

Greys Manor, Podington

This site is submitted for consideration as an allocation within the local plan review. The site lies just to the north of the main built up part of Podington. It comprises Greys Manor, a large dwelling that is proposed to be retained as part of any proposals.

The surrounding development comprises agricultural storage buildings to the north, countryside to the west and looser forms of residential development to the south side of Wymington Road and to the east of the site.

The site could accommodate six dwellings, utilising existing undeveloped parts of the site. Four dwellings could be accessed from the east side of Wymington Road utilising the existing access and having two sited either side of the road. To the east of the existing house, two properties can be accommodated with their own access from Wymington Road. These are proposed to be self-build/custom build properties, assisting in meeting emerging needs for such build plots.

The site is not subject to any overriding constraints that cannot be mitigated as part of a final detailed layout. This site is submitted as being a modest and proportionate addition to the existing settlement of Podington that will not disturb the current development pattern of the village. Further development and more residents in the village will assist in supporting the viability of existing amenities, under further pressure as a result of the Covid-19 crisis.