



Introduction

The land at Robin Hood Farm received outline planning permission for a residential development of 32 dwellings with all matters reserved. This D&A statement serves as an addendum to the statement that was submitted as part of application 16/00686/OUT, and this application seeks to determine the reserved matters following detailed design of the scheme.

Many of the principles indicated on the outline site layout have followed through to the reserved matters application, including scale and access.

House Type Mix

This reserved matters application maintains a similar mix and scale to that shown at outline stage, with house types comprising of 2, 3 and 4 bedrooms. 1 bedroom apartments are also included within the site which will be accessed by a communal entrance from the car park area.

A total of 32 plots are included on the site, with a mix of 60% sale and 40% affordable. All units are two stories and will be predominantly semi-detached, a scale which is in keeping with the surrounding area,

Site Layout

Robin Hood Farm is located within the site and will be retained as part of the development. The single storey outbuilding, the metal farm shed and the existing garage associated with the farm buildings will be demolished to

facilitate access to the site. The farm house will be enclosed by a new brick wall, with its existing access from the Stephenson Road roundabout maintained.

All new dwellings will utilise a new vehicle access road from Gatherley Road as depicted in the outline application. A secondary road running south from this will then serve additional plots.

A play area will be provided within the site and located close to the site entrance where it will be visible for security. The space will be enclosed by post and rail fencing, with the entrance positioned to the north east to ensure it is set back from the road junction for safety.

The apartments are positioned to give frontage to the site entrance and the new primary access road. For security, the flats will be served by a single entrance from the car park which will be enclosed by a brick wall to deter intruders. All other plots are positioned to overlook public spaces to give natural surveillance.

Plots 16 to 19 are positioned to benefit from south facing gardens, with the rear gardens being enclosed by a timber fence with trellis to offer views from the plots over the paddock to the south.

A pumping station with an underground attenuation tank will be required to serve the development. This has been positioned near the site entrance due to the site levels where it will create an open gateway that can benefit from soft landscaping.

Plots 1 to 3 are positioned to give an active frontage to Gatherley Road. These will be accessed by a shared private drive which will utilise a no-dig construction to ensure there is no damage to the existing trees. In line with the Acoustic Consultant's recommendations, the orientation of these plots and the garage to plot 1 will ensure any residual noise from the A1(M) will not have an adverse affect on the amenity value of rear gardens.

Elevations

To give interest through the site, a mix of brick types, render and roof materials are used which vary between plots. A traditional elevation style is created through the use of these materials and mock sash windows, an appearance which is in keeping with the surrounding area.

Parking

All houses have two parking spaces with sale houses having an additional garage. Apartments have a shared parking court which is enclosed to clearly identify these parking bays with the flats.

All plots that front the new primary access road are arranged so that cars can enter the road in a forward gear.

All plots have two parking bays, helping to minimise the amount of roadside parking from new residents. Spaces between parking bays provide the opportunity for landscaping to help break up the street scene.

Bins

Bins to all houses will be stored within rear gardens. Apartments have a designated communal storage area within the car park near the adopted highway for collection.