

DLP Ref	SHLAA Ref	Parish
NP 47	N/A	STEWKLEY
Site Name/Address Field to rear of site 23 and adjacent to recent Old Coal Yard, Dunton Road development, Stewkley		
Source of Site		
Planning Status		Size
CALL FOR SITES NOMINATED BY OWNER	NONE KNOWN	0.19hectares
Description of the Site: This site is only accessible by way of proposal for site 23. The two sites were once all part of a single field and they were only divided when the Coal Yard was developed. It is level pasture land bordered by hedgerow and trees with one new house built to the north of the site.		
Planning History		
NONE KNOWN		
AVAILABILITY		
Site is available for development immediately and ideally would be combined with site 23.		
SUITABILITY: Policy Constraints		
Policies, H1, H2, H3, H4, CHD1, CHD2, CHD3, ITP1, ITP2, & OG2		
SUITABILITY: Physical Constraints		
<p>Access: The site is only accessible by way of proposal for site 23. There being one access/exit road onto the Wing Road, Stewkley. Visibility at this point is good in each direction. The Neighbourhood Plan proposes moving the present 30mph speed restriction signs south, erecting a Village Gateway and introducing a 40mph buffer zone beyond this.</p> <p>Environmental: The site is designated Agricultural Lands Grade 3. This site is not covered by any international or national or local designation, However, it does border 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. Careful consideration will need to be given to the disposal of foul water drainage as the current system does not extend to this location. A Travel Plan is required to encourage active travel measures rather than reliance on car transport.</p> <p>Historic: The location of this site borders the village conservation area. Therefore very careful design will be necessary to blend in with surroundings.</p> <p>Landscape :Poor pasture land bordered by hedgerows and trees that would be retained.</p>		
SUITABILITY: Other Potential Constraints		

Development only possible if Site 23 is approved.

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. Achievable within the next five years.

Type of Use

Small development of estimated 3 or 4 two / three bed cottages.

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
4	0	0	0	4

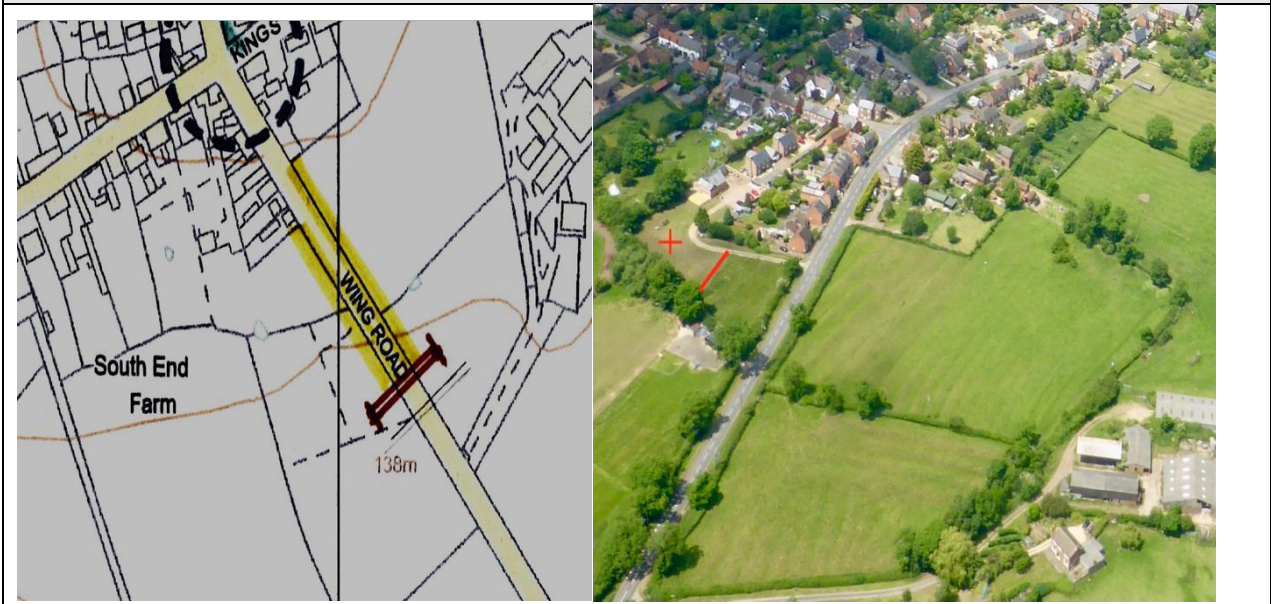
Site Density	Average Density of Surrounding Area (if known)
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20 per hectare	Only one adjoining property.
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CONCLUSION

A small development which would follow the same lines proposed for site 23 and would fit into the area comfortably. Whilst it does slightly extend the linear nature of the village it is still within easy reach of local amenities. It is supported by the Neighbourhood Plan. This would only prove possible if permission for site 23 was approved.
 A joint design, development and planning application for NP20, 22, 23 & 47 is required. Careful design (landscape & buildings) is required so as not create a 'hard edge' to the entrance to the village.

Site Map and Photos



Revised 9.1.18