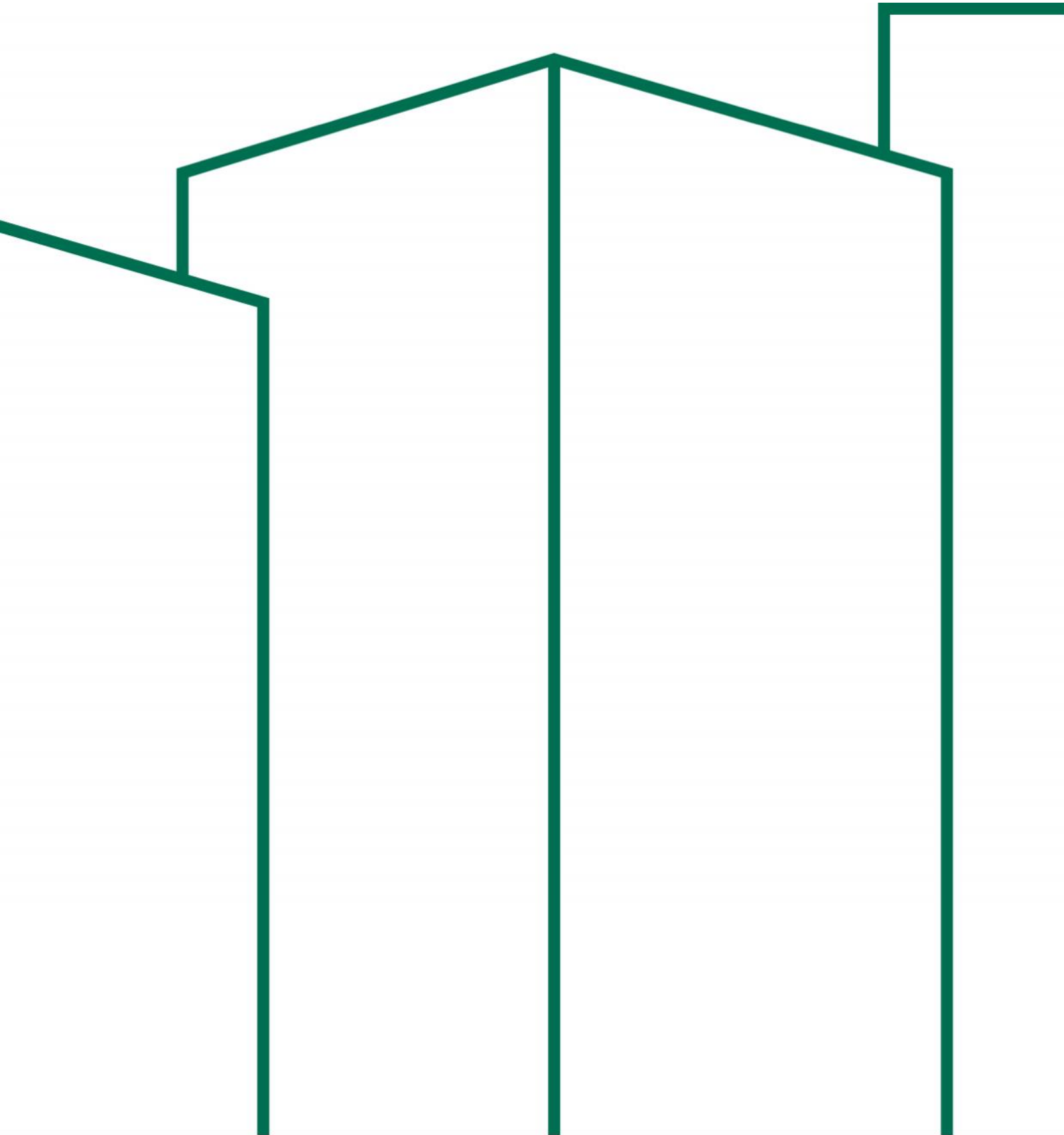




DESIGN AND ACCESS STATEMENT
Mr M Petrouis
Land South of Thyme House, Lichfield Road,
Abbots Bromley, Staffordshire WS15 3DL

P/2014/01047

Received 11 Aug 2014



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 M Petrouis. The application seeks outline planning permission for the erection of 5 no. dwellinghouses 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. To the east of the 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 and public transport within Abbots Bromley.
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 shown 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 5 no. dwellings on a site comprising of some 0.26 hectares. This generates a density of some 19 dwellings per hectare. This scale of development is considered to be consistent with residential development that adjoins the site both to the north and to the east.

Layout

6. The layout of the proposed development is shown on application drawings 30468/01. Development on Lichfield Road in the vicinity of the application site is characterised by detached houses and bungalows 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, such as at Town End Farm immediately to the north of the site.
7. The proposed development will be served by the existing access to the site from Lichfield Road; this will be widened to some 5.0 metres to enable two vehicles to pass. The proposed dwellings will front directly onto Lichfield Road on a building line that is consistent with Thyme House and Town End Farm to the north of the site.
8. As is evident from application drawing 30468/01 and the indicative street scene, the proposed development has been sited so as to respond to the topography of the site which rises from south to north.

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 proposed dwellings are anticipated to comprise of two storeys with there being an attached garage to serve each dwelling. As a consequence, the eaves heights of the proposed dwellings are likely to vary from 2.2 metres to 5.2 metres with ridge heights varying from 5.2 metres to 8.4 metres. The proposed dwellings will not be materially taller than other two-storey houses along Lichfield Road.

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 character and quality of development in the vicinity of the application site, it

is anticipated that the proposed dwellings will be constructed in brick and render with pitched tiled roofs. Samples of the proposed materials of construction will be submitted to the Planning Authority for their approval in writing before the development is commenced.

Access

11. A site meeting was held with Mr. Derry of Staffordshire County Council Highways on 30th October 2012. It was agreed that the existing vehicular access to the site from Lichfield Road could be utilised to serve the proposed development, subject to the access being widened to some 5.0 metres to enable two vehicles to pass within the site entrance. As requested by Mr. Derry, the proposed development makes provision for a footpath across the site frontage to encourage pedestrian movements to the village centre and the Cricket Club to the south.
12. Abbots Bromley supports a wide range of services and facilities. These are located within easy walking distance of the application site. The application site is thus located where the need for travel can be minimised and the use of sustainable modes can be maximised.

Landscape

13. There are no trees on the application site. There is a hedgerow along the site frontage to Lichfield Road. This has been assessed in the submitted Ecological Appraisal. The hedgerow will be retained, as is shown on application drawing 30468/01. In order to safeguard the hedgerow along the site frontage when providing the proposed footpath, it is intended that the footpath will be constructed using no dig techniques.
14. The proposed development provides an opportunity to secure new tree planting within the site. This can be secured through the use of appropriate conditions upon any planning permission that may be granted and through the submission of a landscaping scheme at the Reserved Matters stage.

Ecology

15. The site has been subject to an Ecological Appraisal undertaken by Ecolocation. This is submitted as an application document. The Ecological Appraisal concluded: -

“No further surveys are considered necessary, however retention of the eastern hedgerow to offer continued nesting bird opportunities is recommended, as well as sensitive working practices during vegetation removal to avoid potential injury to hedgehog and amphibians.”

16. The hedgerow is shown to be retained in its entirety in the application proposals. The other recommendations of Ecolocation can be secured through the use of appropriate conditions upon any planning permission that may be granted.

CET/DY/4127

1st August 2014



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Land South of Thyme House, Lichfield Road,
Abbots Bromley, Staffordshire WS15 3DL

Our Reference: CET/DY/4127

Date: 1st August 2014

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