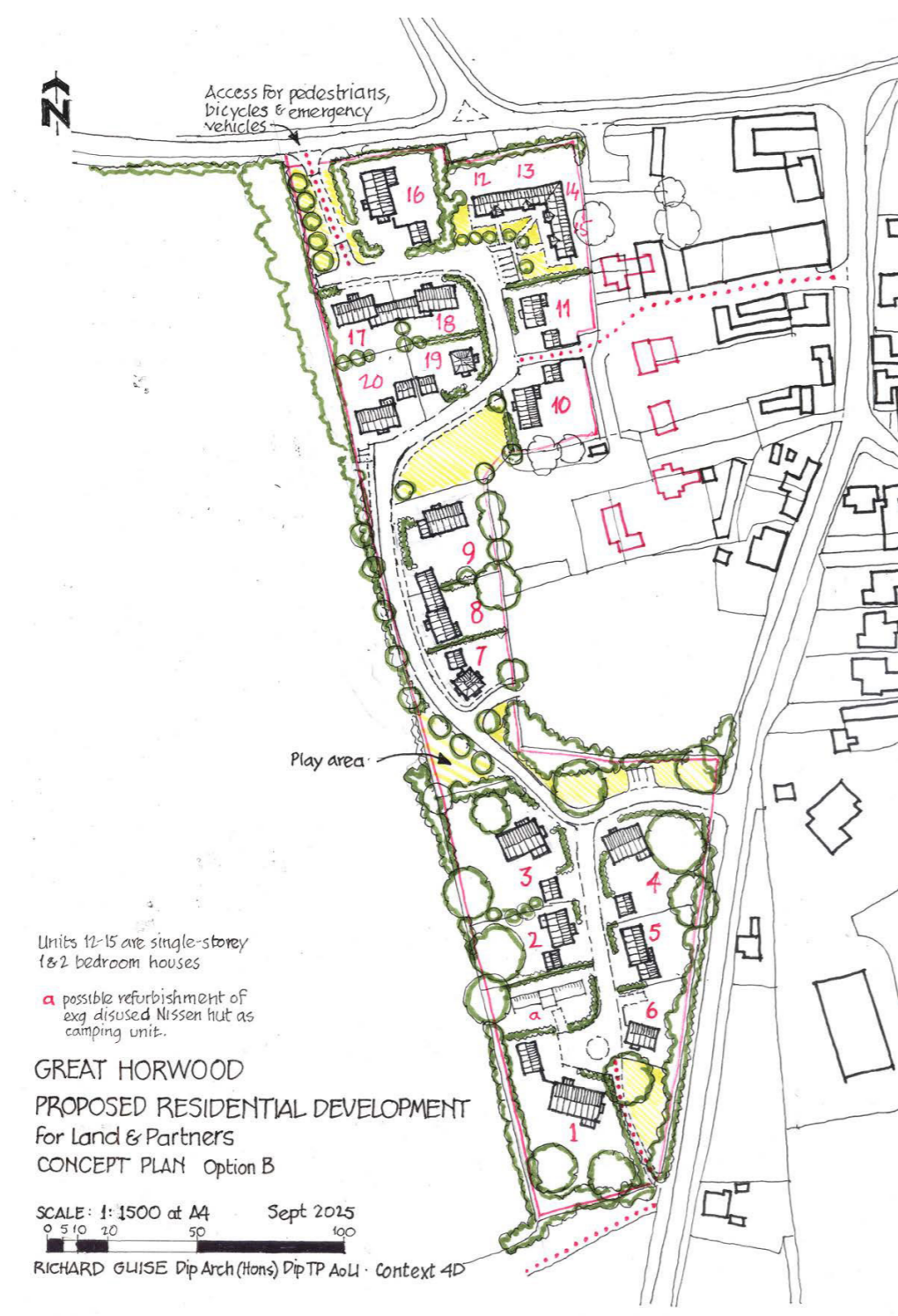


# SITE 5: LAND WEST OF WINSLOW ROAD



Option A

## Northern Character Area

Here, the character takes its cues from that of the farmyards on the adjacent eastern boundary.

Long, linear forms enclose and define connected yards and lanes, with boundary walls connecting buildings. Vehicular access is via shared spaces, with buildings defining the streetscape creating changes of direction to maintain very low vehicular speed.

