Planning 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.

Site History

The land and farm buildings comprise part of the former Brookhouse Farm. The original farmhouse was demolished and the remaining farm buildings are no longer in economic use.

The land to the rear has been used periodically for grazing.

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 details of how that might be achieved. 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 comply with SOTCC's design guidelines and parking to houses would comply with the required numbers for each property.

Planning Policy

The site is currently unallocated in the Local Plan

The site has been promoted through the 'call for sites' process as being suitable for residential development.

The surrounding uses are residential and local retail.

Part of the site is brownfield (the existing farm buildings) with the remainder being greenfield and used for intermittent grazing.

The site is not in greenbelt and is not designated as protected open space.

Sustainability

The site is well located with regard to local services as highlighted in the supporting traffic statement

The site is in a sustainable location for new residential development and is well connected for all modes of transport.

Ecology

An ecology report has been provided which confirms the site has no ecology constraints

Trees

There are no protected trees affected by the proposal

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

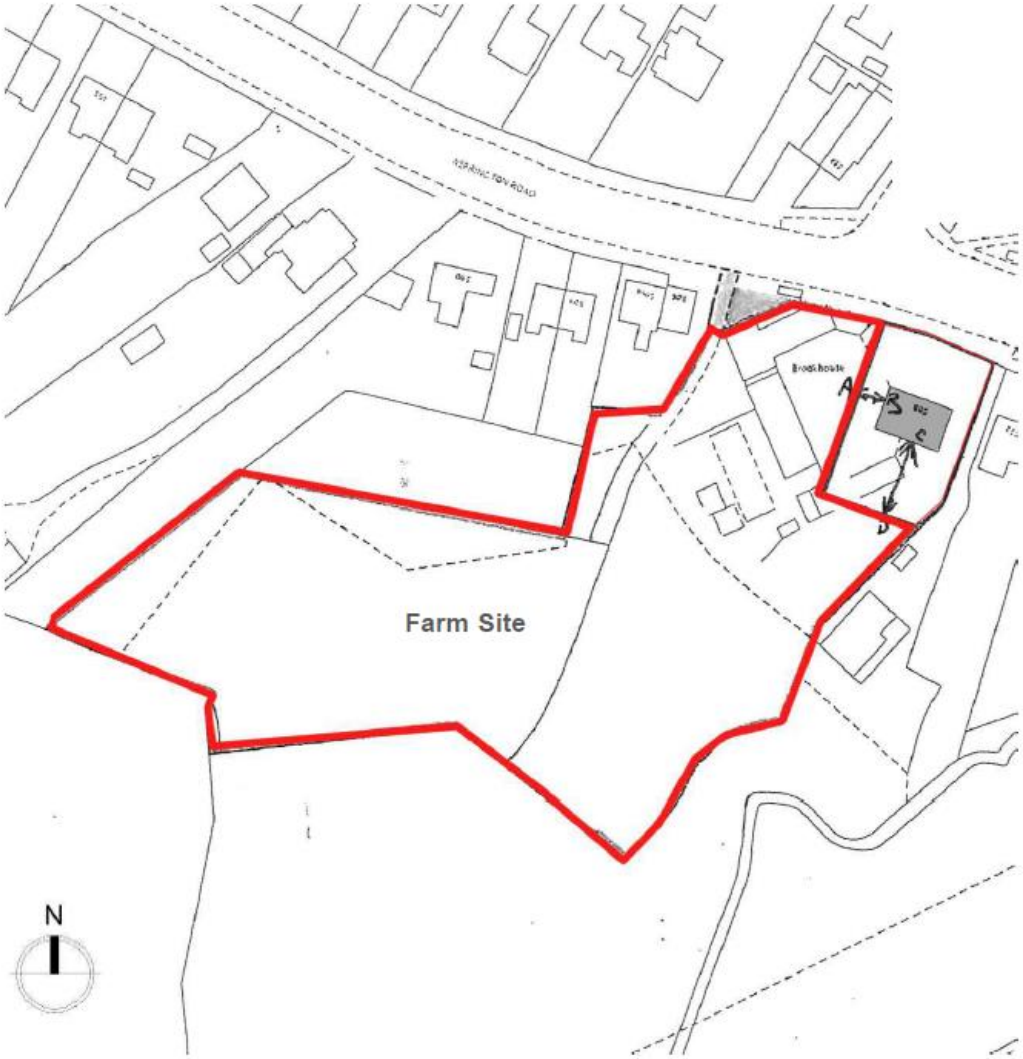
Design

The application is in outline only - no approval is sought for design matters on either layout or appearance of dwellings.

An indicative plan is attached at Appendix 2 to show one way in which the site might be developed , however this is not intended to be a guide as to the form of any future reserved matters application. Layout, design and levels are intended to be the subject of future applications.

Appendix 1

Brookhouse Farm - Site Plan









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Appendix 2



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