

# 8 OUR PROPOSAL



We are proposing a development of 20 homes consisting of a mixture of one, two, three and four bedrooms. This will include:

- The majority of housing will be for market sale but there will be 40% affordable properties within the development. The affordable housing in particular will give people struggling to get onto the housing ladder the opportunity to buy or rent their own property;
- Maintaining and strengthening the existing tree line along the site frontage as well as the northern, eastern and southern boundaries protecting the character of Cornells Lane;
- Creating a soft landscaped buffer between the existing houses to the west and our proposed houses;
- Maintaining containment of the site and houses limiting any views of the site from the Conservation Area of nearby Listed Buildings;
- Appropriate back to back distances between the proposed development and existing properties to safeguard amenity;
- A bespoke surface water strategy utilising modern sustainable methods;
- Pedestrian access to the village, creating better access and linking with the existing public footpath network beyond the site.



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The majority of properties will be two storey in scale. The properties will be designed in the traditional style with locally influenced materials such as brick, render and weatherboarding. The scheme in design terms will be similar to existing parts of the local area but will also follow the Council's adopted design guidance



FRONT ELEVATION

1 BED



FRONT ELEVATION

2 BED 3 BED



FRONT ELEVATION

3 BED



FRONT ELEVATION

4 BED



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## Some of the Key Benefits Of The Proposed Development

The NPPF identifies the Governments recognised benefits of delivering housing but at the local level this may include:

- Local jobs for the duration of the build programme and the spin off local expenditure within the village and jobs created;
- Increase in local household spending and demand for services which will enhance and maintain existing local services; such as the Fleur de Lys Public House, the local bus service, community groups such as the walking group, the baby and toddler group, and St Marys Church congregation;
- Increased population will provide potential critical mass for new services within the village and the re provision of lost facilities such as the re-establishment of the Post Office;
- New Housing to meet local needs including the provision of affordable and new market homes to support family connections allowing younger generations to remain within the village and enabling new residents to join the village ensuring its future vitality;
- Additional social benefits associated with the growth of an existing settlement include supporting the services in nearby villages such as Newport;
- Improved footpath links from the centre of the village to the existing footpath network;
- Opportunity for the Parish to draw down on money from the New Homes Bonus for reinvestment in the community as a result of the delivery of the proposed new homes.

