

JCM/P19-2039

21 July 2021

Ursula Fay
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

BY E-MAIL ONLY

Dear Ms Fay

Outline Planning Application for access with all other matters reserved for up to 71 no. dwellings at Land off Butts Batch, Wrington
LPA Reference: 20/P/2990/OUT

On behalf of our clients (Strongvox Homes) and in accordance with recent discussions further to our agreement from 28th February 2021, I write to issue revisions to the above planning application.

As discussed, we have omitted the pedestrian connection works and issued these under cover of a separate application issued under Planning Portal reference PP-10033468. As such, the revisions suite issued on 30th June has been revised and an updated complete pack is issued under cover of this letter.

As stated, Strongvox Homes have secured agreement to deliver this route as a Public Right of Way via a Deed of Easement, the drafted text for which has already been issued to you. This Deed of Easement and the accompanying physical works, upon grant of the separate planning consent, can be secured via a Section 106 Agreement against planning permission for the principle scheme.

The revision suite accordingly includes the following documents:

1. Architectural and drainage drawings/documents from Focus on Design:
 - i. Context & Connectivity Plan (Drg. No 0701-1000 Rev B);
 - ii. Development Considerations (Drg No. 0701-10001-1 Rev B);
 - iii. Site Sections (Drg No. 0701-1002 Rev B)
 - iv. Illustrative Masterplan V2 (Drg. No. 0701-1003 Rev A);
 - v. Opportunities and Concept Plan V2 (Drg. No. 0701-100 Rev A);
 - vi. Parameter Plans – Development Phasing V2 (Drg. No. 0701-1005-1 Rev A);
 - vii. Parameter Plans – Development Density V2 (Drg. No. 0701-1005-2 Rev A);
 - viii. Parameter Plans – Development Building Heights V2 (Drg. No. 0701-1005-3 Rev A)
 - ix. Parameter Plan – Open Space and Adoption V2 (Drg. No. 0701-1005-4 Rev A);
 - x. Parameter Plan – Development Land Uses V2 (Drg. No. 0701-1005-5 Rev A);
 - xi. Parameter Plan – Street Hierarchy and Movement V2 (Drg. No. 0701-1005-6 Rev A);
 - xii. Character and Study Plan (Drg. No. 0701-1006 Rev B);

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- xiii. Development Framework Plan (Drg. No. 0701-1007-1 Rev A);
- xiv. Development Framework Plan (Drg. No. 0701-1007-2 Rev A);

2. The following drainage details prepared by Focus On Design:
 - i. Drainage Strategy (Drg. No. 0701-C-P-0200 Rev B);
 - ii. Storm Network North;
 - iii. Storm Network South;
 - iv. QBar Rate North; and
 - v. QBar Rate South.

3. Landscape drawings/documents (including visualisations) prepared by The Landmark Practice:
 - i. Illustrative Landscape Plan (Drg. No. 3256 Rev E);
 - ii. Advanced Planting Plan (Rev B);
 - iii. Maintenance Access Plan (Rev C);
 - iv. Landscape Strategy Board (Rev B);
 - v. Green Infrastructure Character Study;
 - vi. Play and Open Space Strategy (Rev B);
 - vii. Landscape and Visual Impact Assessment (Version 5); and
 - viii. Wireframe visualisations (Version 2).

4. Design and Access Statement (Version 4) prepared by Focus on Design
5. Built Heritage Statement prepared by Pegasus Group;
6. Ecology Comments Response prepared by Ethos Environmental Planning;
7. Shadow Habitat Regulations Assessment prepared by Ethos Environmental Planning;
8. Biodiversity Net Gain Report (and 3 x Excel spreadsheets for BNG calculator and Greater and Lesser Horseshoe Bats) prepared by Ethos Environmental Planning;
9. Transport Rebuttal (July 2021) prepared by Pegasus Group; and
10. Tree Protection and Removals Plan (Ref: 05631 Rev B Sheets 1-4) - Prepared by Aspect Tree Consultancy.

