

DLP Ref	SHLAA Ref	Parish	
NP 23	N/A	STEWKLEY	
Site Name/Address			
FIELD SOUTH OF 20, WING ROAD, STEWKLEY			
Source of Site		Planning Status	Size
CALL FOR SITES NOMINATED BY OWNER		NONE KNOWN	0.19hectares
Description of the Site: A particularly well contained site with 64m frontage onto the Wing Road (West side) Flat rough pasture bordered by hedge & trees.			
Planning History			
NONE KNOWN			
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 is good. It would be one access/exit point for all occupants of the new homes with the mouth being widened for ease of access. This would entail a grass verge inclusive of the present hedgerow to a width of 5m. Service road along north side of site running to the rear of homes. Foot path running along in front of homes.</p> <p>Environmental: The site is currently designated Agricultural Land Grade 3. This site is not covered by any international or national or local designation. 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. The location is not presently served by main foul water drainage and would either need to be completed or a suitable alternative provided. A Travel Plan is required to encourage active travel measures rather than reliance on car transport.</p> <p>Historic: The location adjoins the village conservation area and has been pasture grazing land throughout living memory.</p> <p>Conservation. The view along the Wing Road to the site is considered an 'important view'.</p> <p>Landscape: Hedgerows and majority of mature trees to be retained.</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 of the developer is for 7 adjoining 2 bedroom cottages built with reclaimed bricks and slate roofs. These being in line with the existing similar properties. Set back from the Wing Road and behind the existing hedgerow. Car parking area to the rear of the line of cottages.

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
7	0	0	0	7

Site Density	Average Density of Surrounding Area (if known)
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36 per hectare.	Very low density just single line north of site & farmhouse south.
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CONCLUSION

Following consultation this site has support of the Neighbourhood Plan, Parish Council and public provided it is developed as proposed. Type of new houses meet villagers' requirement for smaller new homes. These would be first time buyer properties reasonably priced. Such a development would extend the linear nature of Stewkley further, however it would not mean it is far from present services. Road safety can be improved by moving the existing 30mph speed limit south, erecting a Village Gateway and creating a further 40mph buffer zone.

A joint design, development and planning application for Sites NP20, 22, 23 & 47 is required. Careful design (landscape & buildings) is required so as not to create a 'hard edge' to the entrance to the village.

A Section 106 Agreement could provide a new village 'Gateway' plus 40mph zone and signage.

