

Land South of Little Horwood Road (Site D)



The Neighbourhood Plan allocates land south of Little Horwood Road, as shown on the Proposals Map, for housing development of up to 15 no. dwellings to be delivered in the period 2020 – 2031, the affordable homes of which will be provided on site.

The site is located on the eastern edge of the village and comprises the north western part of an arable field. Its southern boundary is defined by the line of existing development adjoining the site to the west, and it looks onto open agricultural fields to the north, south and east. The site has a frontage onto Little Horwood Road which could provide for a vehicle access to serve the site.

The site has the capacity for around 15 dwellings as part of the ambition of the GHPNP to provide for the growth of the village on more than one site. Together with the proposed allocation of Policy 3, which lies opposite this site, it has the potential to create an attractive entrance to the village and a more strongly defined settlement boundary.

The direct access of the site onto one of the main roads serving the village will enable the traffic movements to be accommodated without any major effect on the amenities of existing local residential service roads.

The local community has expressed strong support for the allocation of this site in the GHPNP Site Assessment Survey.

A future housing scheme will adhere to the following principles:

- Development will be on the western part of the site adjacent to existing development
- The southern development boundary will be in line with the southern boundary of the existing development
- Buildings and landscape will be of a character and materials that complement the village and respond to the site
- Vehicle entrance off Little Horwood Road (B)
- Built form fronting onto Little Horwood Road to provide a positive street edge and help frame the entrance to the village (C)
- Built form at eastern end of Little Horwood Road to provide a gateway to the village and help frame the entrance to the village and view of the church (D)
- Built form within the site to consider long views of the site and create a roofscape that is sympathetic to the rural setting (E)
- A landscape edge treatment is to be provided to the southern and eastern boundaries to create a strong and attractive settlement boundary (A)
- Open space within the site to provide setting and amenity for the development (F)
- Site layout to consider views, and protect privacy and amenity of existing dwellings and back gardens (G)
- Parking to be integrated with the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads (H)
- Site layout to maximise benefits of south facing gardens and building orientation (I)

In addition, the policy requires that all of the affordable homes are provided on site. The Parish Council is currently investigating how a new community land trust may enable the delivery of these homes and those provided by policies 3 and 4.

