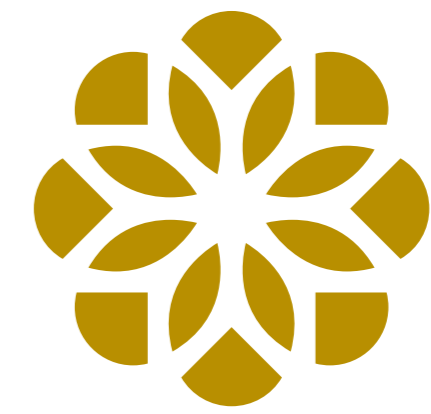


Overview



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We are delighted to present you with our emerging plans for our reserved matters planning application for 150 new homes off Birch Road in Landkey.

In April 2023, the land promoters LVA were granted outline planning permission on this site. The outline planning permission included:

- ✿ site area: 10.09ha
- ✿ up to 150 homes in a range of types and sizes
- ✿ 30% affordable housing
- ✿ public open space provision, including informal open space, allotments and a Locally Equipped Area of Play
- ✿ access from Birch Road, which was approved in detail

We are also very proud that through our development, almost £1.8m will be contributed to support local infrastructure improvements. This includes:

- ✿ £250,000 towards improving the A361 Landkey Junction and other local highways infrastructure
- ✿ £888,427 towards primary, secondary and SEND schools
- ✿ £353,621 to support green infrastructure, including recreation and allotments
- ✿ £205,000 towards extra bus services
- ✿ £72,672 towards NHS/GP surgery

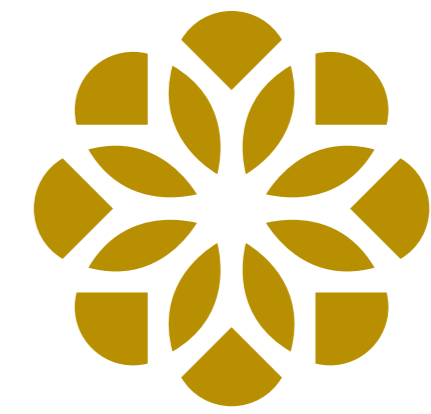
The final areas left to be approved relate to landscape, layout, scale and appearance. All these areas are now being considered as part of our reserved matters planning application.

Before we finalise our plans, we are seeking constructive feedback that we can incorporate into our final scheme.

Please complete one of our feedback forms today, or alternatively, visit our website:
www.allison-homes.com/land-consultation-landkey

Submit your feedback by **Sunday 6th October 2024.**

Landscape and Green Infrastructure



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We are proposing to create an attractive new housing development that brings together new housing with accessible areas of public open green space.

It also creates a substantial amount of landscaping and green infrastructure that will form a landscape framework for the new homes to sit within, including:

- retention of the majority of the existing landscape features, including hedgebanks and trees
- a key east-west pedestrian route that connects Millennium Green to the Tarka Trail
- a key north-south pedestrian route that links the new homes through new public open space and onward to the existing public open space over the watercourse
- a community food growing area of mazzard orchards and/or allotments
- a play corridor to link through the scheme and the adjacent MUGA and other existing equipped play facilities
- enhanced green edge to the north (Birch Road) and east to include buffer planting to hedgebanks
- sensitively designed sustainable drainage scheme that is planted and softened to blend into the landscape
- linked streets and nodal spaces to include rain gardens and feature trees





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Housing Layout



A new junction on Birch Road will create a new gateway into the development.
This has already been approved in detail.

Of the 150 new homes, we are proposing to build a range of sizes, types and styles. This will include:

- 10 two-bedroom homes
- ✿
- 44 three-bedroom homes
- ✿
- 45 four-bedroom homes
- ✿
- 6 five-bedroom homes
- ✿
- 45 affordable homes



House Designs and Street Scenes



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- Multi-pane casement windows
- Traditional eaves detail
- Prominent window head & cills
- A mix of gable and wide fronted dwellings
- Traditional style porch canopy

Proposed Material Palette

1. Render
2. Dark tone roof tiles
3. Stone face to key locations
4. Muted tones to doors & fenestration
5. Red/ Brown tone brick
6. Soft landscape planting
7. Soft development edge



In creating our designs, we have drawn upon inspiration from the local character of properties within Landkey. These key features include:

- ✿ A mix of historic and traditional architecture
- ✿ A mix of symmetrical and asymmetrical elevations
- ✿ Multi-pane casement windows
- ✿ Traditional eaves details
- ✿ Prominent window heads and cills
- ✿ A mix of gable and wide fronted dwellings
- ✿ Traditional style porch canopy
- ✿ Mix of stone, brick and render



Birch Road Highways Improvements



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To complement the three pedestrian access points along the western edge of the site to allow the new community to walk safely into the village, the new houses will be accessed by a new vehicle junction off Birch Road, which has already been approved.

- ✿ To support this, Birch Road will be widened to 5.5m along the frontage of this development, and joining with the earlier new development at Harford Way
- ✿ We are also pleased that we have been able to retain two more trees than had previously been expected to create the new junction on Birch Road
- ✿ Additionally, we will create a new pedestrian link along Birch Road to connect with the existing footpath at Harford Way
- ✿ £250,000 will also be contributed in Section 106 funding to support improvements at the A361 Landkey Junction, as well as additional improvements for pedestrians and cyclists

