

Land West of Nash Road

(Site G)

The Neighbourhood Plan allocates land off Nash Road, as shown on the Proposals Map, for housing development of up to 15 dwellings to be delivered in the period 2014 – 2019, the affordable homes of which will be provided on site.

The site is located on the northern edge of the village and is a paddock which slopes approximately 8m from south to north. The southern boundary adjoins the back gardens of two residential properties. The western boundary is defined by a well-established tree belt along which runs an overhead electric power supply. The tree belt continues along the edge of a watercourse that forms the southern boundary to the site. The eastern boundary adjoins Nash Road, with an existing tree belt along the northern part of the boundary and an existing access gate into the site. Beyond this to the south there is an embankment along the verge as the level of the site rises above the road. The site is fairly well contained by established landscape but has an open view to the south east, and given the topography could have elevated views across the wider landscape.

The site has a frontage onto Nash Road, which could provide for a vehicle access to serve the development. Given the site contours, existing landscape, road alignment and embankment, the location of the existing gated access would seem to be the best position for a new vehicle access.

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, and the potential help create an attractive informal 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 on the southern part of the site adjacent to the existing houses
- A landscape buffer will be provided between the development and the existing houses
- The remaining land to the north will be designed as a landscaped amenity to serve the development and the local community (B)
- The existing landscape features along the western and southern boundaries and the tree belt along Nash Road will be retained
- A new landscaped edge to Nash Road will be created along the embankment and integrated with the design of the buildings
- Buildings and landscape will be of a character and materials that complement the village and respond to the site
- Vehicle access and entrance to open space off Little Nash Road (A)
- Built form with clearly defined development edge fronting onto open space to provide setting and surveillance (C)
- Built form to define entrance into development and architectural event onto Nash Road as part of the informal village entrance (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)
- Site layout to consider views; to protect privacy and amenity of existing dwellings and back gardens (I); and to maximise benefits of south facing gardens and building orientation (J)
- 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 3.

