

DLP Ref	SHLAA Ref	Parish	
NP 33	N/A	STEWKLEY	
Site Name/Address			
MANOR INDUSTRIAL ESTATE. HIGH STREET SOUTH. STEWKLEY			
Source of Site		Planning Status	Size
CALL FOR SITES NOMINATED BY OWNER		NONE KNOWN	0,19hectares
Description of the Site:			
Currently a brown field light industrial site centrally located in the village with six units thereon. It is proposed only half of the site be developed in 15years time.			
Planning History			
NONE KNOWN			
AVAILABILITY			
Site would be available for development in fifteen years subject to establishing a more suitable replacement site for employment in the Parish. With changes in agriculture this would more likely be on an existing farm site.			
SUITABILITY: Policy Constraints			
Policies H1, H2, H3, H4, H5 CHD1, CHD2, CHD3, ITP1, ITP2, OG1, OG2			
SUITABILITY: Physical Constraints			
<p>Access: This is directly onto the High Street South and is currently used for articulated heavy goods vehicles. Visibility in both directions is good and similar to existing cul de sacs nearby.</p> <p>Environmental: This site is not covered by any international or national or local designation,. There is no flood risk. A preliminary ecological appraisal will need to be undertaken to ensure protected species and habitats are appropriately considered. Surface & foul water disposal in accord with AVDC & Water company policies.</p> <p>Historic: The location of this site is within the village conservation area. It contains a listed building and is adjacent to another. Therefore very careful design would be necessary to blend in with surroundings. However, the replacement of existing modern industrial buildings would likely be welcomed.</p> <p>Landscape: Site is mainly hard standing and has open countryside to the west. Current days housing on either side. It is NOT proposed that the whole site would be developed but rather approximately 50% thus avoiding development out into the countryside & current views.</p>			
SUITABILITY: Other Potential Constraints			
Essential to relocate places of employment before site could be developed.			

ACHIEVEABILITY

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. Long term plan for 15years time.

Type of Use

Small development of estimated 8 detached properties.

DELIVERY: Potential yield

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

Site Density

Not established due to length of time for development.

Average Density of Surrounding Area (if known)

Village centre single row of homes either side.

CONCLUSION

Irregular size site proposed small development would follow the same lines as various cul de sac developments off High Street South over the last 50years. Moving the Industrial Site to a redundant farm buildings location would likely be appropriate in the future prior to development.

Site Map and Photos



Revised 9.1.18

