



# Welcome

## Proposed development on part of the Cuddington allotment land

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The Parish Council is preparing a Neighbourhood Plan for Cuddington.

Rectory Homes would like to hear your views and comments on a proposed scheme for up to 10 houses on a small part of Cuddington allotment land.

The wider allotment land would remain in its current use.



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Representatives from Rectory Homes are here to discuss the proposal and answer questions.

All comments will be considered and reviewed with the  
Parish Council.

Please take a few moments to consider the proposed scheme  
and complete a comments form.



# Background

Cuddington allotment land extends to 5.5 hectares (13 acres) on the west side of the village. The land is owned and managed by the Cuddington Allotment Society but not all of it is used for allotment plots; it is also used for grazing sheep.



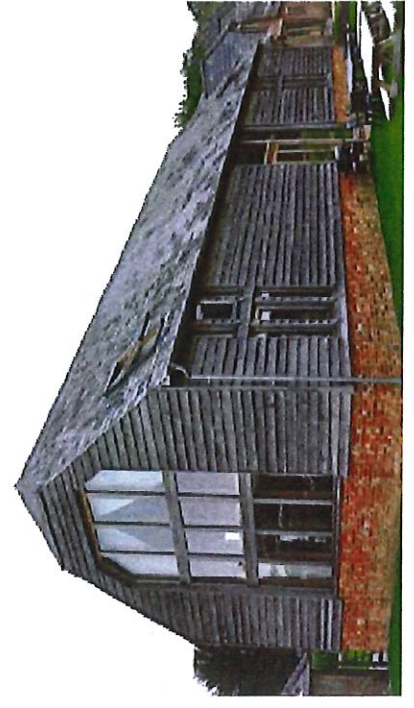
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Rectory Homes has agreed an option to build up to 10 houses on a small part of unused land owned by the Allotment Society. The site comprises 0.4ha of land (1 acre) at the northern end of the allotments and is bounded by two existing tracks.



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The site would be suitable for a small scheme of between 7 and 10 houses, depending on size and design. The intention is to develop small 2 and 3 bedroom houses to provide choice and opportunity for first time buyers or down-sizers who want to stay in the village.



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Rectory Homes and the Allotment Society want to explore the opportunity for this site to be identified within the emerging Neighbourhood Plan, which is currently at an early stage.

