



Design & Access Statement

In support of an outline planning application to Sedgemoor District Council for the proposed formation of vehicular access and development of up to 73 dwellings (including 30% affordable) on land north of Grange Farm, Cannington, Bridgwater TA5 2LD



On behalf of Mrs AM Hollis, Mrs CM Bourke, and Mr J Yorke

Prepared by:



CHARTERED SURVEYORS, AUCTIONEERS,
VALUERS & ESTATE AGENTS
Development Land & Planning Division
Winchester House
Deane Gate Avenue
TAUNTON
TA1 2UH

☎ 01823 334466

12 October 2018

REF: AJP/2494

www.gth.net

landplanning.taunton@gth.net



Design & Access Statement

In support of an outline planning application to Sedgemoor District Council for the proposed formation of vehicular access and development of up to 73 dwellings (including 30% affordable) on land north of Grange Farm, Cannington, Bridgwater TA5 2LD

Contents

1.0 INTRODUCTION

Design Statement

2.0 USE

3.0 AMOUNT

4.0 LAYOUT

5.0 SCALE

6.0 LANDSCAPING

7.0 APPEARANCE

Access Statement

8.0 VEHICULAR & TRANSPORT LINKS

9.0 INCLUSIVE ACCESS

1.0 INTRODUCTION

- 1.1 This Design & Access Statement is prepared in support of an outline planning application submitted on behalf of the landowners Mrs AM Hollis, Mrs CM Bourke, and Mr J Yorke, to Sedgemoor District Council, for the proposed formation of a vehicular access and development of up to 73 dwellings (including 30% affordable homes) on land north of Grange Farm, Cannington, Bridgwater TA5 2LD.
- 1.2 The application site is situated in a highly sustainable location to the south of and within convenient walking distance from the centre of Cannington. It is concluded that the proposed development will comply with relevant national and local planning policies, will meet local needs for affordable housing and market housing in Cannington, and may be carried out in a sustainable and considerate manner without unduly impacting on interests of acknowledged importance to planning, as discussed in more detail within the accompanying Planning Statement.
- 1.3 This Design & Access Statement comments on the use, amount, scale, layout, landscaping and appearance of the proposal, together with vehicular and transport links, and inclusive access.
- 1.4 Whilst the proposal is submitted as an outline application with all matters (save for access to the site) reserved for detailed consideration under a subsequent, second stage Reserved Matters Planning Application, the statement sets out general principles and parameters that should inform the design of the detailed development.
- 1.5 This Statement should be read in association with the accompanying plans and Planning Statement, which also form part of the planning application.

Design Statement

2.0 USE

- 2.1 The existing use of the application site is for agriculture, and there is no evidence that the land has been previously developed, in whole or in part, for any purpose.
- 2.2 The proposed use for the site as whole is for residential development under Planning Use Class C3.

3.0 AMOUNT

- 3.1 It is proposed that the site will be developed for up to 73 dwellings.
- 3.2 The proposal represents development at a density of 24 dwellings per hectare (or 30 dwellings per hectare, discounting the proposed swale buffer strip and pumping station shown on the indicative plan), which is considered to be an appropriate density to make efficient use of land, without compromising the character of development in this edge of village location.
- 3.3 It is proposed that 30% of the dwellings (up to 22 homes) will be designated affordable homes, with the housing mix and tenure to be agreed.

4.0 LAYOUT

- 4.1 The access detail is to be approved under the current planning application and in this respect vehicular access will be taken via a new arm at the A39 / Main Road roundabout. The site access proposals accord with standards identified in the Design Manual for Roads and Bridges. Suitable provision for pedestrians and cyclists is provided to tie into the existing shared footway/cycleway.

- 4.2 As this is an outline planning application the internal layout of the site has yet to be finalised, and detailed proposals will be submitted under a subsequent planning application for approval on Reserved Matters.
- 4.3 The planning application includes an indicative site layout plan 2494-PL-02 which indicates a potential internal layout design for the site. This drawing is prepared for illustrative purposes only and does not form part of the present outline planning application, other than in respect of the access detail from the A39 roundabout. This notwithstanding, given the constraints of the site, it is envisaged that the final layout will not be dissimilar to that shown in this concept.
- 4.4 It is envisaged that the proposed housing will comprise a mix of terraced, semi-detached and detached properties, each provided with garden areas and parking provision to meet the required policies.
- 4.5 Affordable dwellings will be dispersed throughout the site or in small clusters, as an integral part of the overall development.

