

Land at Butts Batch, Wroughton.

Design & Access Statement

to support an application for
outline planning permission

V4 - July 2021



Land at Butts Batch,

Wrington

Design and Access Statement

V4 - July 2021

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Executive Summary

This Design and Access Statement has been prepared on behalf of Strongvox Homes in support of an Outline Planning Application for the development of the Land to the West of Butts Batch, Wrington, North Somerset.

The proposed development is described as an "Outline Planning Application for the residential development of the site for up to 61 dwellings with access from Butts Batch (all other matters reserved)"

Details of the appearance, landscaping, layout and scale would be submitted in any application for the approval of reserved matters, subject to the outline planning application being approved.

The mixture of homes (terraces, apartments, semi-detached and detached houses) and tenures will facilitate the development of a mixed community and will provide new homes for a broad spectrum of people in different age groups and on a range of incomes.

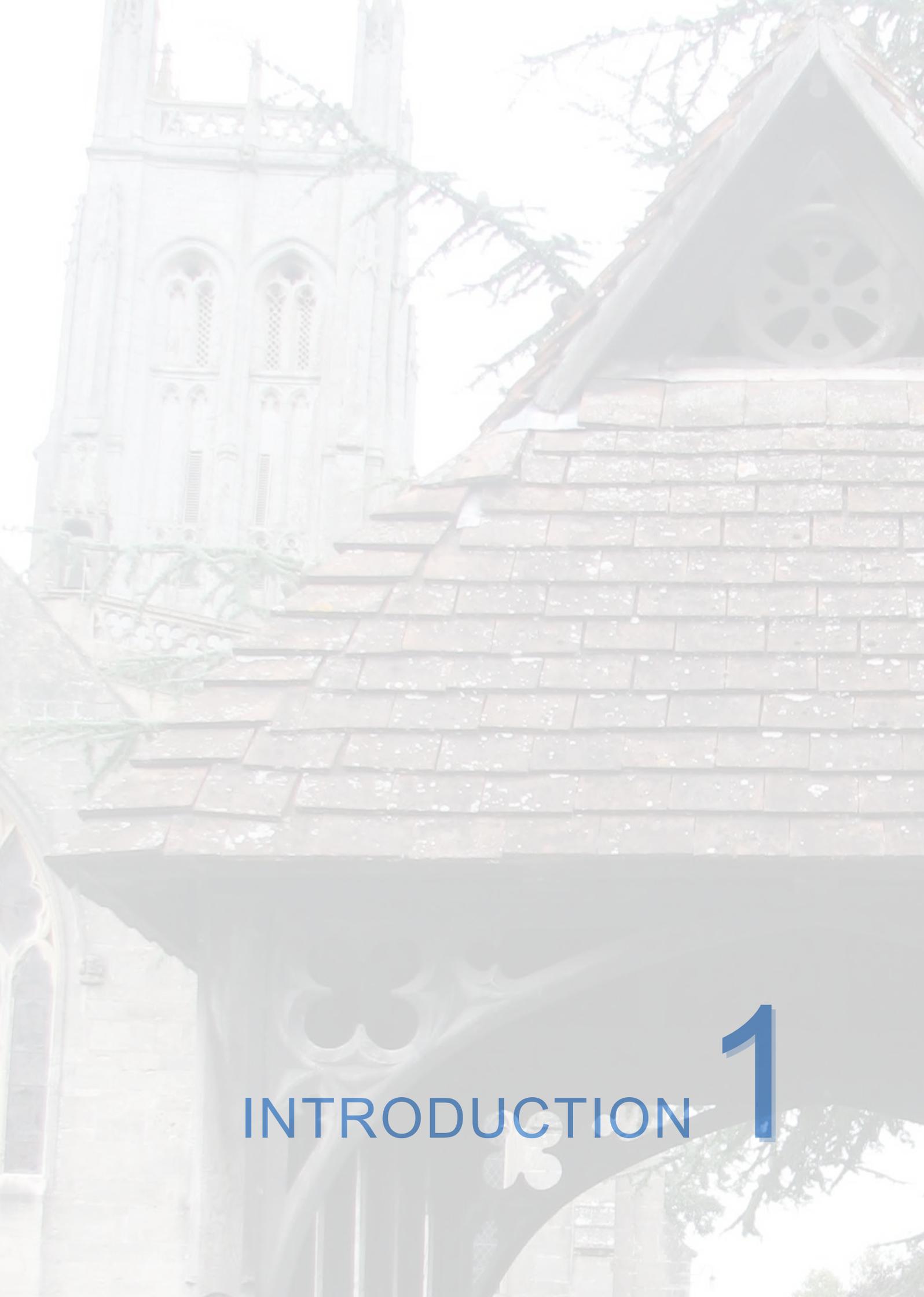
The site's proximity to a range of local facilities, public transport routes and the village centre, contributes greatly to improving the long term sustainability of the development proposal.

