood Plan, Parish Council & local residents consider this would be over development of this village location.

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
3	0	0	0	3

Site Density	Average Density of Surrounding Area (if known)
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Low density	Only one house to the north and three opposite
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CONCLUSION

Following public consultation this site has public support provided it is limited to the size proposed. It is considered this site can only provide the additional housing provided it is combined with the adjoining land at Site 20. Type of proposed new homes meet villagers’ requirement for smaller new homes.

A joint design, development and planning application for Sites 20, 22, 23 & 47 is required. Careful design (landscape & buildings) is required so as not to create a ‘hard edge’ to the entrance of the village.

Site Map and Photos



Revised 9.1.18