



LAND OFF SANDYS MOOR
WIVELISCOMBE

2552 DAS

DESIGN & ACCESS STATEMENT

18 JULY 2018

Included Assessments

Inside this design and access statement can also be found:

- Planning Summary
- Draft s106 Heads of Terms / Planning Conditions
- Affordable housing statement
- Building for Life assessment

Building for Life 12 Evidence

Throughout this DAS we have included markers in the form noted below. These are used to flag up where evidence has been supplied to support the building for life 12 assessment found near the end of this document. The numbers coloured relate to the relevant assessment questions.



1 EXISTING SITE	Introduction	03
	Site location	04
	Landscape Character	05
	Landscape Topography	06
	Site photos	07
	Flood Risk	08
	Tree & Ecological Impacts	10-11
	Constraints and opportunities	12
	2 DESIGN PROPOSALS	Concept Plan
Public Consultation		14
Framework 'Illustrative' Masterplan		15
- Road hierarchy & connections		16
- Indicative residential route typologies		17
- Indicative Proposed access details		18
- Indicative Density & Accommodation mix		19
- Indicative Building heights		20
- Indicative Edge Sections		21
- Open Space & SUDs		22
- Spaces for Play		23
- Renewable energy and Climate Change		24
- Parking Requirements		25
- Indicative Building Typologies		26
- Lighting & Security		27
3 INCLUDED ASSESSMENTS	Planning Summary	28
	Draft s106 Heads of Terms / Conditions	29
	Affordable Housing Statement	30
	Building for Life 12 Assessment	31
4 SUMMARY	Summary	32



Proposals

Outline Application for up to 94 dwellings (C3) and 105,000 sqft of Mixed Use Light Industrial (B1 / B2 / B8) together with associated access improvements, hard/soft landscape works and drainage; With all matters reserved.

All matters are 'reserved' for future consideration and will be dealt with through separate Reserved Matters applications.

The Applicants

The proposals are being submitted by joint applicants West of England Developments and Summerfield Developments (SW) Ltd

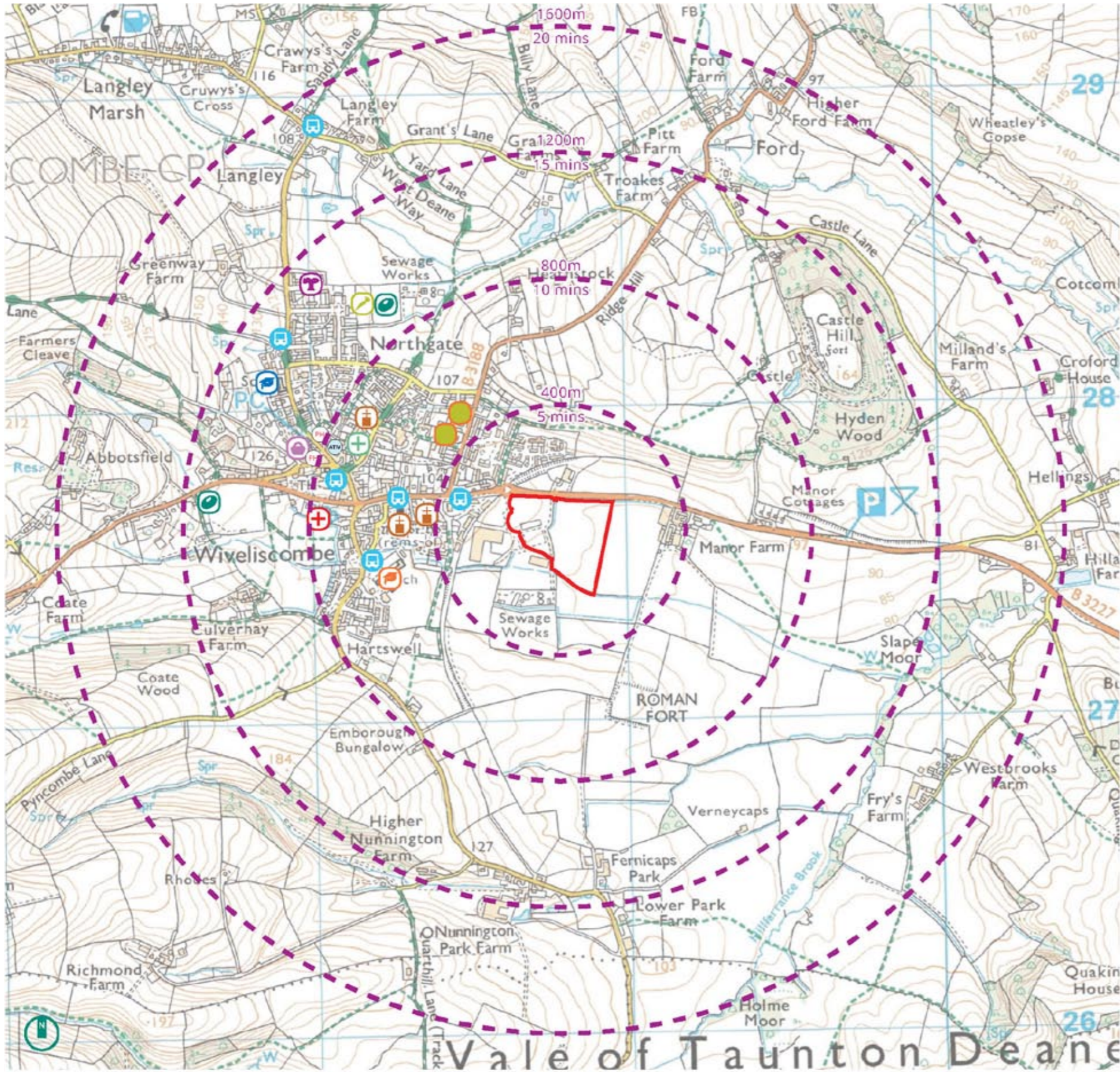
Andy Lehner, director of West of England Developments has been building homes in Devon and Somerset for over thirty years. West of England Developments have a reputation of building quality homes in rural towns and villages, working with local communities to build homes that meet the needs of those communities. These have been both open market homes and affordable homes.

Summerfield Developments (SW) Ltd is an established property development company with a long-standing reputation for developing a range of commercial property, managing and maintaining a diverse and growing property portfolio, and building and selling quality new homes throughout the South West.

Formed in central Somerset in 1987, the business evolved from a family-run construction company founded in 1823. Drawing on a deep store of local knowledge and experience, they build a range of commercial and residential properties to high construction and environmental standards. Operating across the South West, their extensive property experience includes office, retail and leisure buildings, and industrial estates.

BUILDING FOR LIFE
 Integrating into the neighbourhood **Creating a place** Street & home
 1 2 3 4 5 6 7 8 9 10 11 12

SITE LOCATION EXISTING SITE



The site comprises 6.67 hectares of land to the east of Wiveliscombe at Sandy's Moor. Vehicular access to the site is proposed from the existing estate road from the roundabout located to the north-west corner of the application site on the B3227, which runs along the northern site boundary.

From the B3227 a north/south single track road provides access to the sewage treatment plant located to the south and this access and associated hedgerow and watercourse divides the application site into two areas.

To the east of the access the land has been subject to a number of previous planning permissions including consent for two health care facilities comprising of a 28 bedroom locked rehabilitation unit (C2) and 28 bedroom low secure facility (C2A). (Planning consent 49/13/0025) The balance of land to the east benefits from a previous outline consent for employment use class B1, B2 and B8 (planning consent 49/14/0050)

- SITE BOUNDARY
- ☛ PLACE OF WORSHIP
- ⊙ DISTANCE / WALKING TIME FROM CENTRE OF SITE
- ⚽ SPORTS FACILITIES
- 🎓 PRIMARY SCHOOL
- 🌱 ALLOTMENTS
- 🚏 SECONDARY SCHOOL
- 🚏 LOCAL BUS STOPS
- 🏠 DOCTORS SURGERY
- 🎮 PLAY AREA
- 🏥 PHARMACY
- 🏪 RETAIL (INCLUDING LOCAL CONVENIENCE STORES & POST OFFICE)
- 🍷 PUBLIC HOUSE / RESTAURANT
- 🏧 ATM
- 🍺 BREWERY

