

DLP Ref	SHLAA Ref	Parish
NP 7	N/A	STEWKLEY
Site Name/Address BOWLS FARM, HIGH STREET NORTH. STEWKLEY		
Source of Site		
Planning Status		Size
CALL FOR SITES		NO PLANNING PERMISSION
0.725hectares.		
<p>Description of the Site - The whole site amounts to an estimated 0.5 of a hectare, on the east side of High Street North. Proposal is to solely develop the front half of the site to a depth of 65m.meters from the High Street thus providing an area 2000 sq. metres. Within this area space set aside for the existing farm house, brick buildings & gardens being maintained. Wooden farm sheds being demolished. The whole site is within the village conservation area and there are residential properties on either side of the site. Access to the remaining farm buildings through the development may be necessary although the agriculture land to the rear of the site is also owned by the same family.</p>		
Planning History		
Site was considered by AVDC at the time of the HELAA and determined unsuitable.		
AVAILABILITY		
The site is promoted by the owners and it is considered available for development in 10 to years		
SUITABILITY: Policy Constraints		
Policies H1, H2, H3, H4, CHD1, CHD3, ITP1, ITP2, OG1, OG2, CHD2		
SUITABILITY: Physical Constraints		
<p>Access: Directly off High Street North, Existing visibility, south is limited to 50m whilst north is satisfactory. Visibility of northbound vehicles is restricted due to a hedge at 134 High Street North. Visibility can be improved in both directions by moving entrance as far south as possible and removing aforementioned hedge. Some form of traffic calming to reduce speed of traffic would be advantageous.</p> <p>Environmental: This site is not covered by any international, national or local environmental designations or in an area of defined flood risk. A preliminary ecological appraisal will need to be undertaken to ensure protected species and habitats are appropriately considered. Surface water and foul drainage to me AVDC & Water Authorities requirements.</p> <p>Historic: The majority of the area within the proposed development site is within the Stewkley Conservation area and this includes the farm house, close proximity brick building and wooden sheds.</p> <p>Landscape. Other than maintaining the existing farm house and adjacent building the site would be total cleared of existing derelict sheds, machinery and agricultural items. Remaining 20th century farm buildings to the rear of the site restrict country views and appropriate</p>		

bordering stock proof fencing/hedge would need to be created.

SUITABILITY: Other Potential Constraints

Development will need to be sensitive to its location and built in character to the adjacent 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 5 to 6 semi-detached two-storey 3 bedroomed houses with off road parking facilities for residents & guests. This would be a cul de sac on the lines of similar locations within the village, although smaller homes. This is an irregular size site due to the retention of conservation buildings. The aim is to provide a housing density of 22 per hectare

DELIVERY: Potential yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	5/6	0	5/6

Site Density	Average Density of Surrounding Area (if known)
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22 per hectare includes roads & parking.	Single line of low density houses either side & opposite site.
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CONCLUSION

Following public consultation this site has public support provided it is limited to the size proposed. Vehicle safe exit is an issue to be addressed although is considered possible. Type of proposed new homes meet villagers' requirement and would likely free up some existing larger houses for the market place.

