

Jacky Dale-Evans
Serendipity
Main Street
Maids Moreton
MK18 1QS

29th March 2022

Sent by email only: maidsmoretonclerk@gmail.com

Dear Jacky Dale-Evans,

Land at Scotts Lane, Maids Moreton - Proposal for fifteen high quality custom build homes and provision of 0.95 hectares (2.3 acres) of public open space

Rural Solutions are acting on behalf of the Fingask Association, the landowners of Land at Scotts Lane, directly adjacent to the school, in the submission of a comprehensive planning application for the delivery of fifteen self /custom build bespoke properties on land to the southeast of Scotts Lane. A pdf copy of the suggested layout is attached to this letter for your information and an overview of that plan is also shown below.



Figure 1: Layout of site of dwellings on the south side of Scotts Lane with a dedicated common for public use on the northwest side.

The key elements of the proposed scheme are:

- The promotion of fifteen custom /self-build serviced plots with access from Avenue Road.
- The land has been assessed by the Council as part suitable for development for up to fifteen homes¹.
- The delivery of a common more than 0.9 hectares (2.3 acres) for public use on the north side of Scotts Lane which has links into the existing public footpath network.
- Maintenance of the common area and the landscape within the site itself will form part of a management plan agreement for the site.
- High-quality houses which will be built within a strict design code whilst still allowing new residents to custom build their homes.
- Custom and self-build housing leads to higher quality more sustainable homes. There are typically savings compared with open market housing and so new homes could be an ideal opportunity for existing residents / families wanting more space. We are already aware of a significant interest in this type of housing in the area and would be delighted to hear from anyone with a specific interest.
- Four of the serviced plots are dedicated for those wishing to self-build an affordable property.
- Homes set in a well-landscaped setting that respects, conserves and enhances the biodiversity of the site and wider setting.
- Scotts Lane to be retained as a public highway but best reasonable endeavours will be undertaken to close the road to vehicular traffic at two points by the installation of removable bollards (for maintenance purposes). Those vehicles using Scotts Lane at present will be able to use the adopted road servicing this new scheme which will be safer, wider and better-quality road.
- This process is offered by the applicants via a Traffic Regulation Order (TRO) under the Road Traffic Regulation Act. This will allow a safe area for community use and enjoyment in addition to the dedicated common area on the adjoining land as well as providing traffic-free pedestrian and cycling connections to the nearby school.

We welcome any feedback you would like to make. We think there has been some rather unwelcome development in your neighbourhood, but we like to think that our

¹ Strategic Housing Land Availability Assessment (SHLAA)

proposal enhances Maids Moreton in general, and our immediate neighbours in particular. Our immediate neighbours will get the benefit of an adopted council standard road to get in and out, and Maids Moreton in general will get the wonderful Scotts Lane as a pedestrian route, and 2.3 acres of the fields as public open space.

Should you wish, we are happy to discuss elements of the emerging scheme in more detail with you and other Parish Council representatives.

Kind regards,



Fiona Tiplady

Associate Director - Planning

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