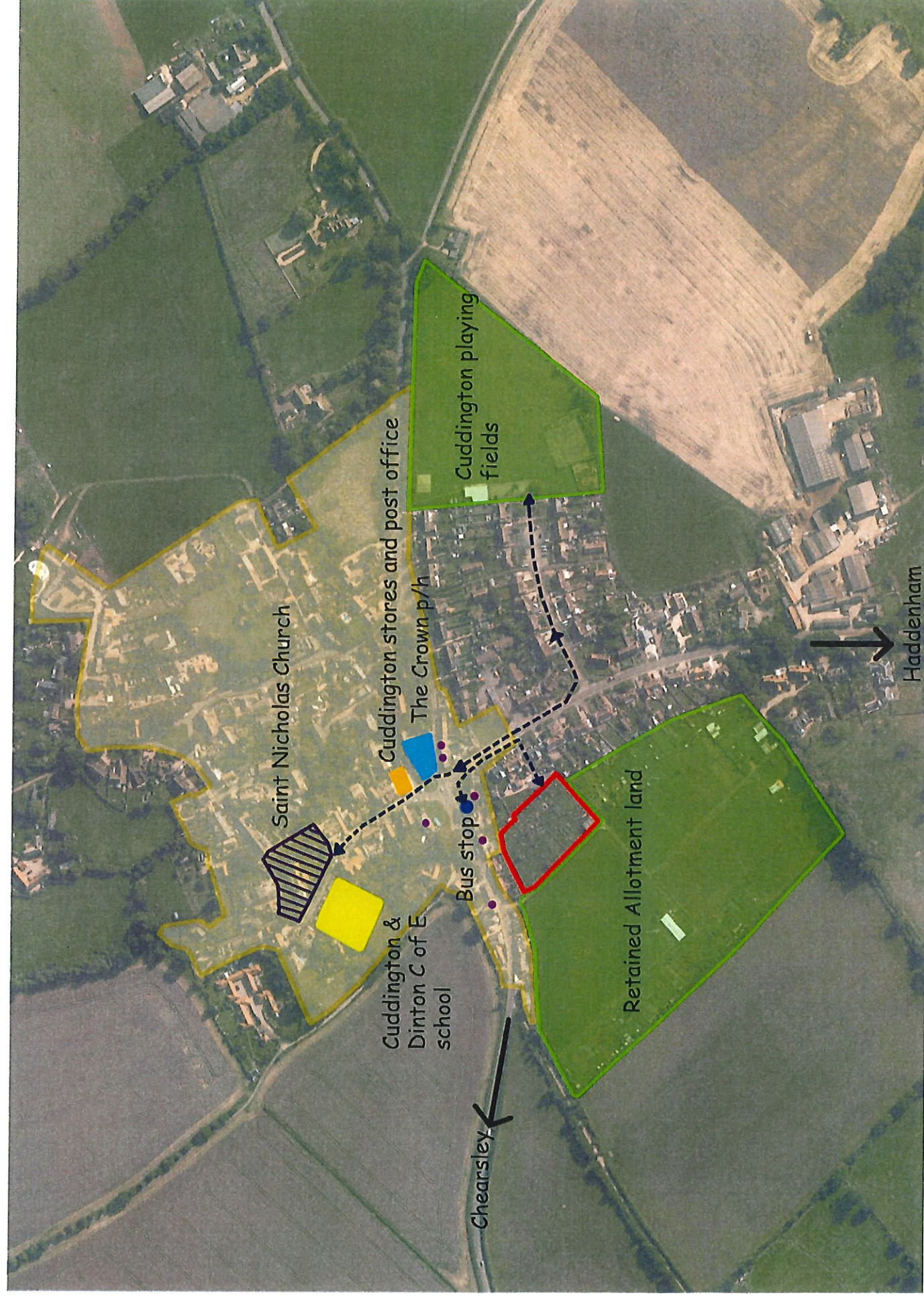


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If there is support for the proposal, the Allotment Society would work with the Parish Council to protect the remaining allotment land from development in the emerging Neighbourhood Plan.



# Village Context



## KEY



SITE



LISTED BUILDING



VILLAGE AMENITIES



CONSERVATION AREA



PEDESTRIAN ROUTES



VILLAGE GREEN SPACES

- The site is located outside of the Conservation Area on the northern edge of the allotment land close to Dadbrook and Bridgeway.
- Centrally located, it is within easy walking distance of village amenities including the Shop, Post Office, the Church, the School, The Crown public house and the Recreation Ground.
- There are Bus Stops close to the site on Bridgeway providing access to public transport.
- The wider allotment land will be retained and would be protected from development through the emerging Neighbourhood Plan.



# Opportunities & Constraints

## KEY



SITE



LANDSCAPE  
BUFFER



PRIVATE  
GARDENS



SUB STATION  
ACCESS BUFFER



ALLOTMENT  
TRACK



SENSITIVE EDGE

- Access to the site would be from Dadbrook.
- The site's south-east and south-west boundaries are defined by existing tracks that provide access to the allotment land.
- Landscape planting would strengthen these boundaries and provide a soft development edge.
- A wide buffer zone of planting can be provided along the north west boundary.
- A small strip of land is needed to give access to an existing sub-station.
- There is an opportunity to provide development in the centre of the site.





