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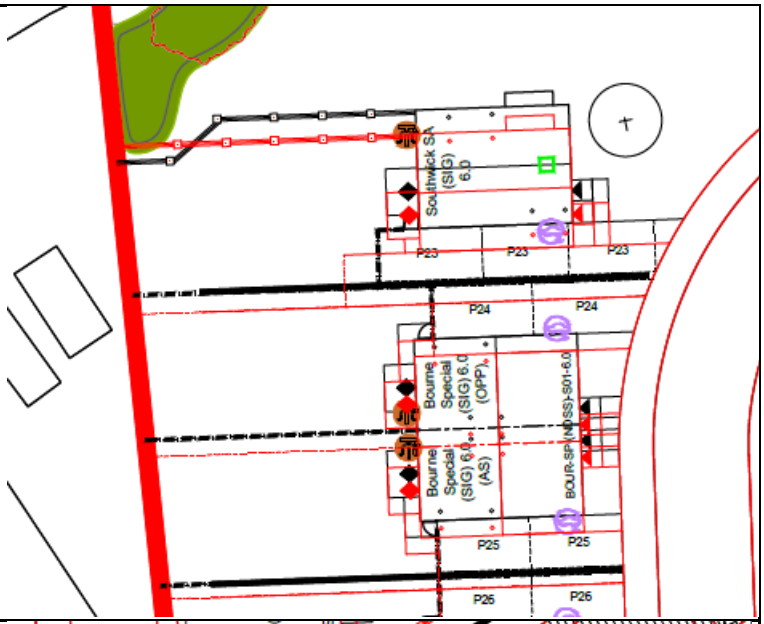
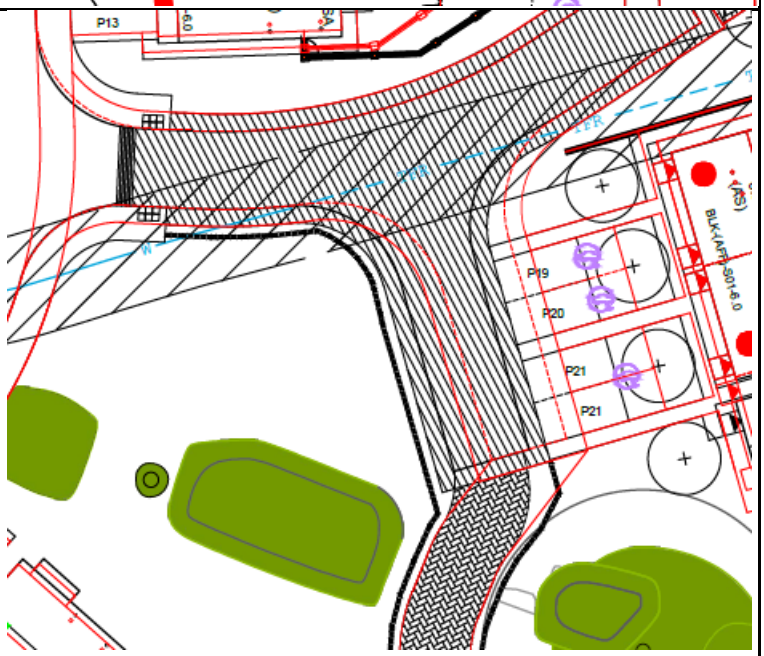
Land at Ashbank Road, Werrington
Proposed Non-Material Minor Amendments to SMD/2022/0694

Within the run of plots from 23-31, the drives which have a retaining wall in between have been widened by 215mm (The width of the RW) so that the drive each side is still 3m in width. This has pushed the side elevation of plot 23 slightly northwards into the landscaped area	
Entrances to the two secondary streets have been amended to make them more suitable for adoption. The secondary street to the front of plots 17-22 has been moved westwards which allows a less dramatic curve to the private drive which intersects the hedge to the front of plot 65. This also moves the parking spaces westwards but the lots remain in the same position and they now have a larger front yard with a tree	