BUILDING FOR LIFE

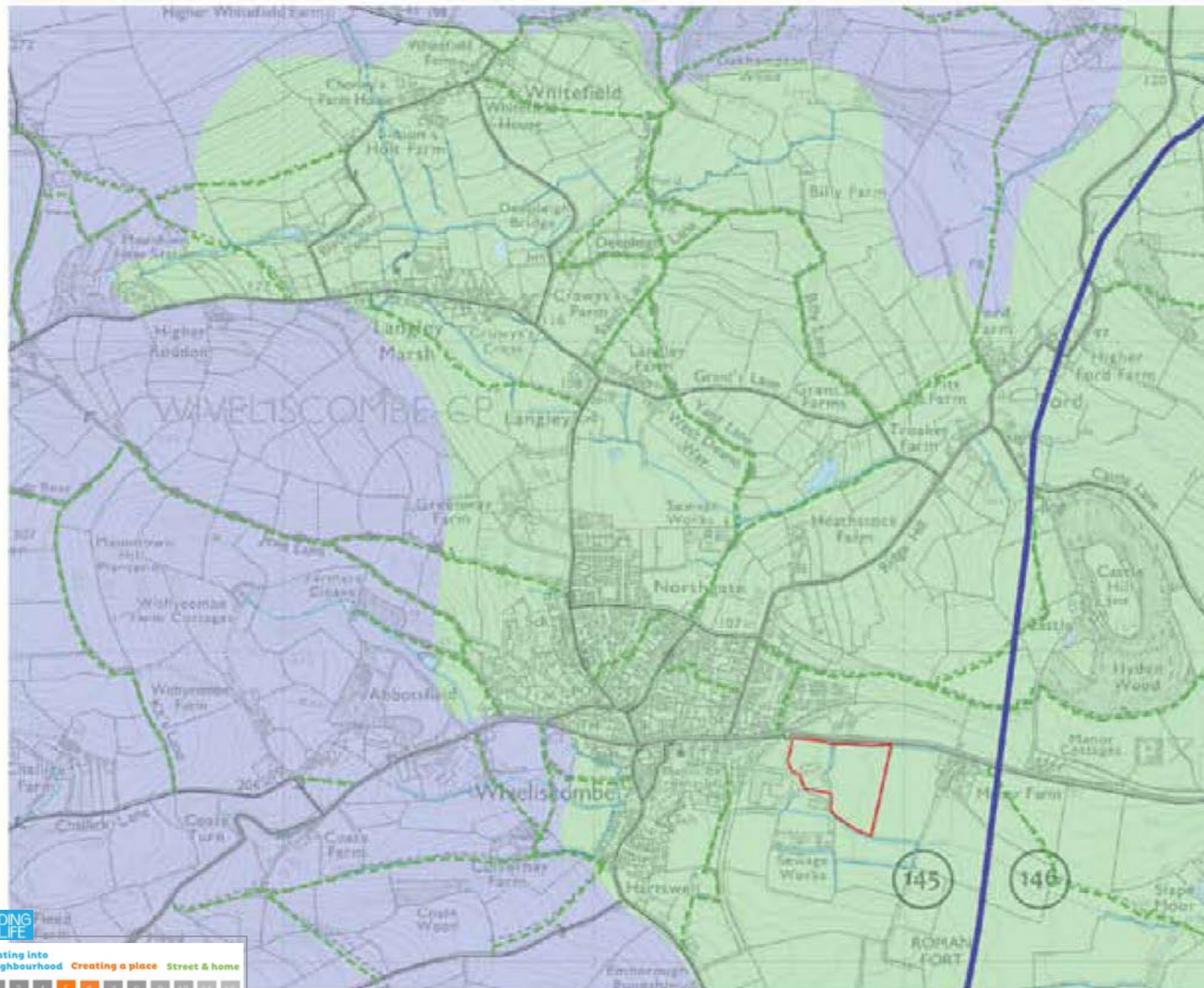
Integrating into the neighbourhood Creating a place Street & home

1 2 3 4 5 6 7 8 9 10 11 12

LANDSCAPE CHARACTER EXISTING SITE

The site falls in the area associated with 14a West Deane and Wooded and Farmed Vale Fringes. The Key Characteristics are:

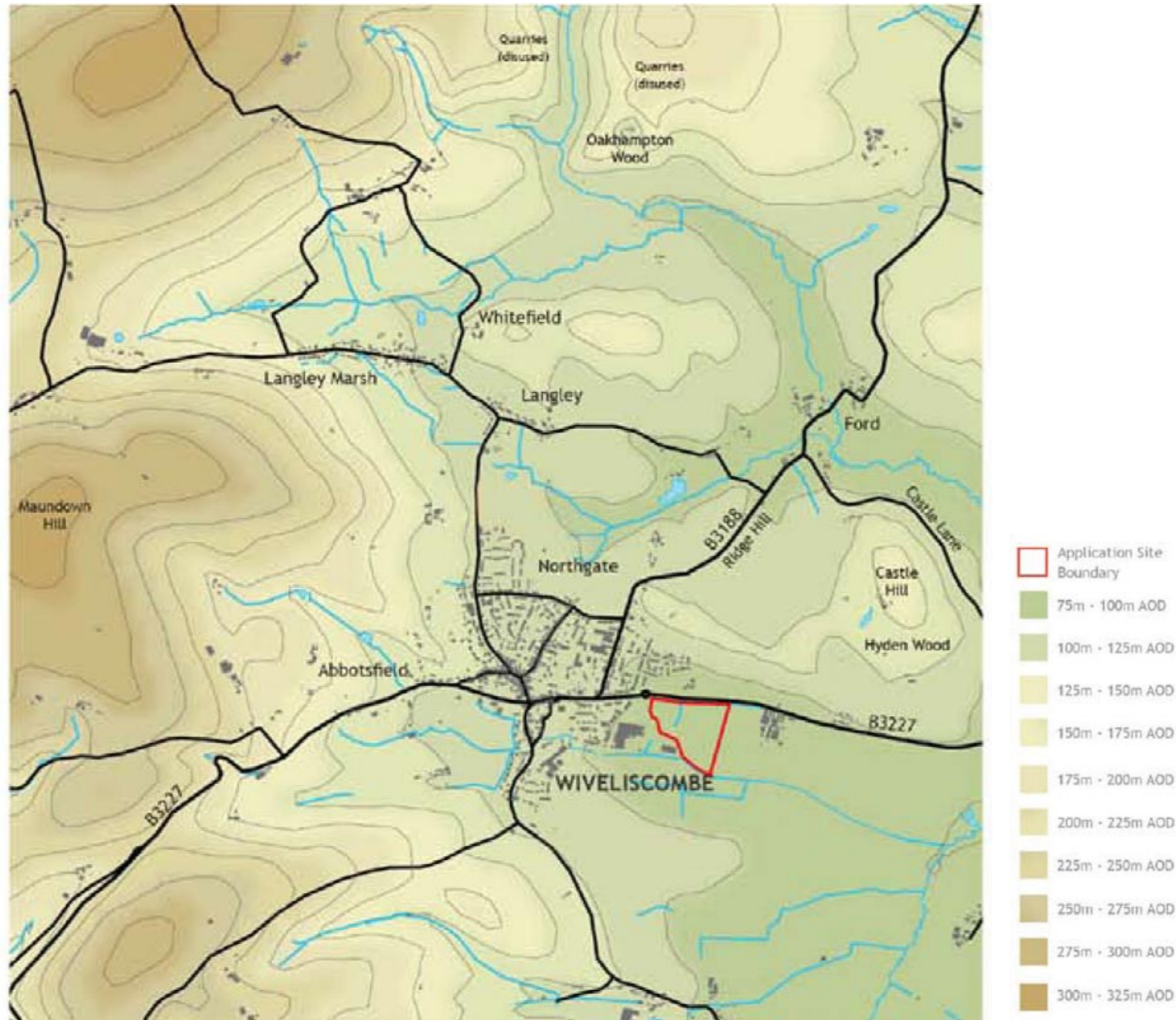
- A varied landscape with an undulating terrain of narrow valleys, slopes and hillocks.
- Elevation ranging from approximately 75m and 170m AOD.
- Underlying geology defined by Permo-Triassic and Lower Sandstone, Lower Marl, sands and gravels (Pebble Beds (bunter) and Breccio-Conglomerate).
- Farmland interspersed with significant areas of woodland, including a number of ancient woodland sites.
- Forming part of the River Tone catchment – numerous springs issue within, and streams run through, the landscape.
- Some areas of marshy/wetland flush habitats in areas of high water table – Langford Heathfield, Holme Moor and Clean Moor SSSI.
- A settled landscape containing the ancient market town of Wiveliscombe and the predominantly Georgian-influenced village of Milverton.
- Red sandstone geology reflected in the buildings throughout the area with slate, thatch, painted stone and render also common.
- Agricultural land use predominantly defined by both pasture and arable.
- Small to medium sized fields of irregular shape - predominantly ancient (pre 17th century) enclosure with some later modifications.
- Strong native hedgerow network punctuated with hedgerow trees.



BUILDING FOR LIFE
 Integrating into the neighbourhood Creating a place Street & home
 1 2 3 4 5 6 7 8 9 10 11 12

LANDSCAPE TOPOGRAPHY EXISTING SITE

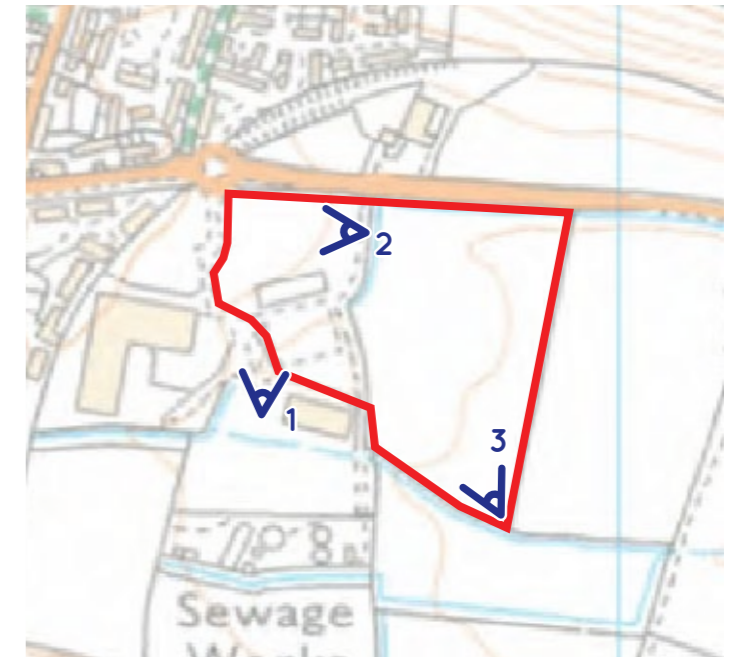
The topography of the surrounding landscape falls to the South East.