# Concept Layout



## KEY



SITE



LANDSCAPE BUFFER



PRIVATE GARDENS



SUB STATION  
ACCESS BUFFER

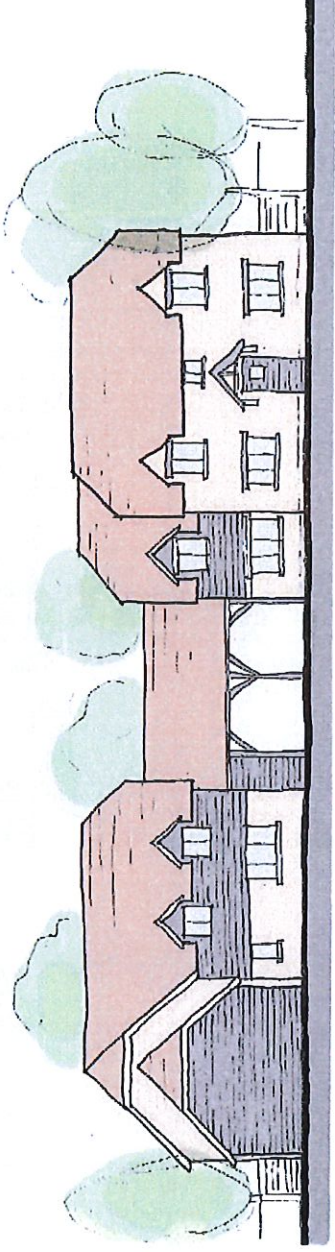


PROPOSED  
DEVELOPMENT  
AREA

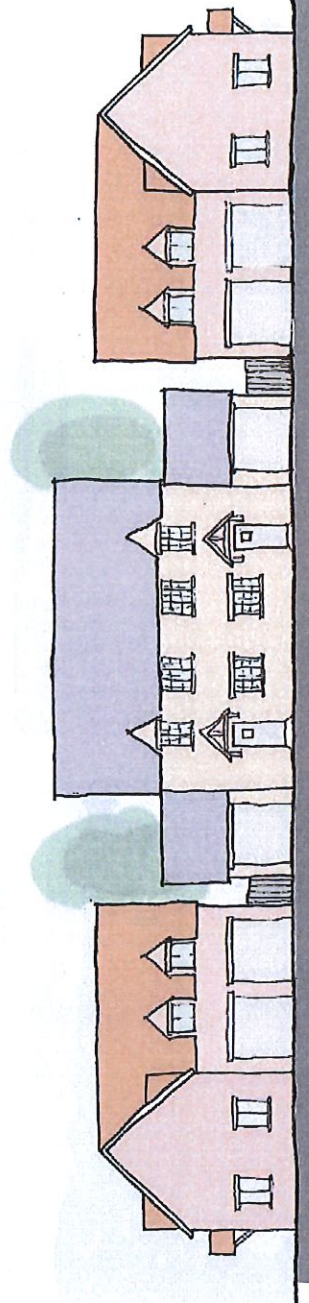
- The Concept Layout proposes a terrace of houses fronting towards a small courtyard with a central access road leading into the site.
- Private garden space could be provided to the rear of the houses, with a central area of landscaping to the front.
- The linear and courtyard forms of development provide the opportunity and flexibility to deliver a mix of house types and sizes.
- Trees and landscape planting would soften the development and create rural character.



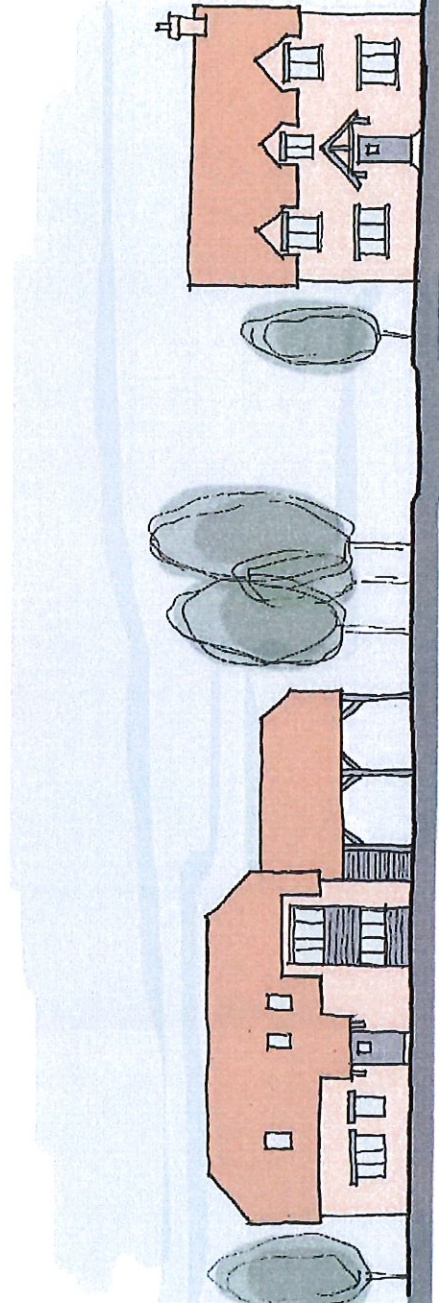
# Indicative Design Approach



A - A Indicative Street Scene



B - B Indicative Street Scene



C - C Indicative Street Scene

## Key Plan



- Our initial design work is based on a traditional form of architecture.
- Indicative street scenes show what a terrace and courtyard arrangement could look like.
- The design approach would incorporate local architectural features and natural materials with variation in roof heights and building depths.