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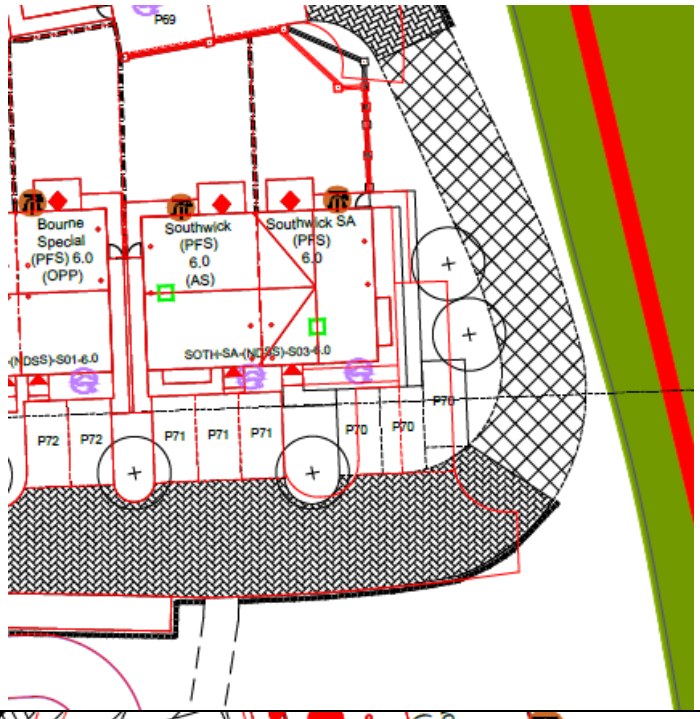
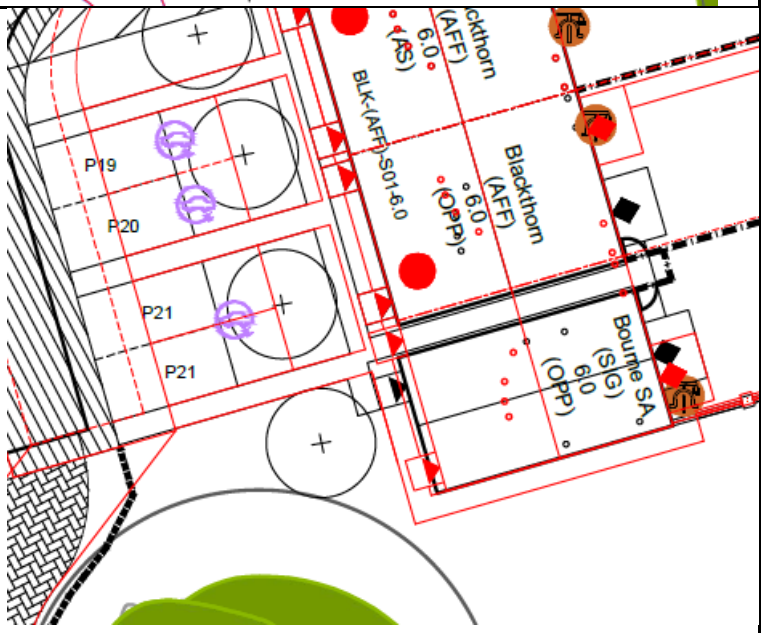
Grass-crete link has been added between plots 69&70 to adjoin the ends of the private drives to meet fire tender access requirements. This has allowed a better configuration for the rear boundary wall on Plot 70 and we have moved Plot 70's tandem parking away from their bay window to allow better outlook.	
The Blackthorns at Plots 21 & 22 have been replaced with a 3-bed Cedar housetype as these were not required in the affordable mix and we would struggle to sell 1 beds. This reduces the overall number of units to 74. The footprint of the Bourne SA is slimmer than the Blackthorn but we have detached it and added a path in between so that the side elevation does not encroach further into the green area from before.	

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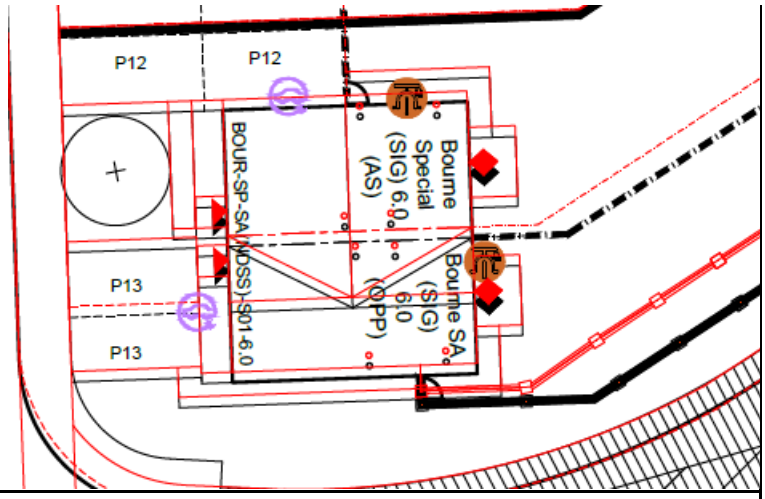
Plots 12 and 13 moved down slightly and plot 13 now has a better garden with the screen wall moved further out.	

Screen walls have been revised to plots 4, 61, 64 and 70 where there were sections missing which could be viewed from the public realm.

Paths and gates added where they were missing to plots 40, 41, 58, 75,57.

Car charging points and bike locking points added to all dwellings.

Tenures added to accommodation schedule.