

Appendix A: Site Photographs

Land at First Lane, Whitley SN12 8RL



The application site is bounded by First Lane to the north, Lagard Farm to the west and No. 78 Corsham Road to the east. As such it represents an infill to the First Lane site frontage.

In spatial planning terms the site relates well to the existing spatial character of the Whitley and does not represent a significant encroachment into the Countryside.

The site is well screened by existing boundary landscaping as evidenced by the following site photographs.

The site is contained by the south by the flood plain associated with the South Brook watercourse. The site lies wholly within Flood Zone 1 as shown on the Environment Agency's Flood Map for Planning.

The application site lies in close proximity to two bus stops on Corsham Road, and there is a direct footway connection from First Lane via Corsham Road to the Shaw Primary School which is c.350m from the site.

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Photo 1: The existing field gate access to the application site from First Lane, Whitley. The Council recently completed works to a surface water culvert that crosses First Lane into a drainage ditch in the application site.

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Photo 2: The existing field gate access to the application site from First Lane, Whitley will be used at the proposed point of vehicular access to the application site. This will enable the existing frontage hedgerow to First Lane to be retained. The proposals will also respect the root protection zones of trees on the site frontage and existing trees on western boundary of the application site.

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Photo 3: A wide angle view of the application site taken from the south. This shows the mature trees on the western boundary (outside the application site in the grounds of Lagard Farm), the site access onto First Lane, the mature roadside frontage hedge and trees, and No. 78 Corsham Road. The existing surface water drainage channel that runs diagonally across of the site is shown in the foreground. The southern limit of development will demarcated by post and rail fencing leaving southern part of the field undeveloped.



Photo 4: A view of No. 78 Corsham Road which shares a eastern / south eastern boundary with the application site. The main aspect of this property faces south although there are ground floor windows that face west. The illustrative layout of the proposal demonstrates that the privacy and amenity of the occupiers of this dwelling will be preserved through: (i) a combination of new boundary treatment; and (ii) careful siting and orientation of the new dwellings which take advantage of the south facing aspect.

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Photo 5: A view taken from the public footpath to the south of the application site that runs parallel to the South Brook water course that can be seen in the foreground.

From this key public viewpoint the proposed development will be seen against the backdrop of the existing mature hedgerow and trees to the north and the existing dwellings to the north of First Lane. The proposed dwellings will not break the skyline from this view point.

The black line denotes the approximate limit of development to the south which will demarcated by a post and rail fence. The balance of the field will remain undeveloped.

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Photo 6: A view taken from Corsham Road. The existing mature vegetation along the western side of Corsham Road (B3353) will completely screen views of the proposed development in summer months. Only oblique filtered views will be available during the winter months.