



Neighbourhood Plan

Your neighbourhood; your future

6C. HOUSING

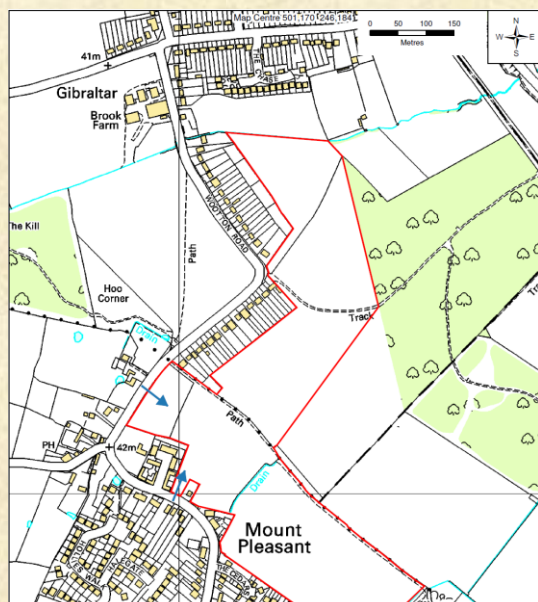
POLICY W3

Land between Potters Cross and Wootton Road

The Plan allocates 4.08 ha of land between Potters Cross and Wootton Road, as shown on the Policies Map for housing development for up to 50 dwellings and the provision of open space (3.56 ha).

The development will be permitted provided that the following criteria are met:

- up to 50 dwellings with an affordable housing contribution in line within policies within the development plan and the provision of house types in accordance with the needs identified in the Housing Needs Survey namely smaller starter homes and bungalows (2-3 bed) and built as Accessible and Adaptable dwellings and the incorporation of a pocket park to meet the needs of the population generated by the development;
- the provision of open space (approximately 3.56 ha) identified as "transfer land" on the illustrative plan below;
- the provision of a green corridor along the northern boundary of the site to provide a satisfactory relationship with the adjoining countryside;
- be sensitive to the site surroundings and nearby heritage assets and demonstrate that the scheme will make a positive contribution to the character and appearance of the area;
- pre-determinative archaeological evaluation to mitigate any impact on any heritage assets of archaeological interest;
- comply with the guidelines of the Village Design Statement;
- the existing public rights of way which extend around the site are to be protected;
- the provision of vehicular access off from Bedford Road that will not result in unacceptable harm in terms of highway safety; and
- As far as possible, existing hedges and trees should be retained, and where removal is necessary, compensation for the loss of the biodiversity asset must be incorporated into the proposal.



Land between Potters Cross and Wootton Road - Site Plan and Indicative Site Layout