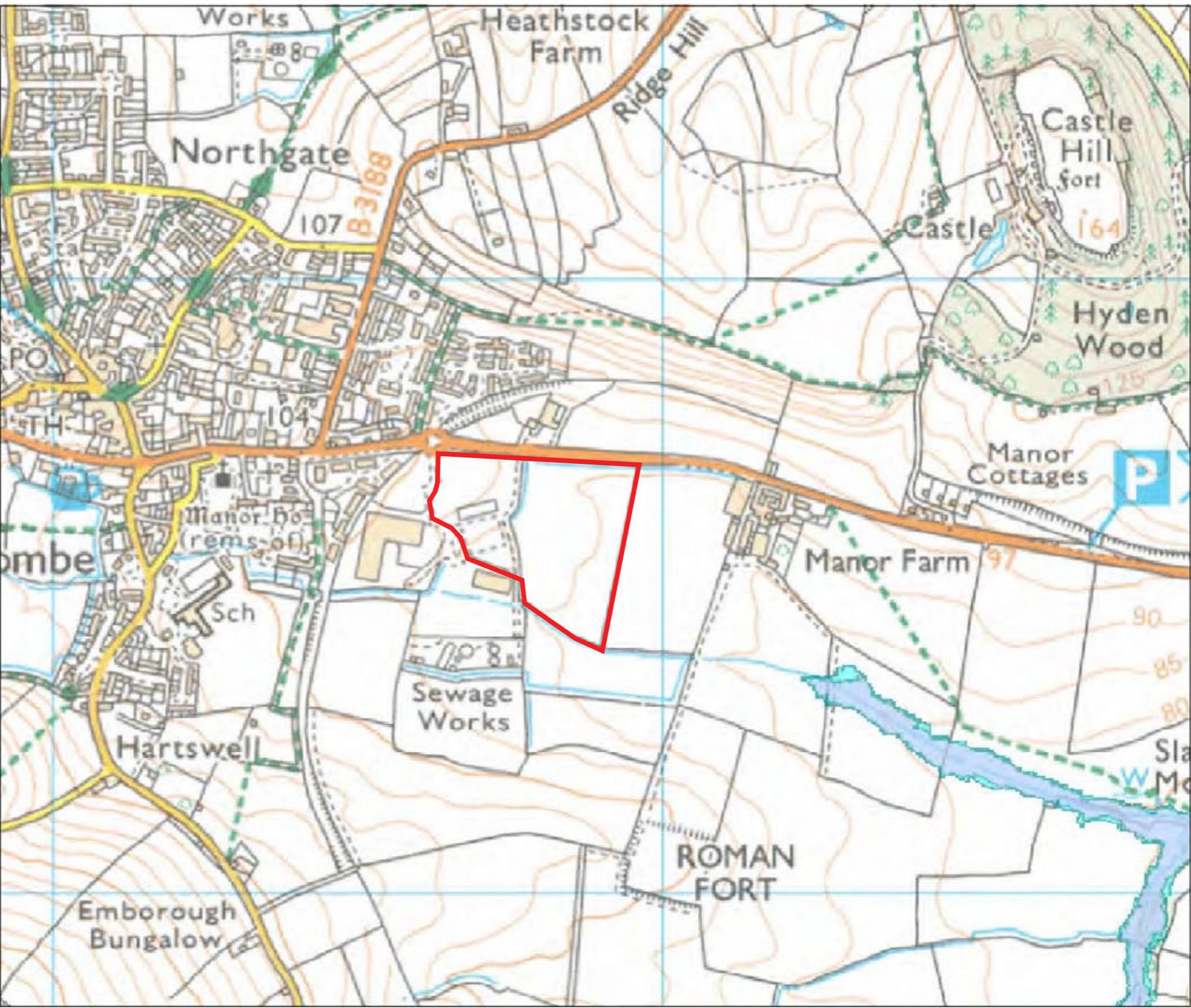
BUILDING FOR LIFE

Integrating into the neighbourhood Creating a place Street & home

1 2 3 4 5 6 7 8 9 10 11 12



As part of the application the FRA report for the site and scheme has been submitted. Attenuation storage should be provided and designed to promote infiltration drainage.



© Crown Copyright and database rights 2018 . Ordnance Survey 100024198

BUILDING FOR LIFE
 Integrating into the neighbourhood Creating a place Street & home
 1 2 3 4 5 6 7 8 9 10 11 12

Flood Map for Planning (Rivers & Sea)

- - - Defences
- - - Flood Storage Areas
- ▣ Areas benefiting from flood defences
- Flood Zone 3
- Flood Zone 2

ARBORICULTURAL IMPACTS EXISTING SITE

As part of the application the Arboricultural report for the site and scheme has been submitted.



BUILDING FOR LIFE
 Integrating into the neighbourhood **Creating a place** Street & home

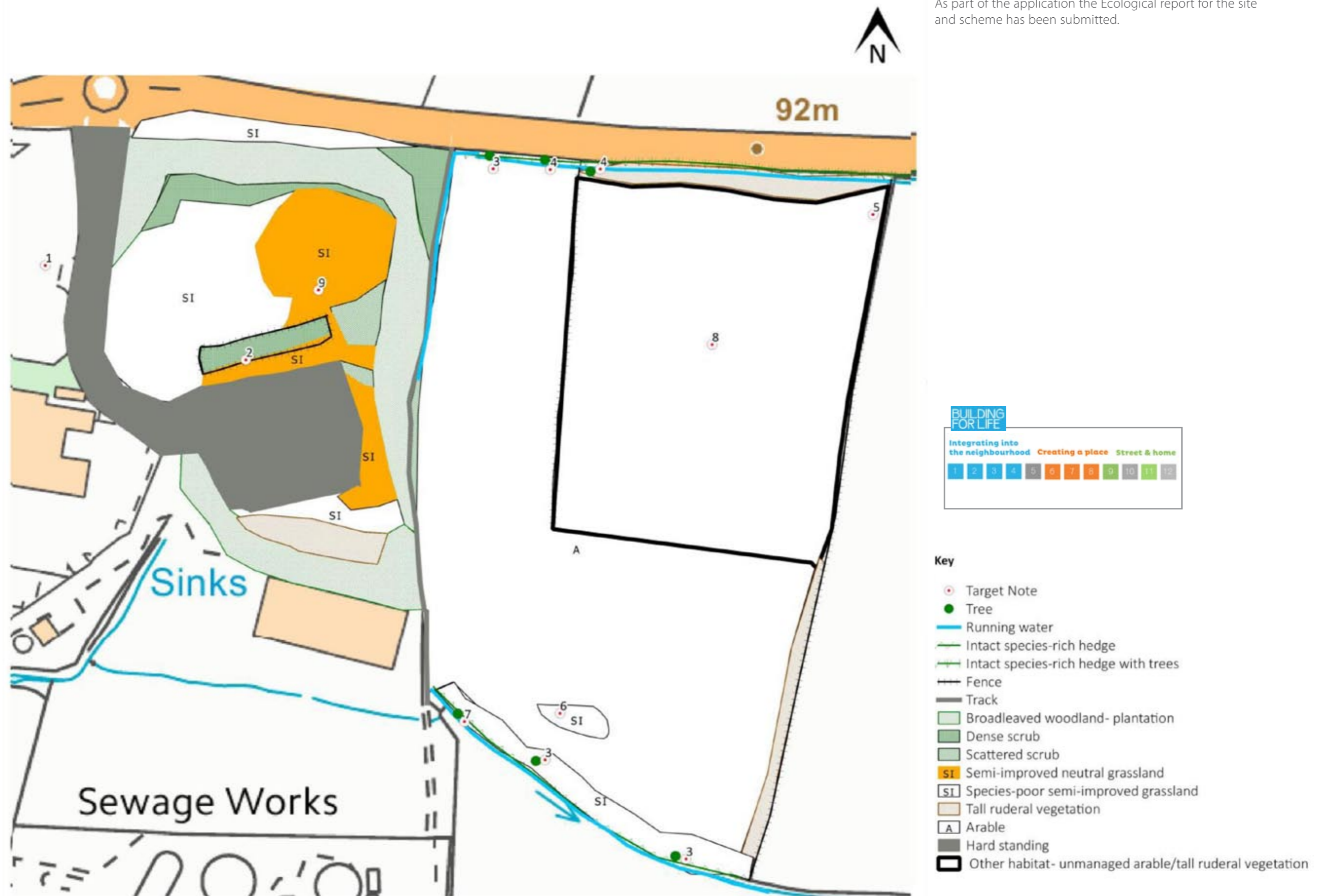
1 2 3 4 5 6 7 8 9 10 11 12

- Arboricultural Key**
 BS5836 Table 1 Categories
 Shown as stem location & canopy spread.
-  Very Poor Quality
To be removed
 -  High Quality & Value
To be retained
 -  Moderate Quality & Value
Should be retained
 -  Poor Quality & Value
Need not be retained
 -  Trees to be removed shown with dashed canopy outline
- Surveyed trees labeled showing tree number, species BS Category & RPA in square metres
-  Root Protection Area shown as a radius. (Polygon or Outline)

Drawing the topographical survey & drawing prepared by Lewis Brown Surveyors
 Dwg Ref: Z18091 2D SX
 (Survey dates 2001 & 2018)

ECOLOGICAL SURVEY EXISTING SITE

As part of the application the Ecological report for the site and scheme has been submitted.





PLANNING CONTEXT ON APPLICATION SITE

Part of the site to be brought forward for development (A) is currently allocated for employment uses - primarily Class B1b (research and development), Class B1c (light industrial), Class B8 (storage and distribution) and other sui generis uses normally associated within an employment area) pursuant to Policy MAJ3 (South of Taunton Road, Wiveliscombe) of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016.

The supporting text to that policy notes that the allocation was "retained from the Taunton Deane Local Plan which was adopted in 2004 (14 years ago) although this plan period expired in 2011.

The same area of land was allocated for roughly the same mix of employment uses pursuant to Policy WV3 of the current Local Plan. The supporting text suggests that, even at that date, the allocation of the site for employment uses was of some vintage. Indeed, the allocation refers to a planning permission granted in 2003 however although the site has been allocated for employment uses since at least 2004 no substantive development has been carried out pursuant to the allocation.

Whilst there is demand from local businesses for self-build development land and small "start-up" business units the main barrier to promotion of development on this site is the cost of opening up development and funding the provision of infrastructure required to facilitate the employment development. This has been the main barrier to development since 2003 and it has always been the case that where there is no reasonable prospect of land coming forward for the uses for which it is allocated, alternative suitable and viable uses should be found and this principle is encapsulated in the new National Planning Policy Framework. (Paragraph 120).

The mixed use development proposed would enable the delivery of serviced plots thus removing the expensive barriers to entry for small rural business. Serviced plots would provide an attractive opportunity for local rural businesses to develop and accommodate new employment generating uses.