The 'yardscape' is interspersed with incidental green spaces as well as a small green overlooked by houses, which leads on to the separate character area to the south. A new landscaped boundary is defined to the east with substantial tree planting. A part of the site adjoining Pilch Lane is currently occupied by the former ablutions block associated with RAF Little Horwood.

An almshouse style row of small 1-2 bed single storey homes to the northeastern corner of this site providing accommodation suitable for downsizers.

## Southern Character Area

The very different nature of this site, already enclosed by hedgerows and mature trees, is reflected in an informal layout of buildings linked by substantial hedges along a sinuous shared space lane. Existing trees will be supplemented by orchard planting in the green spaces.

The area is approached at its northern end by a play area, and from its southern ends by a small green, overlooked by houses. The new pedestrian route forms the spine of the site linking these spaces.



Option B

## Option A for around 20 Homes

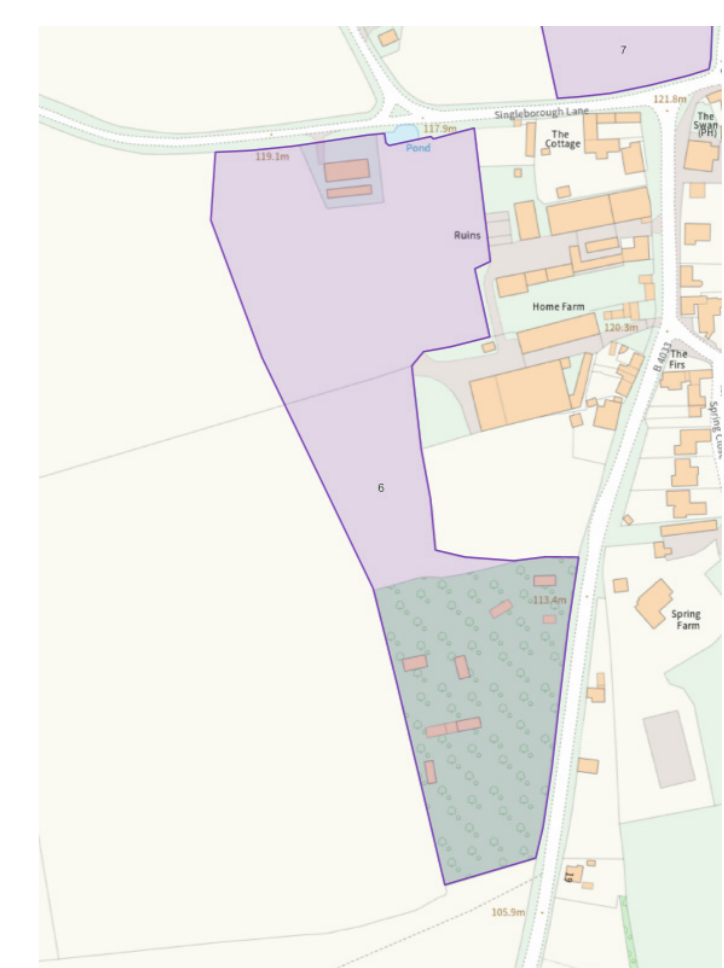
- Development of around 20 homes west of Home Farm;
- Main access from Winslow Road;
- Secondary pedestrian access via Home Farm (and Pilch Lane if desirable);
- New footpath route creating a safe off-road alternative for pedestrians to Winslow Road, linking to an existing right of way within the same landownership;
- A new landscaped edge to the village;
- A lower density parcel to the south which responds to that parcel's characteristics with the retention of mature trees;
- Streets and building forms influenced by agricultural vernacular, to act as a natural extension to the redevelopment of the farmyard;
- Play area

## Option B for around 35 Homes

As above, but with the additional benefits of:

- A wider range of homes including affordable, totalling 35;
- Larger central green to the Northern Character Area ;
- More naturalistic and substantial planted landscape edge to the village;
- The ability to meet a larger proportion of the village's housing need in a location which has minimal impact on exiting residents.

Site location



The information above has been provided by the landowner or their agent and does not represent the Neighbourhood Plan Steering Group's views or recommendations