The document describes the analysis of the site and surrounding area which has been used to form a comprehensive and illustrated master plan and associated design strategies.

The purpose of this document is to demonstrate that the proposed development is in compliance with relevant regulations and the scale and nature of the proposed development.

Further, this document is also updated following consultation feedback from the local planning authority, key stakeholders and following review from a Design Review Panel of experts.





INTRODUCTION 1

1.1 The Purpose of the Document

This Design and Access Statement forms part of a suite of reports to support an Outline Planning Application.

It sets out the background to the project, summarises the extensive evaluation, design process and considerations that have been taken into account in developing the Illustrative Master plan.

This document, as well as setting out the background of the project, identifies the development and design strategies for land use, density, access, scale and green infrastructure, as well as providing guidance for future applications for the approval of reserved matters.

The structure and content of this Design and Access Statement has been produced in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 and Planning Practice Guidance.

The Statement includes the following sections:

Section 1 Introduction – Information about the purpose and structure of the Statement, background and policy context.

Section 2 Assessment – Describes the contextual and physical site issues including a description of the local character.

Section 3 Involvement – Illustrates the process of design evolution undertaken, pre-application discussion and a response to public engagement.

Section 4 The Climate Change Emergency - Describes the applicants acknowledgement and approach to Climate Change

Section 5 Design Proposal – Describes the design proposals that support the proposed Master plan.

Section 6 Appearance and Layout – Providing principles and illustrative examples for the layout of the development and associated appearance .

Section 7 Conclusion and Summary - The section outlines the assessments and summarises the conclusions of the design process.



1.2 The Site and its Location

The site is located in the south western outskirts of the village of Wrington, which is one of a collection of outlying villages to Weston-Super-Mare, North Somerset.

The nearest town is Weston-Super-Mare which lies within a 20-25 minute drive from the village centre and the settlement is in good proximity to the A38 and M5 motorway.

The village is situated just 2 miles north of the A38 that connects Bridgwater and Taunton beyond, with Bristol Airport and Bristol to the north.

The closest railway station to the site is Yatton, which is approximately 6.7 kilometers from the site.

The application site as shown outlined in red here.



1.3 Planning context

The application site is located immediately beyond the settlement boundary for Wrington.

Wrington is classed as a 'service village' under the Council's settlement hierarchy within the adopted Core Strategy (2006).

These service villages are identified as being suitable for 'small scale' growth, including land abutting their settlement boundaries.

Policy CS32 sets out a range of criteria to assess this and a threshold of "about 25 dwellings".

North Somerset Council accept that they cannot demonstrate a five year housing land supply, such that policies that constrain the supply of housing should not be afforded full weight in accordance with the National Planning Policy Framework (NPPF).

It is therefore accepted that the proposal breaches the 'about 25 dwelling' threshold, but also that any such breach does not automatically require the refusal of planning permission and instead must be factored into a 'planning balance' assessment to determine whether the adverse impacts of the development would significantly and demonstrably outweigh its benefits assessed under the NPPF.