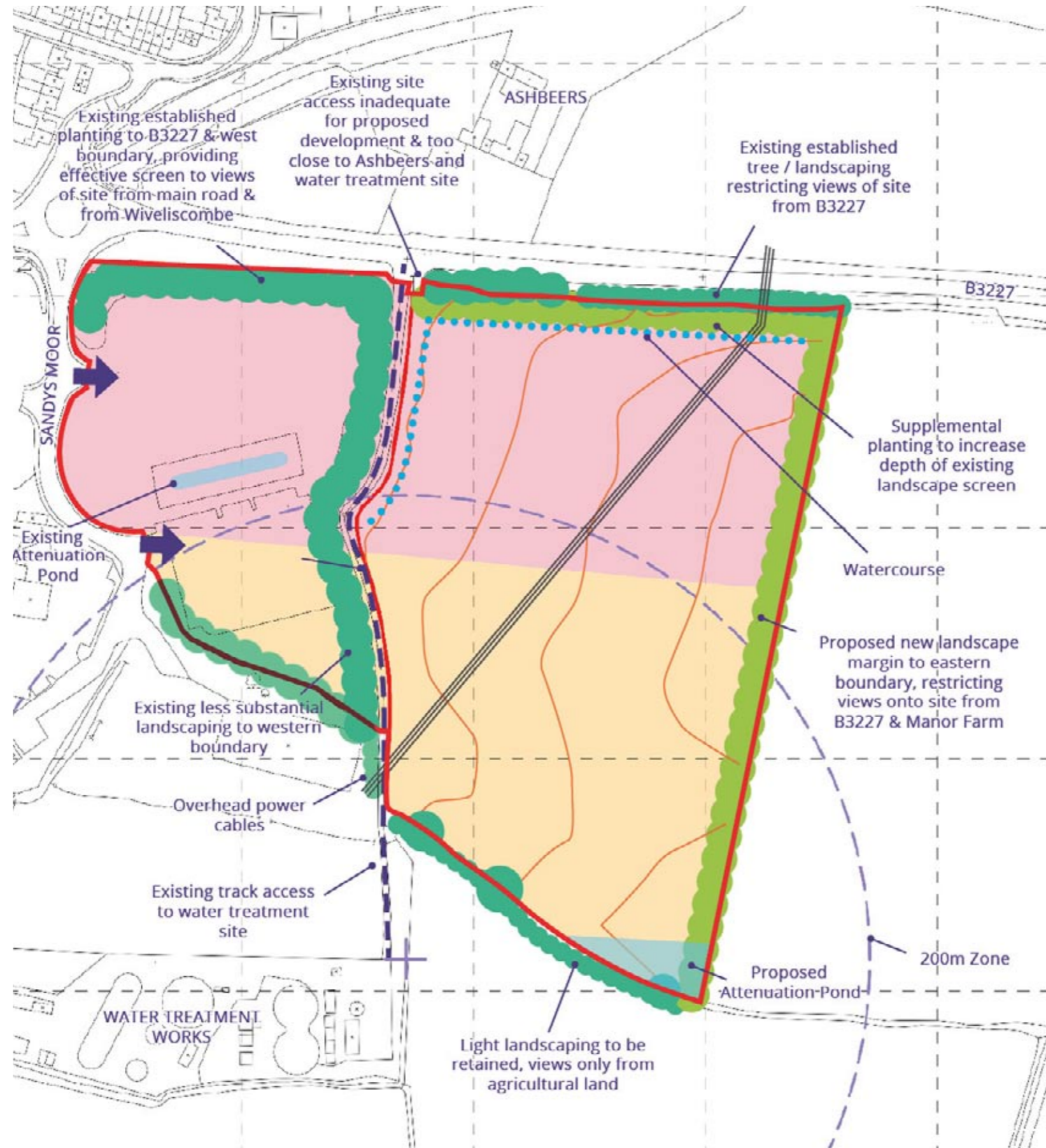
The proposed development being promoted by West of England Developments and Summerfield Developments (SW) Ltd will facilitate the delivery of a meaningful amount of employment development on this site while also delivering much needed housing. The proposal is that the alternative land use designation for part of the site with higher-value residential development will fund the provision of the infrastructure required to facilitate employment development on the balance of the site.

PLANNING CONTEXT ON ADJACENT SITES

Existing and proposed commercial development lies to the west and south of the application site including;

- (W) Proposals for erection of industrial building containing 7No. units and erection of office building to be used as an Enterprise Hub (planning consent 49/16/0056)
- (X) Change of use from abattoir to Class B1, B2 and B8 with trade counter use and ancillary sales (planning consent 49/17/0057)
- (Y) Proposal for erection of 3No Industrial units to the south of Unit 2 Sandys Moor (planning consent 49/16/0061)
- (Z) Proposal for erection of up to 15,000 photovoltaic solar panels (planning consent 49/12/0075)

CONSTRAINTS AND OPPORTUNITIES EXISTING SITE



The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible, as part of the development proposal.

These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan and Illustrative Masterplan.

The aim of the proposed mixed use development at Sandys Moor is to create much needed housing including affordable homes, whilst at the same time delivering serviced and accessible employment land.

There is demand for well connected, good quality and affordable employment land within rural communities and Wiveliscombe is no exception to this. However, the deliverability of land at affordable prices in more rural areas is generally not possible because of the high infrastructure costs required to open up green field sites.

It is the intention that this development will deliver the access and services to the boundary of the employment land, in advance of the construction of any of the residential development, thus ensuring that the employment land is available for occupiers and businesses at the earliest opportunity.



CONCEPT PLAN DESIGN PROPOSALS



The concept addresses the identified constraints and opportunities. Areas of green infrastructure wrap around the development area, creating a landscape buffer that will both respect and reinforce to existing trees and hedgerows retained on the northern boundary and adjacent to the former north south single track access to sewage treatment plant.

The green infrastructure to the perimeter of the site along the eastern boundary will provide a softer green edge to development adjacent to the open agricultural land beyond and a new east west hedgerow and strategic landscaping belt will be provided between the proposed residential and employment land uses.

The existing surface water attenuation pond which is to be relocated to facilitate residential development is to be combined with a new attenuation pond area located on the southern boundary of the application site. This attenuation basin will be fully landscaped to provide an appropriate habitat with introduction of habitat that will enhance biodiversity and increase ecological value of the site as a whole.

- RESIDENTIAL LAND - 9.260 ACRES / 3.748 Ha
- EMPLOYMENT LAND - 7.217 ACRES / 2.921 Ha
- EXISTING FOLIAGE/LANDSCAPING
- PROPOSED LANDSCAPING
- PROPOSED ATTENUATION POND
- SITE BOUNDARY
- INDICATIVE PROPOSED ROAD LAYOUT
- MAJOR ROAD THROUGH (EXISTING AND PROPOSED)
- INDICATIVE GREEN SPACE
- INDICATIVE PEDESTRIAN ROUTES THROUGH SITE
- EXISTING FOOTPATH
- ➔ PROPOSED SITE ACCESS
- ↔ PROPOSED CONNECTION BETWEEN EXISTING SITES

BUILDING FOR LIFE
 Integrating into the neighbourhood Creating a place Street & home

1 2 3 4 5 6 7 8 9 10 11 12

INTRODUCTION



INTRODUCTION
This document provides an introduction to the proposed development and the consultation process. It is intended to provide you with the information you need to understand the proposal and to provide your views on the proposal.

THE APPLICANT
The applicant is Angus Meek Architects, who are acting as the architects for the proposed development. They are responsible for preparing the planning application and for providing you with the information you need to understand the proposal.

THE PROPOSAL
The proposal is for the development of a new residential development consisting of 252 dwellings, including a mix of housing types, such as detached, semi-detached, and terraced houses, as well as a mix of tenures, including private and affordable housing.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

THE SITE



DESCRIPTION
The site is located in the Vale of Taunton Deans, a designated Area of Outstanding Natural Beauty (AONB). The site is bounded to the north by the A303, to the east by the A303, to the south by the A303, and to the west by the A303. The site is currently used for agricultural purposes and is surrounded by residential development.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

PLANNING STATUS



PLANNING STATUS
The site is currently subject to a planning application for the proposed development. The application is currently under consideration by the Local Planning Authority. The proposed development is subject to a number of planning conditions, which are set out in the planning application.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

SITE CONSTRAINTS & OPPORTUNITIES



SITE CONSTRAINTS & OPPORTUNITIES
The site is subject to a number of constraints, including flood zones, protected areas, and potential development areas. The proposed development is designed to take account of these constraints and to provide a high-quality residential development.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

THE FRAMEWORK & DESIGN AIMS



THE FRAMEWORK & DESIGN AIMS
The framework and design aims for the proposed development are set out in this section. The aims are to provide a high-quality residential development that is sustainable, accessible, and integrated with the surrounding landscape.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

ILLUSTRATIVE MASTERPLAN



ILLUSTRATIVE MASTERPLAN
The illustrative masterplan shows the layout of the proposed development, including the buildings, roads, and landscaping. The masterplan is designed to provide a high-quality residential development that is sustainable, accessible, and integrated with the surrounding landscape.

LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT



On the 3rd May 2018 from 4:30 to 7:00pm at the Wiveliscomber Community Centre, A public consultation was held for members of the community to attend, view the proposals, ask questions and provide feedback. More information relating to the consultation and feedback received can be viewed in the Statement of Community Involvement (SCI) included in the application Pack.

The development has evolved based on the feedback received, with several key points addressed such as: Providing Open space and recreation facilities, address environmentally benefits; reduce size of industrial units and proposing community benefits.

COMMENTS & FEEDBACK


Thank you for taking the time to view this information.

Your comments and feedback will be taken into account when formulating the final planning application submission, and will be provided to the Local Planning Authority as part of the planning application.

Our responses to the issues raised will be set out in a Statement of Community Involvement (SCI).

Comments can be made on the forms provided, or submitted via:

- the website: www.angusmeek.co.uk/wiveliscombe
- email: architecture@angusmeek.co.uk
- post: Angus Meek Architects, Cedar Yard, 290A Gloucester Road, Bristol, BS7 8PD



LAND AT SANDYS MOOR, WIVELISCOMBE CONSULTATION FOR DEVELOPMENT

The concept behind the proposals is to provide a deliverable solution at low density.

