

# Land North of Little Horwood Road (Site F)



The Neighbourhood Plan allocates land north of Little Horwood Road, as shown on the Proposals Map, for housing development of up to 15 dwellings to be delivered in the period 2020 – 2031, the affordable homes of which will be provided on site, and for a new village park.

The site is located on the eastern edge of the village and forms a parcel of land along the southern side of a pasture field. Its southern boundary is defined by Little Horwood Road and there is existing residential development to the west of the site. The site looks onto open agricultural fields to the north, south, east and west. 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 Neighbourhood Plan to provide for the growth of the village on more than one site. Together with the proposed allocation of Policy 2, 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:

- The development will be located to leave a gap between it and the existing houses to the west for the visual amenity of the houses around The Close and Townsend Cottages
- The gap will be designed as a public park to serve both the new development and the existing local community (J)
- The development will be on the higher land as defined by the site contours
- 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)
- Building layout to create surveillance of, and architectural interest to the open space within the site (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)
- Access is to be provided and maintained to both fields for agricultural purposes (K)
- A landscape edge treatment is to be provided to the northern 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)

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 2 and 4.

The proposed village park will be laid out and completed prior to the occupation of any dwellings on the site. The land will be transferred to the Parish Council, along with a commuted sum, to secure the ongoing management of the park as provided for by saved AVDLP policies GP87 and GP88.

