

4.0 Masterplan Proposals

4.3 Refuse

Presently, the site is accessed off of Bramling Road, where a wide access splits into farm tracks which access the farmstead (to the north) and farmhouse (to the south).

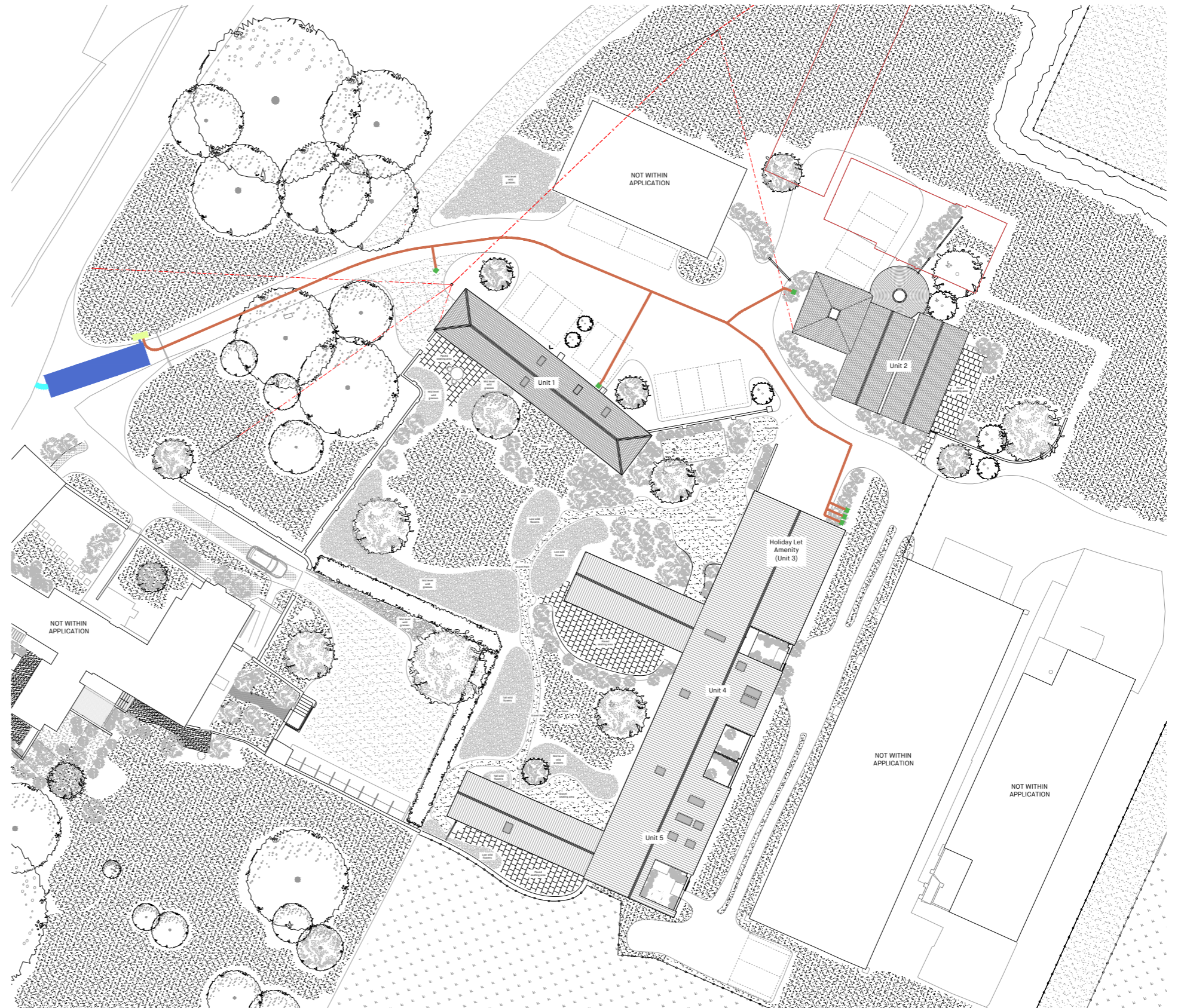
The farmhouse track leads to the farmhouse and into a portion of the courtyard proposed as part of the approved application (CA/22/01737) to be parking.

The farm track passes a scenic section of grassland and a series of cherry trees before arriving at an existing area of hardstanding between the existing shoot school, tractor shed and grain buildings. The track continues onward and past the east-most building on the site and into the field, where it fades into grassland.

The existing farmtrack is used by farm machinery at present.

At the entrance to the site, it is proposed to widen the access, in particular to increase the radius of the turn into the farm. Work has been undertaken by Campbell Reith to illustrate how this would impact the existing access and vision splays.

Currently refuse collections are made from the farmhouse, accessed directly off of Bramling Road. As the proposed accommodation is to be holiday lets, it is proposed that regular refuse collections from each unit will be made privately, with a new unified collection point to be positioned proximate to the farmhouse to allow this to be collected with minimal impact to the route of the existing refuse collection.