SITE ACCESS

The Proposed Site Accesses are both from Sandys Moor, these have been determined to offer the best route into the site.

HOUSING

94 No. houses are proposed on residual land providing family sized 2, 3 and 4 bed accommodation with full off street parking provision.

Parking is mostly on plot with majority of dwellings served by driveways set to the side of their property. Four bed houses are all provided with a garage.

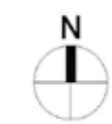
Public / Private boundaries are well defined with ability for fence and hedgerows to soften boundaries and add to the setting of the development.

COMMERCIAL

The plan illustrate a typical setting of employment units that may be provided.



BUILDING FOR LIFE
 Integrating into the neighbourhood Creating a place Street & home
 1 2 3 4 5 6 7 8 9 10 11 12



BUILDING SCHEDULE

c. 105,000 sqft / 9755 sqm GIA Light Industrial:
 (Footprint Area of Buildings c. 6450 sqm / 69,400 sqft)

94 No. Dwelling Houses:

- 28 No. 2 beds (30%)
- 42 No. 3 beds (45%)
- 24 No. 4 beds (25%)

Scheme would incorporate 25% affordable allocation
 (Location & Tenure details to be agreed)

SITE AREA (6.67 Ha)

3.75 Ha = Residential
 2.92 Ha = Light Industrial

SITE LEGEND

- SITE BOUNDARY
- SITE DIVISION BY USE
- CAR PARKING SPACE (V = UNASSIGNED / VISITOR)
- TARMAC SURFACE
- BLOCK PAVING SURFACE
- OTHER SURFACED AREAS
- PROPOSED TREE
- EXISTING TREE TO BE RETAINED
- 3B NUMBER OF BEDROOMS



Primary access route is proposed to serve the residential and commercial units from Sandys Moor.

Secondary roads serve the remainder of the residential plots, and units.

Parking courts are provided to serve dwellings and commercial units; split to reduce overall visual impact and allow perimeter landscaping.

Refuse access is provided to all plots.

Further highway proposal information is provided in the accompanying Transport Statement and Travel Plan prepared as part of this submission.

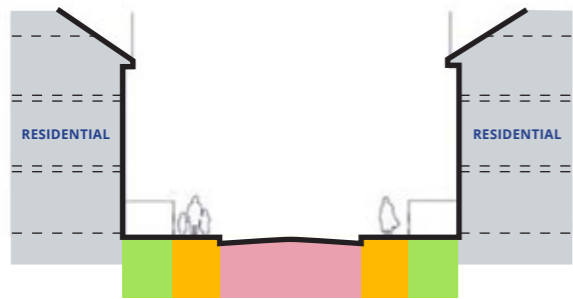
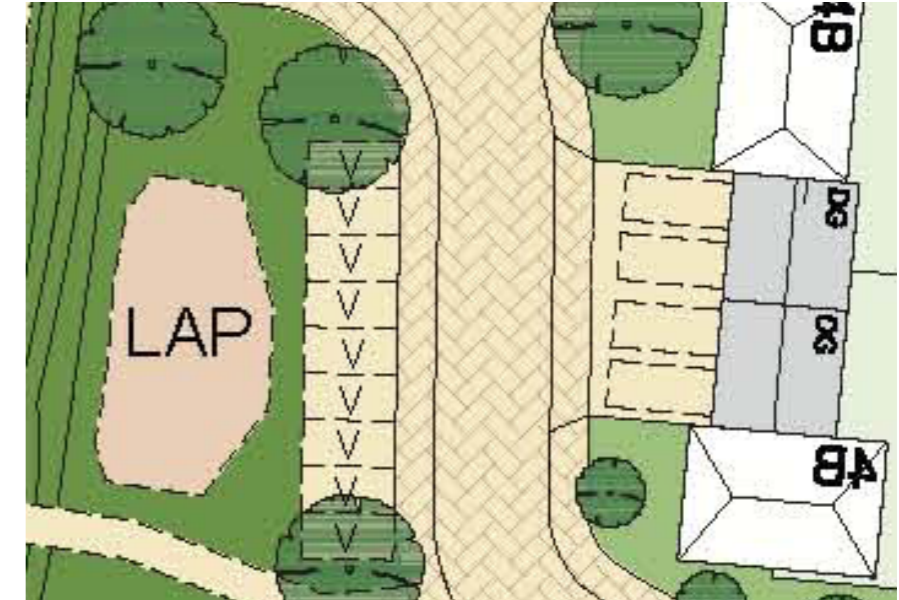
The development is crossed both vertically and laterally by cycleway and footways;

A potential link to the south east might be possible subject to land ownership routes;

Key:

-  **PRIMARY ROAD**
(6M, PAVEMENT BOTH SIDES)
-  **SECONDARY ROAD**
(6M, PAVEMENT ONE / BOTH SIDES)
-  **PARKING COURT**
-  **PEDESTRIAN ROUTES**





MAIN STREET

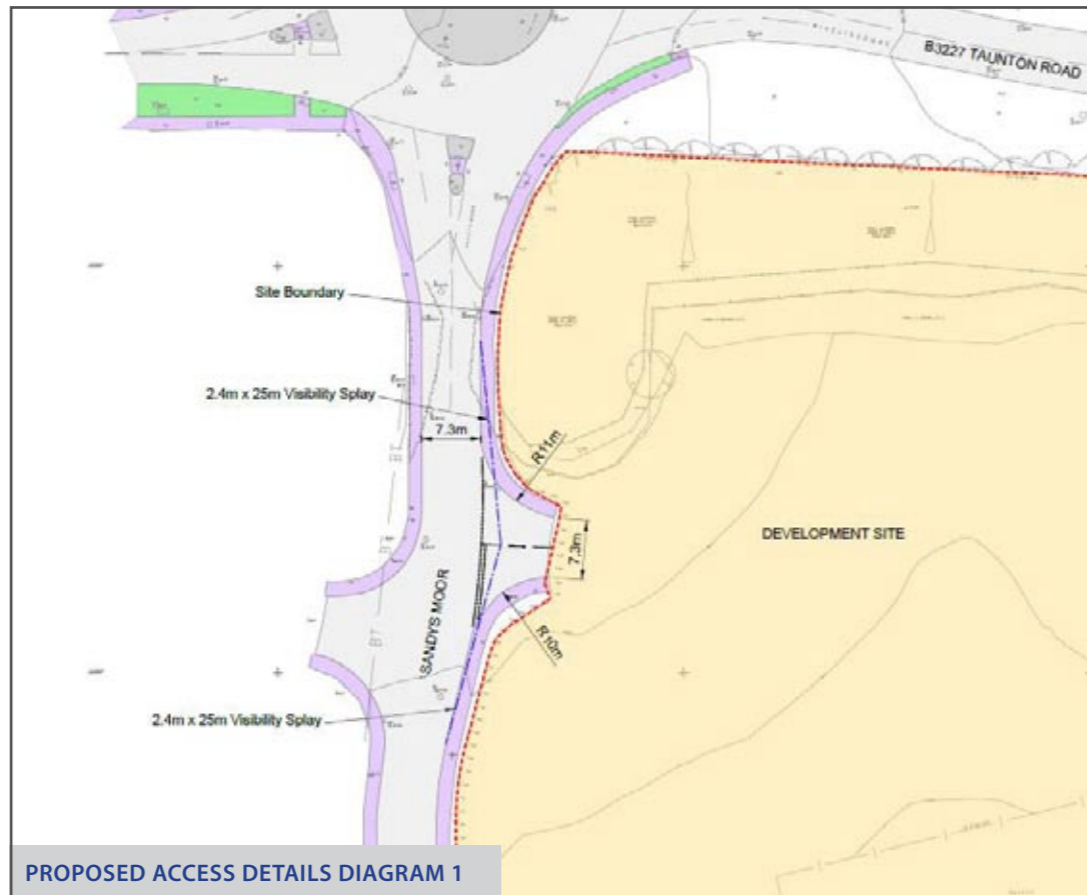
	VISIBLE REALM	SPECIFICATION
01	Carriageway	6m Tarmac
02	Footway	2m
03	Frontages	4-6m
04	Boundary	Wall / Hedge

SIDE STREETS

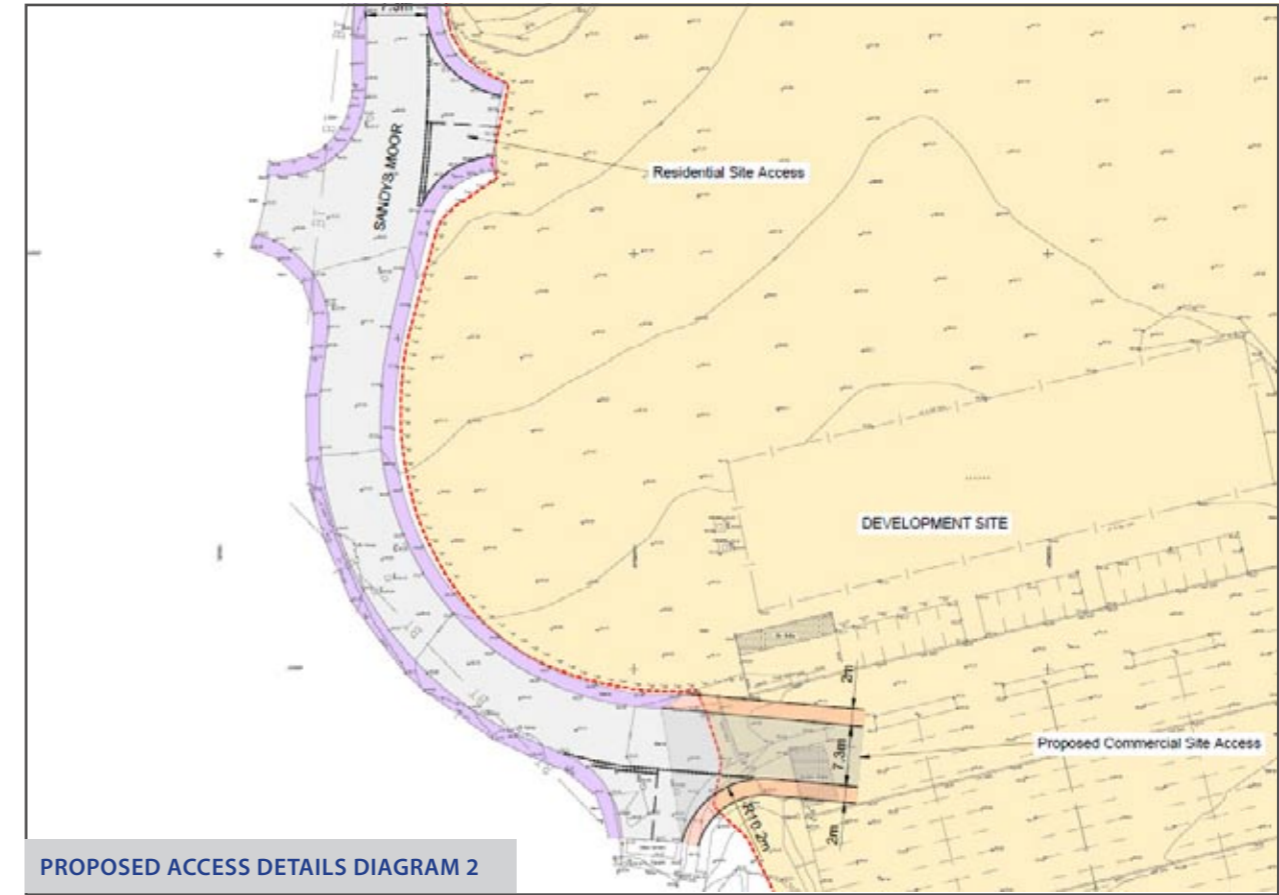
	VISIBLE REALM	SPECIFICATION
01	Carriageway	6m Block Paving
02	Footway	2m each side
03	Frontages	2-4m
04	Boundary	Hedge

