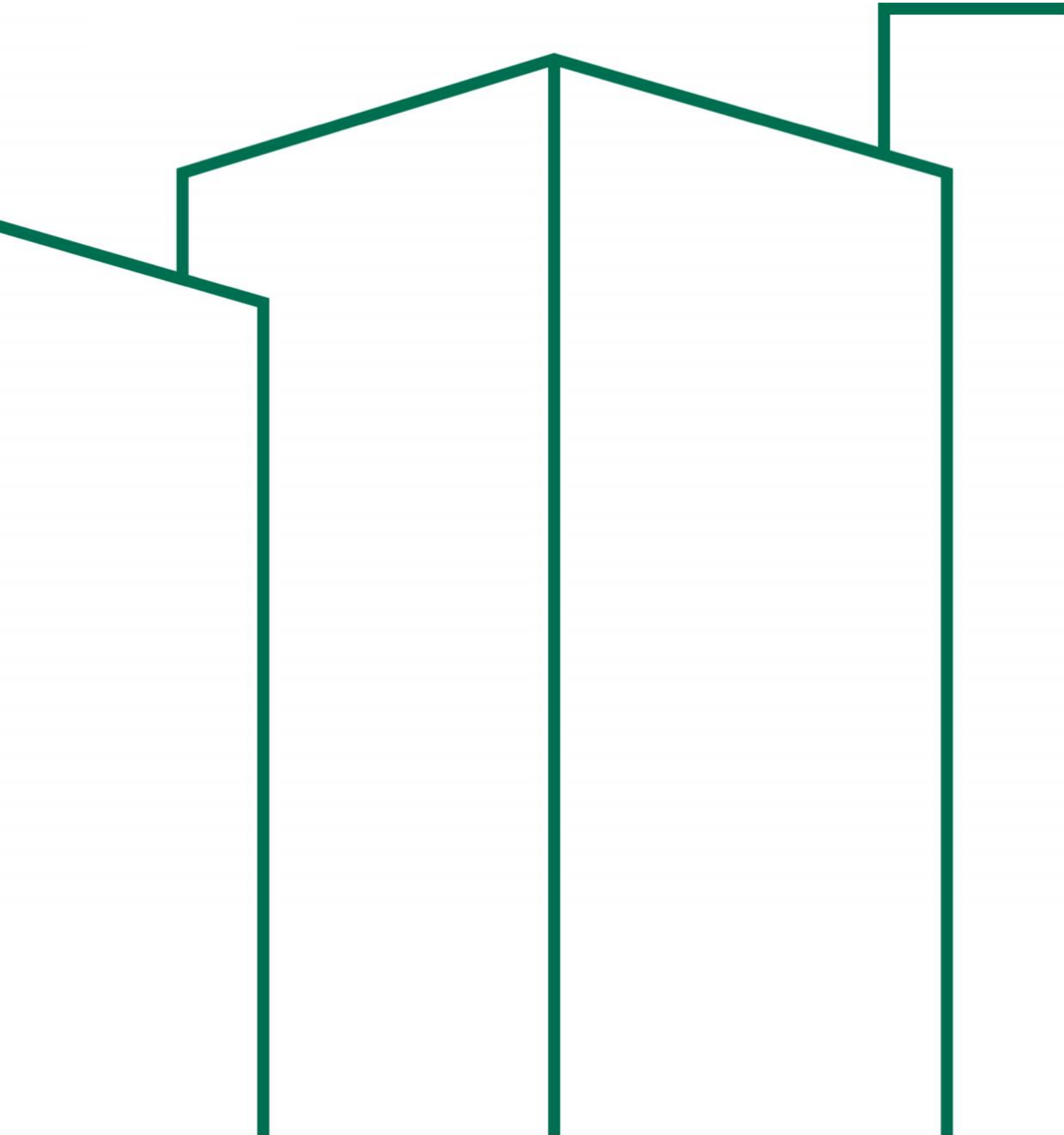




DESIGN AND ACCESS STATEMENT  
Mr and Mrs A Fox  
Land West of Lichfield Road,  
Abbots Bromley, Staffordshire WS15 3DN

P/2014/01012

Received 04/08/14



### Introduction

1. This Design and Access Statement has been prepared to accompany a planning application submitted to East Staffordshire Borough Council on behalf of Mr and Mrs A Fox. The application seeks outline planning permission for the erection of 6 no. dwellinghouses, formation of a new vehicular access (existing vehicular access to be closed) with associated works. Approval is sought at this stage for the layout and access to the site. All other matters are reserved for the subsequent approval of the Planning Authority.