The revisions results in changes to the scheme necessitating an amended description of development as follows:

"Outline planning application for access with all other matters reserved for the erection of up to 61 no. dwellings, including 18 no. affordable housing units (30%), along with access from Butts Batch, the provision of play facilities and public open space/ecological mitigation land, with associated works."

As you are aware this revision suite follows an agreed strategy of:

- Reviewing the proposals on the basis of the commentary received from officers/public;
- Advancing this review before the Design West Design Review Panel to secure independent peer review to develop the scheme further; and
- Presentation of our emerging revisions at a meeting with officers (including design, landscape and heritage as well as yourself), and ongoing dialogue with your transport colleagues, to further respond to officers views in resolving the enclosed revision suite.

In summary, the revisions suite focuses on the following key issues:

- Appearance within the landscape;
- Securing view corridors to the Church of All Saints;
- Access through the site and to the surrounds, particularly in relation to connectivity to the north [secured via separate application and legal agreement as set out above];
- Further integration of local character into the proposals;
- Demonstrating how public open space, drainage features and landscaping can be integrated alongside built development; and
- Provision of requested further additional details (updated for revised scheme) for various technical areas, including ecology, heritage and transport.

As a result, we have undertaken an extensive programme of further work, making the following changes to the proposals and their supporting information:

- A reduction in the quantum of development by 10no. dwellings;
- Further landscape views analysis based on viewpoints identified by the local community and the Council;
- Further village character and green infrastructure analysis, as informed by the Design Review Panel process, and integration into the illustrative layout/documents leading to more variety in building/plot forms, road layout and public open space/play provision that better respects the settlement;
- Visualisations of how the development would appear from key views, including vantages of the Church of All Saints and an advanced planting plan to secure landscape mitigation;
- Relocated areas of public open space to central/highest part of the site to create a greater off-set from nearest neighbours to buildings and to create new vantages through to Church of All Saints;

- Securing of pedestrian connection from the north of the site to Westward Close via adjacent lane/landowner, in place of a future proofed connection on delivery of the Strawberry Line cycle path extension to Wrington;
- Supporting Transport Rebuttal including Road Safety Audit/design response and swept path analysis, addressing the additional connection and responding to NSC Transport feedback;
- Layout to encourage incidental social interactions, including further distributed play provision along the walking route;
- Provision of attenuation features and swales to integrate drainage into the design and further enhance biodiversity gain;
- Provision of a Heritage Statement that sets out that less than substantial harm arises to the Grade I listed church and no impact arises to any other assets;
- Response to ecology officer request for further details, including a shadow Habitat Regulation Assessment, and update to reflect layout (including biodiversity net gain of 31%, including almost trebling hedgerow biodiversity units).

We consider the revisions significantly enhance the proposals and this reflects well on the process of engagement with the local authority and Design Review Panel over the past months.

In light of the proposal's location adjacent to the settlement boundary and being over 'around' 25 dwellings and the Council's 5YHLS position, a balancing exercise is necessary under paragraph 11(d) of the NPPF under the tilted balance. Due to the conclusion of less than substantial harm to a designated heritage asset para. 202¹ of the NPPF must be applied before undertaking this balance. Para. 202¹ requires a weighing of the public benefits against the harm arising to the heritage asset.

We consider the public benefits (as summarised in our Planning Statement) outweigh these harms enabling para. 11(d) to be applied.

We also consider that there are no adverse impacts arising from the development that would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the NPPF taken as a whole.

Consequently, we consider that the application should be positively considered.

If you have any queries in relation to the issued documentation, please do not hesitate to contact me.

¹ Formerly Para. 196 under the NPPF (2019) following issuing of updated NPPF on 20th July 2021

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jonathan Coombs', with a long horizontal flourish above the name.

Jonathan Coombs
Principal Planner

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enc.