GREEN EDGES

	VISIBLE REALM	SPECIFICATION
01	Carriageway	6m Block Paving
02	Footway	2m each side
03	Frontages	4-8m
04	Boundary	Hedge



Site access for the residential area comes directly from a pre-existing access point onto Sandy's moor



Site access for the commercial area comes from an adjusted junction at the end of Sandy's moor;

BUILDING FOR LIFE
 Integrating into the neighbourhood Creating a place Street & home

1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----



The site proposals aim to make the best use of the land in the context of providing Wiveliscombe with housing to help meet its current demand.

Residential Development

Density is just 25dph when calculated using 94 units inside the use class area boundary area of 3.75 hectares.

The housing types proposed are mixed and varied selection of 2,3 & 4 bed homes in 2 / 2.5 / 3 storey houses.

The Scheme would incorporate 25% affordable allocation (Location & Tenure details to be a reserved matter)

Commercial development

c. 105,000 sqft / 9755 sqm GIA Light Industrial: (Footprint Area of Buildings c. 6450 sqm / 69,400 sqft)

As part of the community consultation the public said they would like to see smaller industrial units; since the public consultation scheme some larger units have been swapped for smaller terraces of units.

Accommodation Schedule:

Size	Unit Type	Total
2 Bed	Flat above Garage / Access	5
	House	23
4 Bed	House	42
4 Bed	House	24
Sub Total		94

Commercial Units	-	18
Sub Total		18





BUILDING HEIGHT - RESIDENTIAL

The dwellinghouses on site might be 2 / 2.5 / 3 stories tall.

Working with the falling topography, at the lower end of the site, the higher industrial buildings are found.

The higher buildings are also found further from the sensitive north western boundary with existing housing.

BUILDING HEIGHT - NON RESIDENTIAL

To ensure that the site is not unduly prominent, the height of the buildings will typically be no more than:

- 6 m to haunch; and
- 7 m to eaves.

This will enable the requirements of most occupiers to be met.

This maximum height also enables a range of users within the B1, B2 and B8 use classes to be accommodated on the site. The occupiers will have varying height requirements.

The proposed maximum height allows the flexibility to meet occupier requirements whilst ensuring that the development is not unduly visually prominent.

Key:

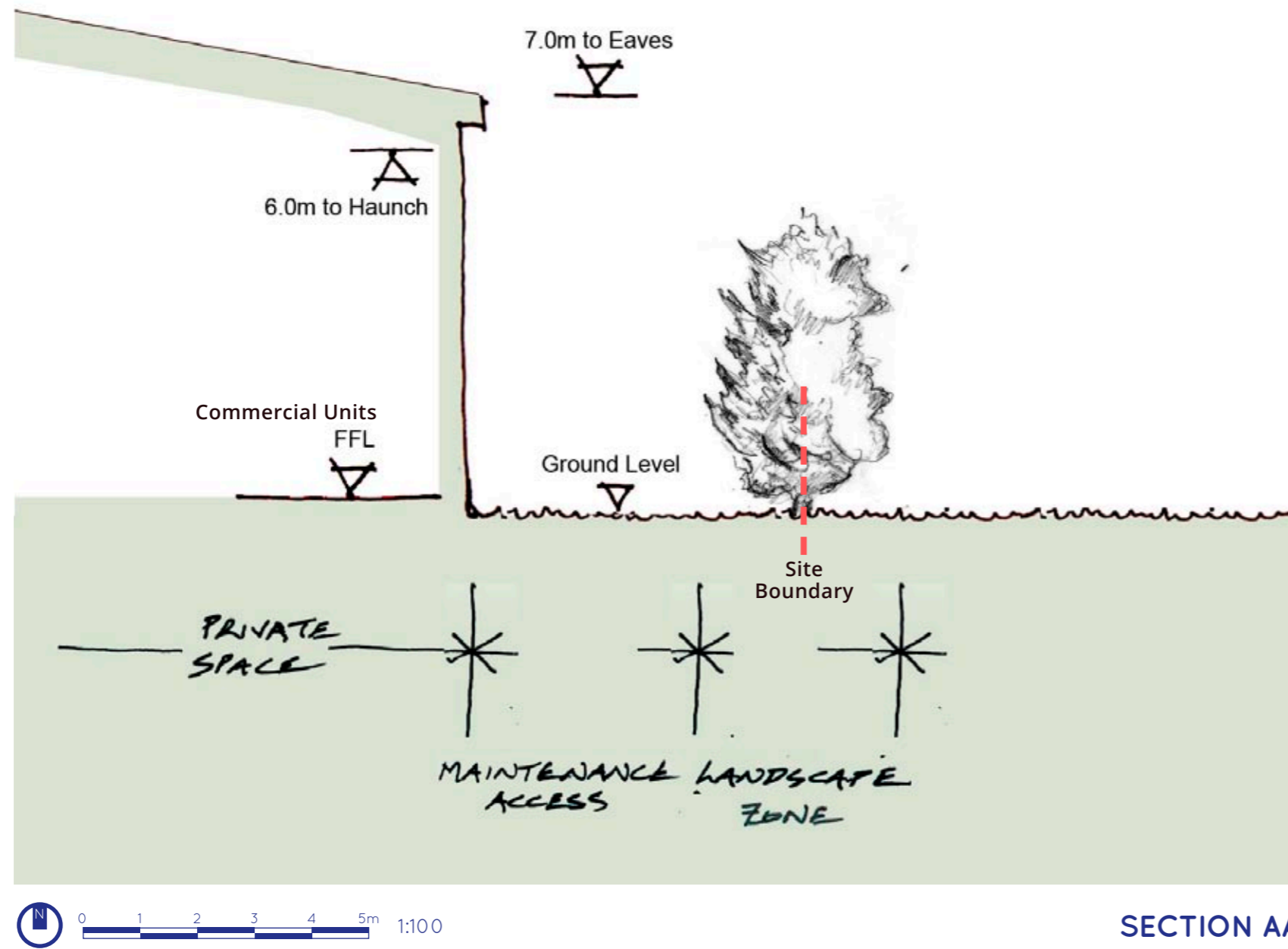
-  1 Storey Buildings | Garages / Carports (c. 3m to eaves, 4-5m to ridge)
-  2 / 2.5 / 3 Storey Houses (c. 5.4m to eaves, 7.5 - 8.5m to ridge)
-  1 / 2 Storey Commercial (c. 7m to eaves, 8 - 9.5m to ridge)



BUILDING FOR LIFE

Integrating into the neighbourhood Creating a place Street & home

1 2 3 4 5 6 7 8 9 10 11 12





The development as incorporated these as key design constraints to maximise the opportunity to enhance where possible the ecological and landscape opportunities for residents by safeguarding existing hedgerows and increasing accessibility to areas of natural interest which will be enhanced in conjunction with the proposals.

The detailed landscape proposals for the site will be submitted within the relevant reserved matters applications. These proposals will enhance and compliment the scheme as a whole.

In addition to Building footprint, pathways, roadways, parking and driveways a series of open spaces are provided on site.

The private / open spaces provided on site include:

Private & Shared Garden Areas

For houses and flats

natural and semi-natural urban green spaces

including woodlands, urban forestry, scrub, grasslands

green corridors

Planting strips with pathways;

Facilities for Recreation and Play

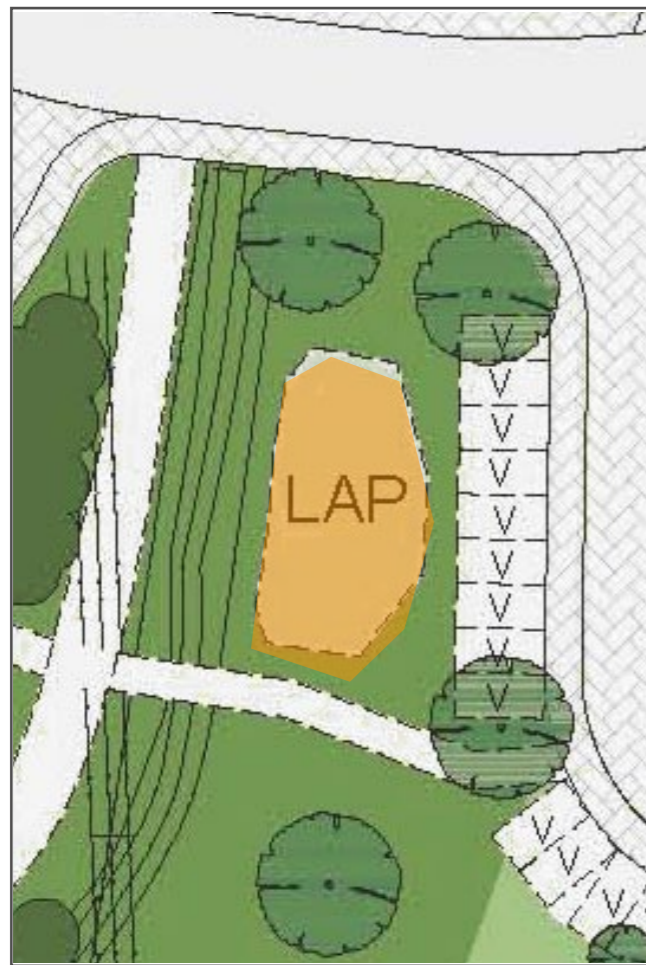
the new LAP sits at the heart of the site

Accessible countryside in urban fringe areas

Close to the site run a range of trails and footpaths which access open countryside and forested areas with public access.