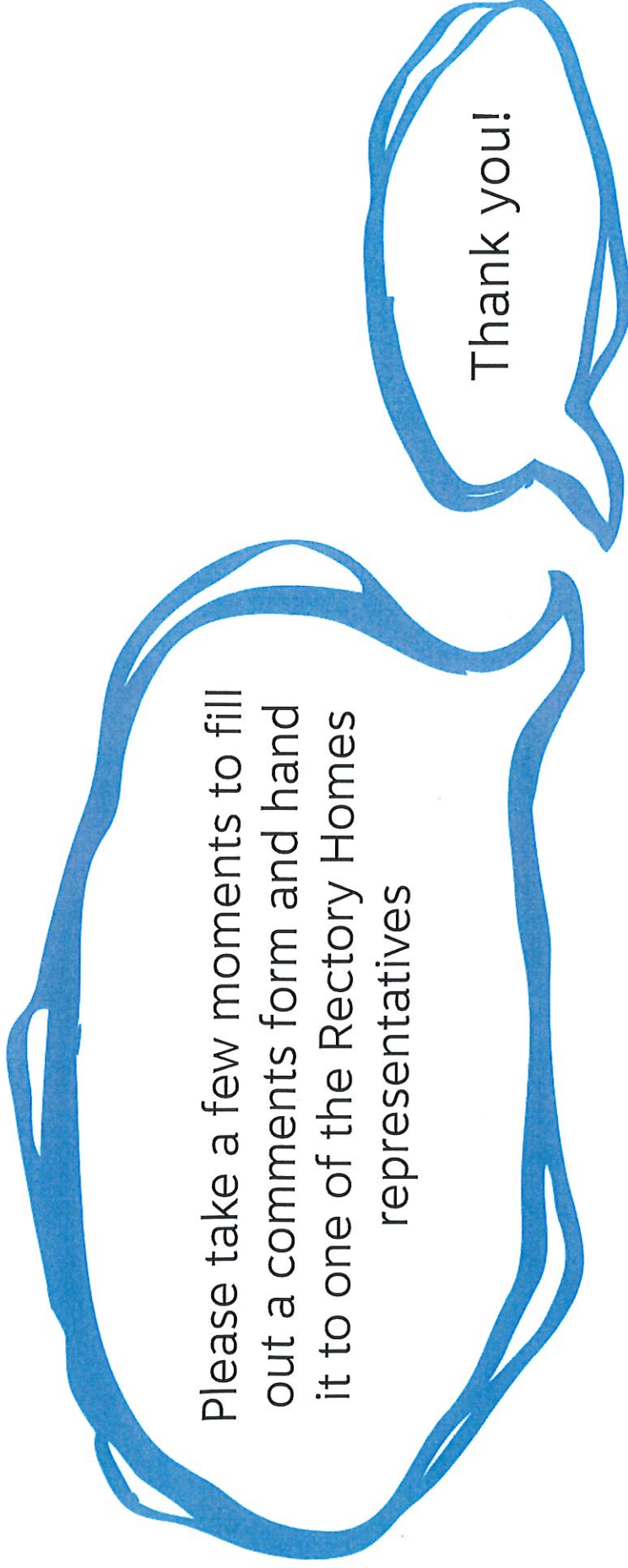


# Next Steps & Feedback

## We want your views

The proposals for this site are at a very early stage and we would welcome your views and comments. In particular:

- Do you support the idea of a small number of houses on this site?
- What type of housing is needed in the village?
- Are the indicative designs appropriate?



You can also email your comments to:

[planning@rectory.co.uk](mailto:planning@rectory.co.uk)  
and to the Parish Council at  
[xxxxxxxxxx@xxxxx.co.uk](mailto:xxxxxxxxxx@xxxxx.co.uk)

All feedback will be considered and discussed with the Parish Council.  
An update will be provided at a future Parish Meeting.

## Thank you for coming along

For more information please contact Rectory Homes

Telephone: 01844 295100    Email: [planning@rectory.co.uk](mailto:planning@rectory.co.uk)