

APPEAL SITE VISIT ITINERARY

Project:	Mirrlees Fields Appeal
Venue:	Meet at SK7 5BP
Date and Time:	14 th November 2023, 9:30am – 11am

Itinerary	
1.0	Meet and Park
1.1	Please drive along Mirrlees Drive and up to the security barrier, ring the intercom and let the security team know you are attending the appeal site visit.
1.2	Drive through the barrier along Mirrlees Drive and you will come to a second barrier. If it is not raised, please repeat process listed above.
1.3	Turn left into the visitor's car park.
1.4	Please bring a waterproof coat and good footwear; wellies or boots essential.
2.0	Existing and Proposed Access Road
2.1	Turn right out of the car park and walk up and down the existing Mirrlees Drive access road by foot.
2.2	To view the route of the proposed access road and Tree T1 visitors will need to walk down the side of the car park in a westerly direction.
2.3	Tree T1 can be viewed from this area albeit it will require climbing up and down an embankment which should only be undertaken subject to an assessment of health and safety risks.
2.4	The remainder of the Appeal Site cannot be accessed from here so visitors will then need to walk back up towards the car park and across the MAN Energy service yard. At the corner of the warehouse, visitors will turn right and walk along the path to the stairs and gate. Access to the gate will be provided.
3.0	Fred Perry Way (FP126S) / Proposed Housing Area
3.1	Once through the gate, visitors will turn left and walk along the Fred Perry Way (FP 126S) until they meet the edge of the proposed housing area.
3.2	From this viewpoint you can view the majority of the proposed housing area including the central open space, demarcated by the 2no mature trees.
4.0	Residential Amenity Open Space and FP127S
4.1	Walk off FP127S, onto the Appellant's land and towards the 2no mature trees within the proposed Residential Amenity Open Space.
4.2	From this viewpoint you can view where the proposed access would come down from Mirrlees Drive and into the proposed housing area.
4.3	From the central open space you will then walk back towards FPS126 which crosses the site.

4.4	Join FP127S and walk along the footpath in the northerly direction. There are various improvements proposed to this footpath and Tree T115 can be viewed here.
5.0	Emergency Only Access
5.1	Just over half way along FP127S you meet Flowery Fields. This is the location of the proposed emergency only access.
6.0	FP127S / FP 124S
6.1	Carry on along FP127S until you get to the intersection with FP124S.
6.2	Walk along FP124S and stop at the gate on the right-hand side to view part of the Informal Public Open Space.
7.0	Informal Public Open Space
7.1	Leave the footpath to walk onto the northern most part of the site and walk in a loop until you get back to where FP124S and FP126S (Fred Perry Way) meet.
8.0	FP126S (Fred Perry Way)
8.1	Join FP126S and walk along the boundary of the Hampton Wood development until you get back to the MAN Energy access gate where you can go back up the stairs and towards the car park.
	END OF SITE VISIT



① meet+park in MAIN car park

② Access Road.

③ Corner of housing site.

④ Central tree + POS/K12/S

⑤ Emergency entry access

⑥ Footpath 1275

⑦ Informal public Open Space

⑧ Footpath 1265

- Proposed New Building
- Existing Building
- Proposed New Parking
- Existing Parking
- Proposed New Access
- Existing Access
- Proposed New Boundary
- Existing Boundary

DRAFT

Site Markers

1. Proposed New Building
 2. Existing Building
 3. Proposed New Parking
 4. Existing Parking
 5. Proposed New Access
 6. Existing Access
 7. Proposed New Boundary
 8. Existing Boundary