



View west from New Barn Lane towards site access location



View of bungalows looking north along New Barn Lane



Location of additional 5 parking spaces outside of New Barn Lane



View south along New Barn Lane



Existing fence boundary to site with New Barn Lane



View of site boundary onto New Barn Lane



Start of existing footpath 134 from New Barn Lane



Existing gate access into site from New Barn Lane



Local Housing off New Barn Lane

Converted brewery



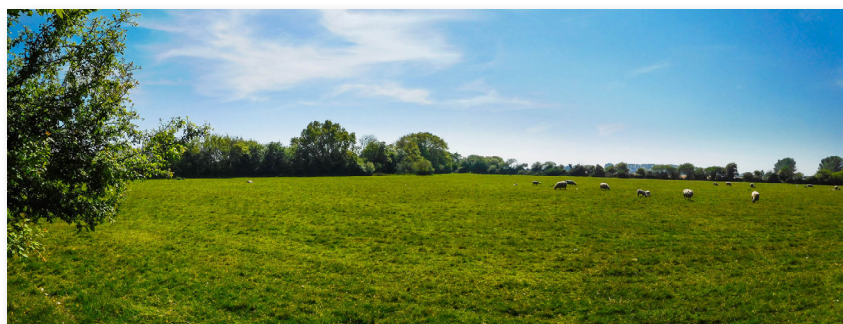
View of bungalows looking north along New Barn Lane



Local Housing off New Barn Lane



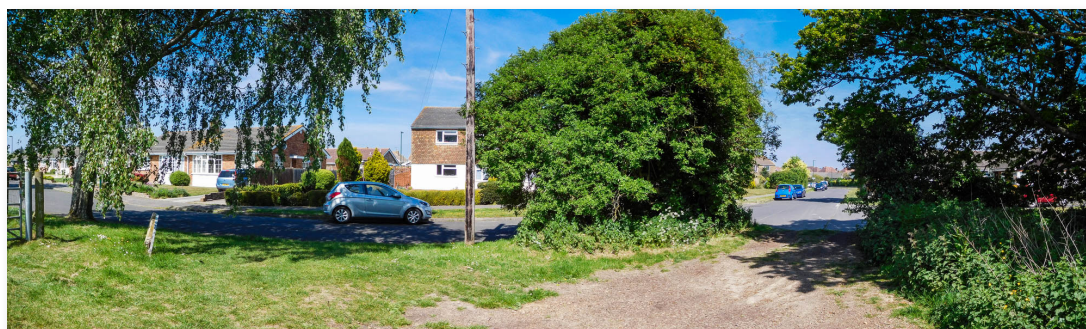
View of New Barn Lane looking east from site access



Panoramic view of site from New Barn Lane looking southwest



Panoramic view of site - northern boundary with Orchard Caravan Park



Site access location looking east from footpath 134



View of New Barn Lane looking north - junction with Brazzwick Ave

RESERVED MATTERS APPLICATION PROPOSALS

The Outline Planning Application and subsequent permission (Ref: BE/142/15/OUT) and its amendment (Ref: BE/18/17/PL) included the proposed new site access off New Barn Lane as well as the principle and overall unit numbers for this development. Therefore this document does not seek to revisit or justify the planning policies that went with this application. This Design And Access Statement deals directly with the approval and the Reserved Matters that will deal with the overall layout development design, the scale and location of each building set within the development and each buildings appearance. Landscaping for the development is also listed as a reserved matter to be approved and this is dealt with in an illustrative way within the architectural and building design information and in detail by drawings, reports and schedules produced by ACD Environmental under separate cover.

Other matters relating to the Outline Approval with regards to specific planning conditions are also being dealt with at this time by specialist consultants. These relate to the overall road and highway design within the development once access is gained from the approved junction. Highways tracking and transport movement, a travel plan statement and general movement within the proposed development design including finishes, levels and drainage information for both surface and foul are to be submitted with drawings and reports as required for all of this to be fully understood and approved under separate cover.

SCHEME DESIGN

Application Drawings and Information:

Urban Pulse Design Drawing Ref:

16-1103-001 Site Location Plan Scale 1:2500

16-1103-005 Site Plan Planning Layout Scale 1:500

16-1103-006 Site Plan Planning Layout Colour Scale 1:500

16-1103-007 Site Plan Planning Layout Massing & Active Frontage Scale 1:500

16-1103-008 Site Plan Planning Layout Refuse Strategy Information Scale 1:500

16-1103-009 Site Plan Planning Layout Parking & Cycle Storage Information Scale 1:500

16-1103-010 through to 16-1103-057 Plot House Type Drawings Floor Plans & Elevations Scale 1:100

16-1103-065 & 066 Site Sections & Street Scenes Scale 1:200

16-1103-070 & 071 Garages and ancillary Buildings Floor Plans & Elevations Scale 1:100

Reserved Matters scheme design for this development has evolved having regard to

- a. The site's physical context, location and the parameters as set out by the Outline Permission.
- b. Housing development mix relating to the Outline Permission as well as Local and National Standards and with regards to overall internal and external space requirements for each unit type.
- c. Overall development amount including the affordable housing requirement (30%)
- d. Local and National parking standards for all housing types and sizes
- e. Servicing, refuse and access requirements throughout the proposed development
- f. Public Open Space, amenity and improved pedestrian access and onward connectivity
- g. Individual housing styles, design detailing and material choices
- h. Development that respects its immediate, local and wider landscape setting