

DLP Ref	SHLAA Ref	Parish
NP 52	N/A	STEWKLEY
<b>Site Name/Address</b> Potash House Barns. Mursley Road, Stewkley		
<b>Source of Site</b>		
<b>Planning Status</b>		<b>Size</b>
CALL FOR SITES NOMINATED BY OWNER	NONE KNOWN	0.25acre
<b>Description of the Site:</b> This is the conversion of existing farm buildings and stables for up to four new homes. The site is currently derelict and needing enhancement. Located at the T junction with Drayton Parslow Road, improvement to the road layout would be essential.		
<b>Planning History</b>		
NONE KNOWN		
<b>AVAILABILITY</b>		
Site is available for development and could be progressed within five years.		
<b>SUITABILITY: Policy Constraints</b>		
Policies H1, H2, H3, H4, CHD1, CHD3, ITP1, ITP2, & OG2		
<b>SUITABILITY: Physical Constraints</b>		
<p><b>Access:</b> This site is currently on a 60mph speed limit section of road and it would be essential to introduce a 30mph limit at the location. Sight lines can be considerably improved by the demolition of an existing garage block and realignment of the access/exit. The number of new homes will be limited by the amount of parking spaces possible within the site.</p> <p><b>Environmental:</b> 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. Careful consideration will need to be given to the disposal of foul water drainage as the current system does not extend to this location.</p> <p><b>Historic:</b> There are no known historic features for this site.</p> <p><b>Landscape :</b>All within the curtilage of the existing Potash House. There is a Public Footpath on the site that would need to be considered.</p>		
<b>SUITABILITY: Other Potential Constraints</b>		
Solely access.		
<b>ACHIEVABILITY</b>		
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**

From this small development of Barn Conversions it is estimated 3 or 4 two / three bed cottages will be provided.

**DELIVERY: Potential yield**

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

**Site Density**

Very Low

**Average Density of Surrounding Area (if known)**

Outside the built up area of the parish.

**CONCLUSION**

A small development as proposed will greatly improve the location.

**Site Map and Photos**



Potash House & Barns is located just above letter 'd' in Merrymead.