Design and Access Statement

Relating to:

Land at Brookhouse Farm, Werrington Rd

On behalf of:

Ascalon Properties Ltd

November 2018

Planning Application for Land at Brookhouse Farm

The Site

The site comprises approximately 0.80ha of land proposed for residential development, centred at National Grid Reference SJ916471. The site is located to the south of Werrington Rd and comprises unused former farm buildings and grazing land.

Modern residential development bounds the north, west and east sides of the study site, with woodland to the south. The site location plan is provided in Appendix 1.

Application

The application is for outline planning permission for residential redevelopment of the site with all matters reserved.

Access & Highways

The access is proposed to be from Werrington Rd via a new signalised junction.

A supporting highways report provides more details of how that might be achieved.

Design and Layout

The application is in outline only with all matters reserved.

The design will be evolved in detail at reserved matters stage

A block plan is included with the application for illustrative purposes only

The layout design will have the following key design aspects

- Plots located to either side of a central spine road
- All Plots located outside the zones of root influence of trees outside the site or on the site boundaries
- 2 Story residential units located positions which comply fully with SOTCC's guidance on habitable room separation from existing dwellings
- Elevations designed to sympathetically reflect the local prevailing vernacular, without resort to pastiche.
- Gardens and landscaping to each plot to meet or exceed minimum guidelines for residential amenity
- Public open space incorporated within the site layout

Highways

The access has the potential to serve both the application site and to provide a connection into the Mitchell High School site to the South.

The application is in outline only however, and full technical details of the proposed access would be provided as part of any subsequent reserved matters application.

The internal site roads would fully comply with SOTCC's design guidelines and parking to houses would comply with the required numbers for each property.

The internal road layout would provide for turning heads to accommodate service vehicles turning within the site

Trees

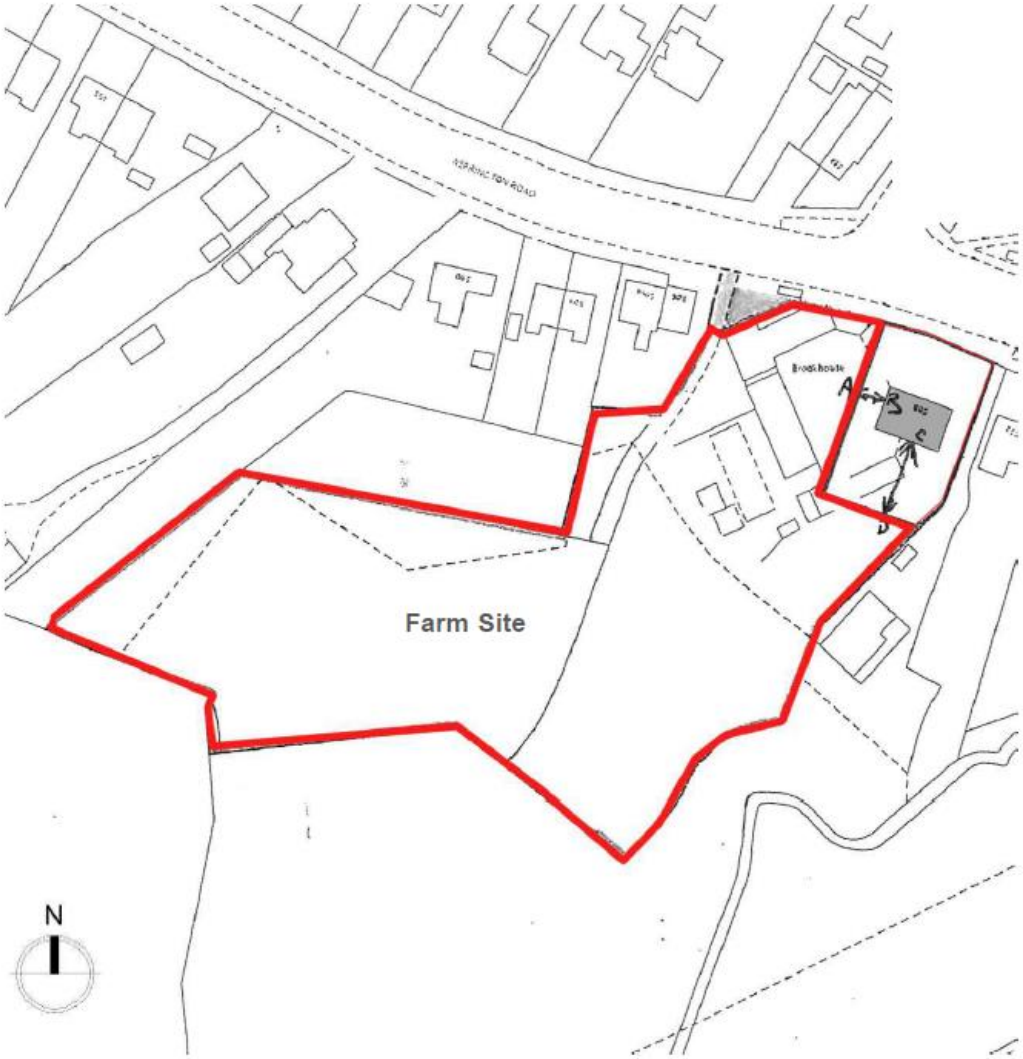
There are no protected trees affected by the proposal

No trees within the site will be required to be removed to facilitate development.

Existing tree RPZ's outside the site will be respected in any layout

Appendix 1

Brookhouse Farm - Site Plan









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BOWKER SADLER **ARCHITECTURE**
Articulating Ideas

Appendix 2



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