

# NEW HOMES AT CHURCH ROAD, Ivinghoe



## The Site

The site is approximately 3.6 hectares in size and located entirely within Ivinghoe Parish, just south of the village, with the Pitstone Parish boundary abutting the western edge of the site.

The area of land is well contained by mature boundary vegetation, including a line of trees along its boundary adjacent to the B488 Church Road, and extending into its southern corner. Its north-western most section is currently maintained as lawn, with most of the remaining site left as rough grassland. The land is not currently in agricultural use. The site is private land and is not crossed by any public right of way.

There is a narrow drainage channel running across the site, leading to a watercourse which also forms the northern part of the western boundary.



Site location plan



View of lawn area at northern end of the site



Image of the mature boundary vegetation which will be maintained on site