

**Development of Land
Off Calico Lane, Furness Vale**

DESIGN and ACCESS STATEMENT

Existing The site is a field located to the north east of Calico Lane and to the north west of Station Road.

The field is currently vacant and has previously been used as a paddock for horses in conjunction with the adjacent buildings known as The Stables.

Matthew Rhodes, HPBC Environment Officer, has visited the site and confirmed that there has been a previous use for Landfill and is deemed to be a Brownfield site. This is also confirmed in the Report submitted with this application.

Additional Information

The field is not within a Conservation Area.

We have no knowledge of previous planning applications for the site.

No existing trees will be affected by the proposal.

Proposed Development

The proposal is for Outline approval to develop the area edged red on the Location Plan with 2 no. detached four bedroom houses to be constructed with natural stone walls and clay roof tiles.

Because this is an Outline application the Design, Layout, Scale and Landscaping have not yet been finalised and are reserved for later approval.

The intention is for the houses to be designed in such a way that they will be sympathetic to the existing group of buildings located adjacent to the application site.

Access

Access to the site remains the same via an existing drive from Calico Lane to the site located to the north west of the existing development. The drive will be improved in appearance and finished with a macadam surface.

Private parking will be included to each of the properties.

Neighbour Considerations

The proposal will not adversely affect the immediate neighbouring property therefore no special measures have been taken to protect privacy.