Proposed Refuse Strategy

- Key
- Refuse Vehicle
 - Collection Point
 - Storage Point
 - Private Movement/Collection Path
 - Refuse Collection Movement Path
 - Refuse Vehical Movement Path

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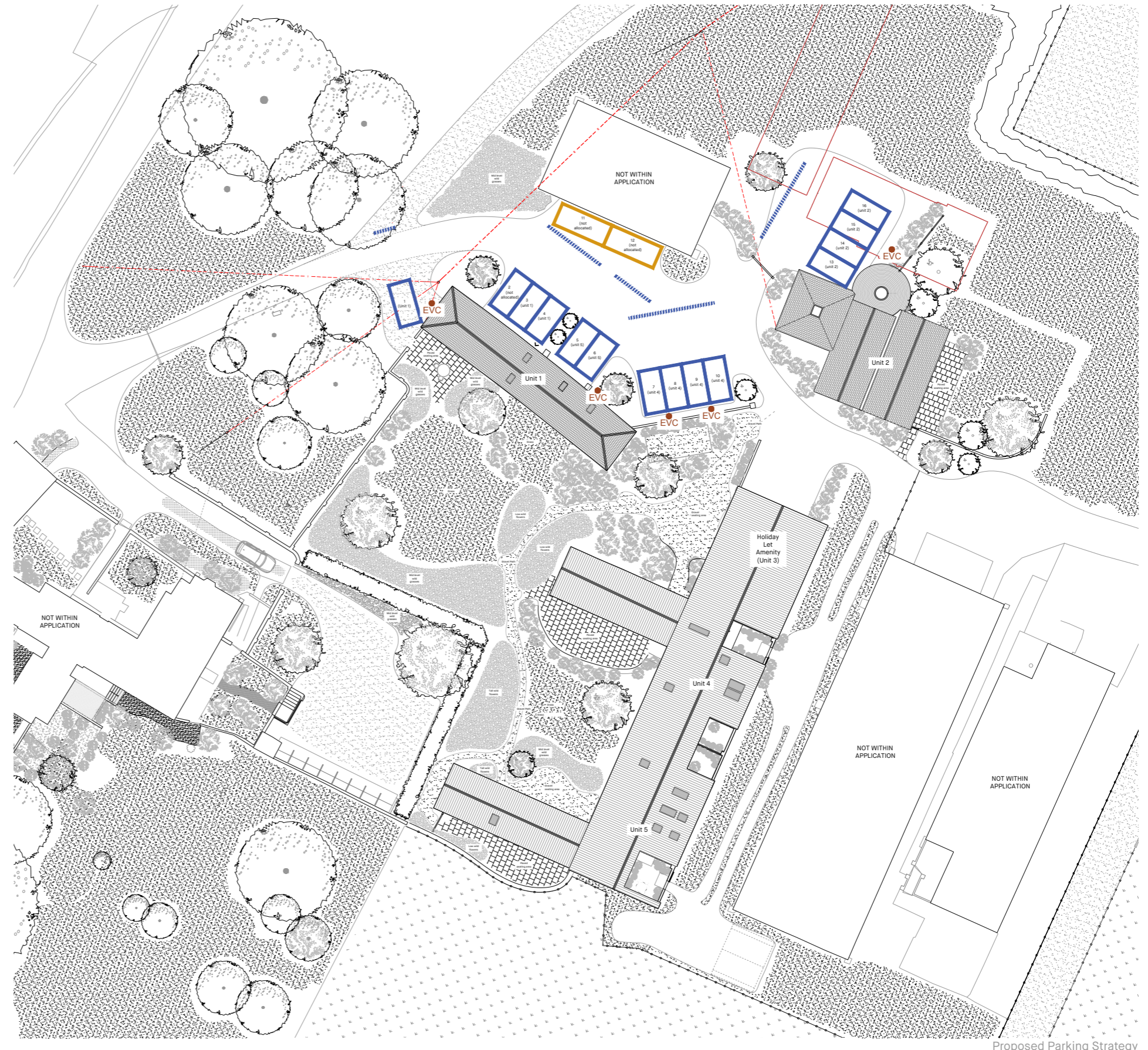
4.4 Access & Parking

As the proposed holiday lets do not have a prescribed standard for parking, residential requirements have been used to guide the amount of parking proposed on the site.

The majority of this parking has been concentrated into the existing area of hardstanding between the combine shed and shoot school. Some is allocated to the adjacent unit 1, however, most spaces are not allocated but anticipated to be used by units 4 & 5. This leaves unit 3 - the oast over cart shed. Given the scale and presence of this unit, standalone allocated parking has been shown adjacent to its entrance.

Although all spaces are indicated on the adjacent plan, it is not intended that there will be explicitly marked bays. Hard and soft landscaping is to be informal, directly referencing the character of the existing farmstead.

Five electric vehicle charging points are indicated on the plan, allowing for one per holiday let, with the points positioned proximate to holiday lets where possible.



Proposed Parking Strategy