

Do not scale from this drawing, except for planning purposes. Any discrepancies are to be reported to WS Planning & Architecture. Refer to Structural Engineers details for all structural design criteria. This drawing remains the copyright of WS Planning & Architecture.

Hywick House



Appeal SOCG—Agreed Position

The lawful fallback position, and the as permitted use of the site as a whole, is as a site largely covered in hardstanding (Tarmacadam access road / gravel surfacing on each pitch), with the periphery of the site outside most of the appeal sites as a whole having some existing vegetation.

Plots 01 and 01A should include hedgerow between the Plots and Whitfield Road, as approved under 13/03099/APP – The failure to implement this hedgerow results in a loss of biodiversity beyond that previously approved to exist on the site. This breach of conditions is enforceable if the appeals relating to these plots are dismissed. The lawful baseline for consideration of BNG is the position in application 13/03099/APP.

Plots 02-10 should include a hedgerow between Plot 2 and Whitfield Road, and on the western boundary of Plot 5 with the Access Road, as approved under 06/0699/APP. The hedgerow between plot 5 and the access road was removed within the last 5 years, and results in a loss of biodiversity. This breach of conditions is enforceable if the appeals relating to these plots are dismissed. The lawful baseline for consideration of BNG is the position in application 06/0699/APP.

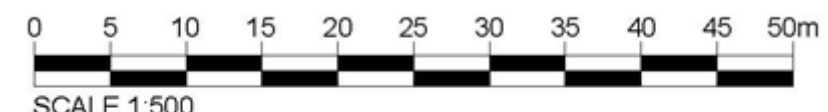
Plots 11-19 as per the Site Plan approved under 15/03749/APP have no grassed areas, no boundary vegetation, and are permitted to be separated by fencing. Plot 18 currently has areas of grass at site as well as planting along the site frontage to the access road and the boundary to plot 20. Plots 11- 17 and 19 have no existing habitat which would be affected by the Appeal Proposals. The lawful baseline for consideration of BNG is the position in application 15/03749/APP or if a greater extent of landscaping exists on site.

Plots 20 and 20A as per the Site Plan approved under 15/03776/APP have no grassed areas and are permitted to be separated by fencing. Boundary vegetation (Trees/Hedges) are referenced on the approved plan, as are the close boarded fencing boundary treatments in situ. Plots 20A has no demonstrable habitat which would be affected by the Appeal Proposals Plot 20 currently has a small area of grass and planting on the boundary to Plot 18. The lawful baseline for consideration of BNG is the position in application 15/03776/APP or if a greater extent of landscaping exists on site.

The parties agree, in respect of the above, that the only Plots where Biodiversity Loss can be considered are Plots 01, 01A, and 05.



As Proposed Site Plan - Masterplan



Rev	Date	Description
1		
November 2021 1:500@A1 Mr A Smith		
Project: Sunset Park Homes, Whitfield Road, Brackley, NN13 5TD		
Title: As Proposed Site Plan - Masterplan		
Drawn By:	Checked By:	Scale:
J004023-DD	A	