5.0 SCALE

- 5.1 As this planning application is submitted in outline, design proposals for individual properties have yet to be prepared. Detailed plans will be submitted for consideration under a future application for approval of Reserved Matters.
- 5.2 It is anticipated that all dwellings will be of 2 storey height with minimum overall height of 7.0 metres and maximum overall height of 9.0 metres (excluding chimneys).
- 5.3 It is anticipated that the proposed dwellings will each have a minimum length (front elevation) of 5.0 metres, and a maximum length of 12.0 metres, with detached properties generally having a greater length than terraced and semi-detached properties. It is further anticipated that the minimum width (side elevation) for all dwellings will be 6.0 metres, and the maximum width will be 10.0 metres (excluding front porches, rear projections etc).

- 5.4 Parking provision as shown in the indicative layout plan is likely to include garaging and open parking spaces. It is anticipated that any single storey garage will have a minimum overall height of 2.4 metres and maximum overall height of 5.5 metres depending on roof construction. The minimum length (front elevation) for a single garage will be 3.0 metres and the maximum length 4.0 metres. The minimum length for a double garage will be 6.0 metres, and the maximum length 7.0 metres. The minimum width (side elevation) for any garage will be 6.5 metres, and the maximum width 7.0 metres.

6.0 LANDSCAPING

- 6.1 The detailed landscaping design has yet to be established under this outline planning application. Full details will be submitted at the time of an application for approval of Reserved Matters.
- 6.2 It is proposed that the established hedgerow boundaries to the site will be retained (other than at the point of access) together with the existing trees. The applicant has commissioned a Tree Survey & Arboricultural Impact Assessment from Hellis Arboriculture & Landscape Design, which concludes (with reference to the indicative site plan) that no trees require removal or pruning; that retained trees will not cause unreasonable shadowing or apprehension to future occupiers of the dwellings; and that the dwellings, infrastructure and hard surfacing will not encroach within the root protection areas of any trees.
- 6.3 The indicative site layout plan shows further landscape tree planting to be undertaken within the site and along boundaries in order to supplement existing screening, to enhance privacy and amenity, and to create a pleasant green environment.
- 6.4 The applicant has commissioned an Extended Habitat Survey of the site from Country Contracts, and the resulting Survey Report is included with this application. The report makes recommendations for planting within the site for mitigation and enhancement of wildlife potential, and these recommendations should be adhered to during the Reserved Matters submission and the development stage of the project.

7.0 APPEARANCE

- 7.1 Under this outline planning application the appearance of the dwellings has yet to be determined. It is envisaged that the new dwellings will be designed in the local vernacular, to respect the established character and appearance of existing properties within the area. A study of existing high quality housing within the village should be undertaken as part of the design process, in order that local features and building traditions may be incorporated within the development as appropriate.
- 7.2 Suitable materials for the proposed dwellings may include external walls clad in render with feature buildings and detail in brick or natural stone, with roof cladding in slate or clay pantiles. Windows and doors may be of timber or PVCu construction, with PVCu guttering and downpipes, and brick chimneys with clay pots. Garages should be constructed in materials to complement the principal dwelling with which they are associated.
- 7.3 Any design guidance that may be included within the forthcoming Cannington Neighbourhood Plan should be consulted during the detailed design stage for the development.

Access Statement

8.0 VEHICULAR & TRANSPORT LINKS

- 8.1 The site is within convenient walking or cycling distance of a range of local services, facilities, amenities and public transport links within the village, and may therefore said to be within a sustainable location for planning purposes.
- 8.2 The proposed access comprises a new arm to the east of the A39 / Main Road roundabout. The site access road will have a width of 5.5m and 2.0m wide footways will be provided either side of the carriageway to tie into the existing provision at the roundabout. It is proposed to provide a pedestrian/cycle refuge island to facilitate crossing movements over the proposed site access arm.

8.3 The access is designed to meet the required standards as set out in the Design Manual for Roads and Bridges.

8.4 The internal road layout has yet to be confirmed under this outline planning application, and full details will be submitted at the time of an application for approval of Reserved Matters. As noted in the Transport Statement, the layout shown in the indicative plan meets the required standards for vehicular access, parking and turning within the site, to include refuse vehicle access arrangements, and hence is considered to be practical and deliverable.

9.0 INCLUSIVE ACCESS

9.1 The proposed dwellings will be provided with hard surfaced access from the public highway and designed to meet the requirements of current legislation on access for all persons. The proposal should therefore ensure inclusive access for all.