

DAS Addendum

This statement annexes to the original Design and Access Statement for the application.

The site analysis, policy analysis, context and planning history remain unchanged.

- In section 7.0 Planning Consultations we would add

“After submission of the formal application officers felt that the density of the design was substantially below planning guidance limits. The applicant’s agent put forward various further sketch designs which increased the density, which were still not preferred. Given the density of the surroundings (low) the applicant felt that a further increase would be out of local accord. However this further submission represents the final position of the applicant and is supported by a density justification statement, which outlines the approach and reasons behind this position.”

- In section 8.0 Access we would add

“The initial geometry of the access road has changed slightly due to increased geometrical needs predicated by increased traffic load. This is because the proposal is now for 14 units. A new access drawing is enclosed but the position of the access is mainly unchanged although there is a slight effect on the amount of the historic wall that will have to be modified to accommodate this. The first part of the road is now made to an adoptable geometry with associated turning head. The latter part is private in line with highway guidance.”

- In section 9.0 Character we would add

“The development is now for 14 units so the amount has changed. The zones for the built form being north south / east west. North south remains unchanged but the buildings in these three “build zones” are now smaller and closer together but occupy the same space.”

- In sections 10, 11, 12, 13 and 14 being Appearance, Landscaping, Community Safety, Environmental Sustainability and movement, the effect of the density increase is small. The style of the architecture remains the same and the quantum of landscaping has not changed to any extent. Arguably the scheme is more “sustainable” because it is better use of land (arguably). There is a nominal increase in movement (to and from the site) but this is picked up in the TA and noted previously in the Access section (8.0)