Sustainable Urban Drainage Systems (SUDs) Solution

Whilst the detailed attenuation scheme will be subject to future reserved matters application there are options for linear attenuation storage features including an attenuation basin the the SW corner of the site.



LAPs

The Local Area for Play

- Primarily for under-6's
- Within one minute walking time
- Positioned by pedestrian route that is well used
- Well-drained, reasonably flat site surface with grass or a hard surface
- recommended minimum activity zone: 100 sq/m
- Buffer zone of 5m minimum depth separates activity zone and nearest dwelling
- May have a 600mm guard rail to indicate perimeter
- requires a sign indicating the area is for children's play and dogs are not welcome.



LAP



Meadow Woodland Area

Potential space for informal play

- Potential for natural informal timber play sculptures such as: Stepping Logs, Vertical stepping logs, balance beams etc.
- Within one minute walking time of houses
- Positioned near pedestrian route that is well used
- Buffer zone of 5m minimum depth separates activity zone and nearest dwelling



WOODLAND PLAY





Sustainability

The scheme seeks to incorporate principles of sustainable development to meet national and local policy targets. The development will seek to achieve Code for Sustainable Homes Level 3 for all dwellings in addition to providing energy efficient building construction in line with the ever increasing requirements of Building Regulations.

Adapting to Climate Change

The proposed dwellings are designed with thermal mass and are all dual aspect to facilitate through ventilation for effective summer cooling.

Sustainable Transport

Provision of pedestrian and cycle access to the new development, including cycle parking; Both pedestrian and cycle links are being established to and through the development;

Cycle parking provided in elongated garages and dedicated cycle stores in scheme;

Sustainable Drainage

A design incorporating sustainable drainage techniques is proposed to minimise flood risk and affect to the development site and adjacent land.

Energy

The proposed dwellings will be fully compliant with building regulations and seek to achieve energy conservation criteria of level 3 of the Code for Sustainable Homes. The majority of properties can benefit from solar panels in the future to supplement the carbon savings the new homes will make through improved building fabric. This approach allows users to inherit well performing houses and then tailor sustainable technology to their own lifestyle requirements to avoid inefficient system operation.

Energy Reduction Technologies

Electric charging points can be futureproofed into scheme by providing electrical power spur to garages; external driveways and retirement apartment parking. Provision of a detailed framework travel plan has been provided setting out measures to encourage sustainable means of transport;

Air source and ground source possible on scheme; south facing roof slopes provided to future proof potential for solar; Low carbon solutions to meet regulation requirements;

Construction

Pre fabricated and self finished construction elements will be used where appropriate to minimise site wastage and on site energy costs through installation. Local sourcing will be considered for construction elements. An on site recycling scheme will be operated and monitored as part of a considerate contractors scheme to minimise landfill. Site levels will be designed to minimise the need for either additional or surplus fill.

Adoption of a Dust Management Plan (DMP) or Construction Environmental Management Plan (CEMP) to minimise the environmental impacts of the construction works;

Solar Gain

The orientation of the site provides the majority of dwellings with a good aspect in respect of solar gain to a principle elevation. This also provides a good base for solar technology to be utilised.

Water Use

Water saving fittings will be used and water butts incorporated to provide garden irrigation.





For further information relating to highways and parking portions of the scheme please see the Transport Statement and Travel Plan included in the application pack.

Parking Requirements

Car parking provision for the proposed development will be provided in accordance with the Parking Standards contained as Appendix E of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016 ('the Adopted Plan').

Residential - The site is located in the "Remainder of Taunton Deane" and so applying the values in Table 2 of Appendix E of the Adopted Plan results in the maximum car parking requirement of 285 spaces of which at least 19 are unassigned / visitor spaces.

Commercial - The site is located in the "Remainder of Taunton Deane" and so applying the values in Table 3 of Appendix E of the Adopted Plan results in the car and lorry parking requirement of space for 89 Car Spaces and ability to cater for 20 Lorry Spaces.

Parking Provided on Masterplan

Residential

- All 94 dwellings have between 1 – 4 assigned spaces
- In addition there are of 59 spaces which are unassigned / visitor
- There are a total of 285 residential spaces

Commercial

- The masterplan shows 146 commercial parking spaces
- Forecourts could easily be adapted to accommodate LPA requirements of 89 car spaces + 20 lorry spaces
- Detailed design of forecourts will be the subject of future Reserved matters applications;

Secure cycle parking will be catered for in garages where provided which are large enough to house some bikes at one end as well as a family car, and in storage sheds elsewhere due to provision of private garden space for each dwelling capable of housing external storage.

Cycle storage for the commercial will utilise an externally accessed secure cycle store integrated into the building footprints or external sheffield stands with covers built into the forecourts.



BUILDING FOR LIFE

Integrating into the neighbourhood Creating a place Street & home

1 2 3 4 5 6 7 8 9 10 11 12

INDICATIVE BUILDINGS DESIGN PROPOSALS

Indication of building forms for residential and commercial developments.

THE DESIGN OF BUILDINGS - NON RESIDENTIAL

2.5.1 The design of the buildings will reflect the requirements of a modern business park. Contemporary buildings will be designed to blend with the landscape and to minimise the impact of the development upon character and amenity of the surrounding area.

2.5.2 At the reserved matter stage, when approval for the design of individual units is sought, an assessment and justification of the proposed design will be submitted in support of the proposals.



Indicative images of Summerfield Residential Developments



Indicative images of Summerfield Commercial Developments





Security

The design has been developed with the security of residents and visitors considered. Elements of the road and accommodation layout have been looked at to help the development feel a safe addition to the neighbourhood. Reference is made to central government guidance document ‘Safer Places’ where the following key aspects have been considered:

1. Access and movement: places with well defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.

A clear street hierarchy with appropriate road and pavement widths are proposed to provide legible site access for residents and visitors.

2. Structure: places that are structured so that different uses do not cause conflict.

Separate plot access and parking bays are provided with clear boundary and plot divisions to establish ownership boundaries.

3. Surveillance: places where all publicly accessible spaces are overlooked.

Orientation of main facades follows street lines to provide high degrees of overlooking from habitable rooms to each area as passive security. Public private boundaries are clearly delineated with established boundary treatments.

4. Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

See response to item 2 above. In addition the links provided to the wider area the development assists future and existing residents in the wider area to access communal recreational and educational facilities in the interest of supporting community interaction.

5. Physical protection: places that include necessary, well-designed security features.

Plot private areas are fenced with secure boundary treatments that can be easily maintained and adapted to meet security requirements of their owners. GF windows and doors will all include secure by design recommended locking arrangements.

6. Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

Pedestrian dominant shared surface areas increase the prospect of neighbour interaction and use of external space. Passive surveillance from GF living accommodation to fronts of properties is included. Open landscaping with minimal hiding places is proposed to the area of green running north-south between the development and Brook.

7. Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

Robust facing materials are proposed that can be maintained in standard ways to assist home-owners to keep properties tidy to increase the feeling of a cared for community neighbourhood. Planting proposed is suitable to be maintained to keep zones of vision clear to minimise potential hiding places in front gardens. Clear public / private plot ownership minimises areas of wasteland to the development.

Lighting

External lighting will be subject of a full detailed specialist design to ensure suitability of provision in regard to health and safety, security and sensitivity of the installation on the wider context.

Guidance too enable these three aspects to be met will be in the form of CIBSE guidelines, Secure by Design advice and guidance from Dark sky research and the lighting in the countryside advice published by central government. Which states: ‘Lighting in itself is not a problem; it only becomes a problem where it is excessive, poorly designed or badly installed’.

Of particular note is creating a ‘darker’ zone of the development adjacent through the north south green link through the site. The basic principles to be followed will include:

- Minimising the opportunity for light pollution to adjacent areas through selection and placement of luminaries
- Strategic use of luminary mounting on column and built feature to fit street hierarchy to aid legibility and ensure appropriate scale of provision
- Consideration for a site wide strategy for initial provision of private security lighting to look at principles of lamp placement and direction to minimise spillage across the development
- Guidance to be taken from Ecological consultants on sensitive areas in proximity to existing hedgerows and woodland to the south.
- Use of low level fittings where appropriate to provide lighting to the foot paths and amenity areas
- Incorporation of sensors to minimise energy use and unwanted illumination

Part of this site, was brought forward for development over 14 years ago and is currently allocated for employment uses, primarily Class B1 (b), Class B1(c) and Class B8, together with other sui generis use normally associated with employment allocation of this type. This allocation of the Property was pursuant to Policy MAJ3 (south of Taunton Road, Wiveliscombe), of the Taunton Deane Adopted Site Allocations and Development Management Plan 2016

with a note that the allocation was “retained from the Local Plan”. The reference to the “Local Plan” is to the Taunton Deane Local Plan which was adopted in 2004, the plan period expiring in 2011.