### Land Use

2. The application site is located on the western side of Lichfield Road. The site is presently in agricultural use. To the east of application site lies residential development on the eastern side of Lichfield Road. The application site is located such that it has good access to a wide range of services and facilities including schools, shops, village hall and a range of sporting facilities within Abbots Bromley. The village is served by public transport.
3. The application site is located outside of the Development Boundary defined for Abbots Bromley on Inset 3 to the adopted East Staffordshire Borough Local Plan. The site is shown to be located within the proposed Settlement Boundary Extension for Abbots Bromley on Inset 8 to the Pre-submission East Staffordshire Borough Local Plan 2013 that has now been submitted to the Secretary of State.
4. The land use implications of the development are assessed in the submitted Planning Statement.

### Amount/Density

5. Planning permission is sought for the erection of some 6 no. dwellings on a site comprising of some 0.75 hectares. This generates a density of some 8 dwellings per hectare. It is submitted that the density of development

proposed in this instance is consistent with the density of development to be found on adjoining residential development to the east which comprises of substantial, individually designed dwellings set within plots of varying sizes.

### Layout

6. The layout of the proposed development is shown on application drawings 08 and 09. Development on Lichfield Road in the vicinity of the application site is characterised by detached houses and bungalow sited on plots of various widths. Development in the vicinity of the application site tends to be of a linear form fronting directly onto the highway, with a variety in the depth of set back from the highway edge. There are examples of development in depth served by private drives such as that to the north of the site, south of Town End Farm.
7. In order to secure adequate visibility, it is proposed that the vehicular access to the site will be located in the north east corner of the site. The proposed development will be accessed by means of private drive serving the proposed six dwellings. The dwellings will be sited around the private drive. Plots 1 and 2 which are within the Lichfield Road frontage would address both Lichfield Road and the proposed private drive. This is a detail which can be secured at the Reserved Matters stage.
8. Having regard to the site's location on the edge of Abbots Bromley, the proposed development has been conceived to have the appearance of a farm incorporating a large farmhouse and associated outbuildings. The buildings have been designed to have the appearance of barns so that the development takes the form of a new build barn conversion scheme. The buildings have been laid out so as to have open space around them.

### Scale

9. The submitted planning application is made in outline. The scale of the proposed dwellings is reserved for the subsequent approval of the Planning Authority. The submitted Topographical Survey demonstrates that the application site rises from south to north. Any development on the site will

need to take account of and respond to the change in levels across the site. In this respect, it is anticipated that the proposed development will incorporate single-storey and two-storey elements. The illustrative street scene, shown on the application drawings, shows that the proposed dwellings are likely to step up the site. The variety in height that this will create would thus form an attractive street scene. The eaves heights are likely to range from 2.5 metres to 5.0 metres with a ridge height ranging from 5.5 metres to 7.5 metres.

#### External Appearance

10. The design and external appearance of the proposed dwellings are reserved for the subsequent approval of the Planning Authority. Having regard to the design concept for the site which seeks to emulate a local agricultural style in keeping with the site's rural fringe location, it is anticipated that the proposed dwellings will be constructed in red brick with pitched tiled roofs. All joinery will be softwood timber and will be painted. All rainwater goods will be of cast iron appearance. Samples of the proposed materials of construction will be submitted to the Planning Authority for approval in writing prior to the commencement of development.

#### Access

11. Pre-application discussions undertaken with Staffordshire County Council identified a requirement for visibility splays of 2.4 x 215 metres, taking into account that Lichfield Road is unrestricted in the vicinity of the application site. The proposed development makes provision for a pavement along the site frontage. This will encourage pedestrian movement into the village and provide a link between the village and the Cricket Club to the south of the site.
12. The application site is located within easy walking distance of a wide range of services and facilities that are available within Abbots Bromley. The application site is thus located where the need for travel can be minimised and the use of sustainable modes can be maximised.

13. The existing vehicular access onto Lichfield Road would be closed with the existing gap in the hedgerow infilled by a hedgerow of indigenous species.

#### Landscape

14. There are no trees on the application site. There are hedgerows along the site boundaries. These have been assessed in the submitted Ecological Appraisal. In order to safeguard the hedgerow along the site frontage when providing the proposed footpath, it is intended that the footpath will use no dig construction techniques in order to ensure that the hedgerow is safeguarded.
15. The proposed development presents an opportunity to secure new tree planting. This can be achieved through the use of appropriate conditions upon any planning permission that may be granted through the submission of a landscaping scheme at the Reserved Matters stage.

#### Ecology

16. The site has been subject to an Ecological Appraisal undertaken by Staffordshire Ecological Services Ltd. The Report is submitted as an application document. The report identifies a number of recommendations that can be secured through the use of appropriate conditions upon any planning permission that may be granted. The recommended habitat creation and restoration measures that can be secured through the use of appropriate conditions would deliver a net gain in biodiversity at the site.

CET/DY/4163

1<sup>st</sup> August 2014



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Mr and Mrs A Fox  
Land West of Lichfield Road, Abbots Bromley,  
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Our Reference: CET/DY/4163

Date: 1<sup>st</sup> August 2014

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