The same area of land was also allocated to roughly the same extent for employment uses pursuant to policy WV3 of the Local Plan, again being a historic allocation of the Property for employment uses probably dating from around 2003.

Despite the above allocations from the period 2003/2004 no substantive development has been carried out following the allocation due to the lack of viability of development, primarily due to the cost of the initial infrastructure necessary for development combined with the type and quantity of demand.

A previous outline planning consent sought to overcome the above viability barriers to development with the erection of two healthcare facilities comprising a 28 bedroomed secure rehabilitation unit (use class C2) and a 28 bedroomed low secure facility (use class C2(a)), such uses generating a higher land value than the equivalent B1/B8 land value. At this time, we understand that an end user was in discussion with the developer, however due to a lengthy planning process and changes within the market for this type of accommodation/development, the occupier decided not to proceed.

The general principle of considering alternative uses where employment land is locked by a lack of viability is encapsulated within paragraph 120 of the draft National Planning Policy Framework (NPPF), which states the following:

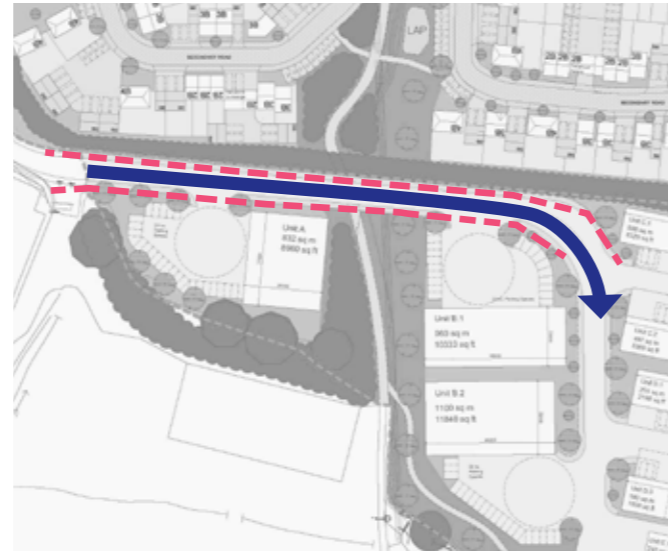
“Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both land allocations for development in plans, and of land availability.

Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan they should, (A) as part of plan reviews, reallocate land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is underdeveloped), (B) in the interim, prior to reviewing the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area...”

This followed a statement in the 2017 budget to the effect that changes would be made to the planning system to encourage, or require, “reallocating land where there is no reasonable prospect of an application coming forward for the allocated use – with the proposed policy also setting out how alternative uses should be considered ahead of a plan review taking place”. Therefore, land allocations within local plans which have not or cannot be developed viably should be considered for reallocation and/or alternative uses.

As a consequence of the above, West of England Developments in partnership with Summerfield Developments (SW) Ltd is proposing to provide a larger mixed-use scheme including both residential and employment development, with the higher value residential land enabling the infrastructure works to facilitate the employment development.

As part of the Development proposals there are 3 key points that are of note.



1 | Affordable Housing Provision

The scheme proposes to deliver the **full 25% affordable** housing provision as per the Taunton Deane SPD. Please see the Full Affordable Housing Statement in this document for further information.

2 | Access Road to Commercial

By providing the commercial access road **before the housing is occupied** the development will help assist the viability of the commercial elements of the scheme.

3 | Pedestrian Link improvements to School

Along the south side of Church street there is a missing section of footpath, this means that children walking to school along the south side of the road are not able to enjoy a continuous footway connection from the site to Rotton Row and on to Kingsmead Academy.

The development proposes to:

“Formalise the pedestrian link along the southern side of Church Street (currently used for informal parking and as a bus stop) to enable a continuous footway connection from the site to Rotton Row and on to Kingsmead Academy.”



INTRODUCTION

The description of development is as follows:-

“Outline Application for up to 94 dwellings (C3) and 105,000 sqft of Mixed Use Light Industrial (B1 / B2 / B8) together with associated access improvements, hard/soft landscape works and drainage; With all matters reserved.”

1.3 The purpose of this statement is to explain the approach to affordable housing provision, consistent with the relevant policy context, and how it would be secured as part of the outline planning application.

AFFORDABLE HOUSING REQUIREMENTS - NATIONAL

The National Planning Policy Framework (NPPF), published on 27 March 2012, requires Local Planning Authorities (LPAs) to ‘boost significantly’ the supply of housing, including market and affordable housing. The latter includes social rented, affordable rented and intermediate housing.

The NPPF sets out a national threshold of 11no. units (or 1,001 sqm) for Affordable Housing and advises that where LPAs have identified a need, they should set local policies to meet this need on-site, unless off-site provision or a financial contribution can be justified.

The government is strongly committed to the delivery of housing. The NPPF sets out a presumption in favour of sustainable development, and housing schemes must be determined within this context.

AFFORDABLE HOUSING REQUIREMENTS - LOCAL

The Taunton Deane Borough Council Affordable Housing SPD – adopted May 2014 includes policy CP4 which

“aims to ensure that affordable housing is provided as part of all development schemes which provide five or more net additional dwellings. The policy states that 25% of all new housing should be in the form of affordable units.”

The SPD goes on to say:

“Where it is provided on site, affordable housing should be located on the same site as and be an integral part of the development. The practicalities of managing and maintaining units will be taken into account when agreeing the appropriate spatial distribution of units on the site.”

PROPOSED DEVELOPMENT

The proposed development would deliver up to 94no. dwellings, with an initial mix of 5 No. 2 Bed Flats above garages with the remaining provision as houses:- 23 No. 2 beds, 42 No. 3 beds & 24 No. 4 beds.

The scheme is liable for affordable housing and this has been accommodated in the indicative mix; proposing a policy compliant 25% on-site provision.

The Council will seek a tenure split of 60% social rented housing and 40% intermediate housing or Affordable Rented on affordable housing provision of 3 affordable dwellings or more.

The exact proportions of the tenure split and locations of affordable homes would be the subject of the reserved matters application based on an outline consent.

Integrating into the neighbourhood

	NOTES	SCORE
1 Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?	Access has been resolved; Routes maintained through site; Pedestrian routes extend through the site to the north and south; Streets are designed in a hierarchy to create more public and more private routes; Streets and Pedestrian links to house frontages and not rear; future potential connections have been considered.	
2 Facilities and services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?	Local facilities such as school, doctors, shops and pub are within walking distance;	
3 Public transport Does the scheme have good access to public transport to help reduce car dependency?	Development has easy access to bus stops and wider cycling network; Routes in site designed to allow easy walking routes to bus stops; Cycle stores to be provided for commercial and for houses in back gardens / garages;	
4 Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?	Mix comprises 2, 3 & 4 bed houses; Dwellings are spatially integrated to create cohesive community; Houses could easily be adaptable for occupation by the elderly or people with disabilities requirement.	

Creating a place

5 Character Does the scheme create a place with a locally inspired or otherwise distinctive character?	House design is a subject for reserved matters but have been designed to work with local built context; Materials is a subject for reserved matters; Landscaping works with topography and features key elements of surrounding residential areas; A range of highway materials have been proposed;	
6 Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	No Existing buildings on site; Contours of land have been worked with to provide best space for SUDs solution; Scheme protects and enhanced wildlife corridors on site; Houses have been orientated to best capitalise on solar gain and allow potential for future roof mounted solar;	
7 Creating well defined streets and spaces Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	Streets are principally defined by the position of buildings rather than the route of the carriageway; Buildings address corners of roads; Streets have a primary, secondary and shared space style of hierarchy; Front doors address the streets; Streets have spatial enclosure; Front of plot parking has been minimised; Blank elevations facing street have been minimised;	
8 Easy to find your way around Is the scheme designed to make it easy to find your way around?	Easy for people to create mental map of site thanks to clear 'zones' of use; Principal road creates easy access to all principal users of site; Long cul-de-sac's avoided; Marker buildings used to distinguish development entrance & road frontage;	

Street & home

9 Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	Vehicle routes are naturally restricted by reducing any long straight roadways in site; Hierarchy of streets creates more awareness of pedestrians crossing principal route; Homes offer natural surveillance of roadways and parking areas and football pitch; Curb appeal considered;	
10 Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	Car parking numbers carefully considered for each use, see Transport document; Parking is close to homes; Streets are not overloaded with frontage parking; Parking areas mostly in 'defensible space' or garages; Range of parking solutions used to offer flexibility and choice;	
11 Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	Public, and private spaces are clearly defined; spaces are overlooked for safety; Spaces are not overshadowed to create nice places to be; Management plan for SUDs & greens space to be considered in reserved matters;	
12 External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	Storage for bins and recycling to be provided in front / rear gardens as desired; Car spaces and garages are designed for modern family cars; Garages and carports are allocated; Back garden access for most dwellings for cycle store;	

Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.

How did the development proposals perform ?

This development scored 12 Greens.



SUMMARY

This planning application is an Outline Application for up to 94 dwellings (C3) and 105,000 sqft of Mixed Use Light Industrial (B1 / B2 / B8) together with associated access improvements, hard/soft landscape works and drainage; With all matters reserved.

All matters are 'reserved' for future consideration and will be dealt with through separate Reserved Matters applications.

The design has been influenced by the physical site character and neighbouring setting of the town to create a legible and distinctive addition to Wiveliscombe;

A range of house types is proposed to offer accommodation choice aimed at creating a mixed and balanced community that helps to meet the challenge of necessary additional house building for the region;

The scheme proposes to deliver the full 25% affordable housing provision as per the Taunton Deane SPD..

The scheme proposals have incorporated where possible ideas raised by public consultation & pre-application discussions with the local authority. These have enabled key considerations to be identified to inform an appropriate form of development;

The site aims to provide a sustainable development through the creation of new homes in close proximity to local services, places of work and transport options and by supporting and improving cycle and connection links.

Dwellings will be energy efficient and facilitate renewable technology to be installed and utilise sustainable drainage design to responsibly accommodate storm water distribution to the existing water course;

Key hydrological, arboricultural & ecological considerations have been considered and incorporated to minimise impact, improve habitat and safeguard the future for key hedgerow and woodland elements of the site;