Development at Wrington should also be considered in the context of limited growth over the plan period combined with an increased annual housing need. The sole major development over the plan period 2006-2026 is the scheme at Cox's Green for 55 dwellings that is currently being completed. The adopted plan targets a minimum of 2,100 homes across all nine service villages to 2026 and as of 2019 only 1,006 had been completed.

Moreover, the Government's 'standard method' that came into effect in September 2020 in North Somerset escalates the annual housing need from 1,050 dwellings per year to 1,369, and the Government are consulting on increasing this further to meet a national target of 300,000 homes per year.

An average of 712 dwellings per year over the plan period to date have been constructed by comparison.

This wider context further reduces the weight that should be afforded to the adopted policies. North Somerset Council are in the early stages of drafting a new Local Plan to address this, but it will not be in place until 2023 at the earliest.

In the meantime, further housing will need to come forward across a range of opportunities within North Somerset to ensure an adequate housing supply.

Taking account of this background, Wrington is suitable for further growth, as established by the Cox's Green development, but has limited opportunities to do so. Wrington is constrained by the green belt to the north and east, areas of flood risk, the Congresbury Yeo River and an employment allocation to it south and parts of the west, the setting to the Wrington Conservation area to parts of the west also and public rights of way.

The application site remains by comparison unencumbered and therefore presents an ideal opportunity to help address the housing need within North Somerset.

A detailed analysis of the planning policy context is set out within the Planning Statement that accompanies the application.



ASSESSMENT 2

Development Location and Site Assessment

2.1 The Location of the Development

The site is located on the South western outskirts of Wrington village, with existing open agricultural fields to its south and western boundaries and existing development of varying ages to its north and east.

The development site (red line) is 4.56ha hectares of agricultural land, located directly west of Butts Batch, which is the main transport vein into the village from the south.

The site lies to the south west of Wrington conservation area (but does not form part of it) and is well connected to various public rights of way, bridle ways and permissive footpaths.

The closest form of development to the site are post war and 50's to 70's forms.

Location plan



Site boundaries

Eastern boundary

The eastern boundary has a mixed and varied disposition with the existing settlement.

The lower part of the boundary abuts Half Yard and Butts Batch consisting of mature hedgerows with some gaps where existing fencing/access gates occur.

The higher parts of the boundary relate to an open paddock area and then abutting properties to Kings Road and Westward Close. The boundary with the paddock is timber post and rail fencing and to the existing developments are a mixture of unmanaged hedge and some fenced elements.

Southern boundary

The southern boundary is open retained agricultural land and the southernmost part abuts the River Yeo, which has a mature tree and hedgerow belt visually defining the settlement edge when viewed from afar. Refer to the landscape and visual assessment for further details.

Northern boundary

The northern boundary abuts an existing track, which is where the former railway line was situated.

The site is set slightly lower than the track is currently un-managed scrub and hedges of variable quality. (refer to arboricultural report).

Existing properties to 'Wiltons', lie further north..



View from the northern boundary facing south

Western boundary

The western boundary is currently open to existing agricultural land with views to the west.

Careful consideration should and will be given to how any new development will interact with this edge and form a new landscaped village edge.



Location for boundary assessment

2.2 Site Topography

The site has a varied and interesting topography.

The highest point of the site is directly west of Kings Road and filters to lower levels toward the northern boundary, towards east and also to the existing hedgerow that bisects the site on an east-west axis to the south.

The site then grades gently toward the southern boundary and at its interface with the River Yeo and the permissive footpath beyond.



0701-100 (Topographical Survey)



2.3 Local Character

A character appraisal has been undertaken to draw out the characteristics which define the site and its neighbouring built environment.

The key design references that have informed the evolution of the proposals have been outlined below.

Urban Form and Density

As the village has developed over time, the gaps between the historic buildings, as well as the connecting open spaces, have been filled in with a mix of terraced, semi-detached and detached buildings at a density representative of the market at that time. This has resulted in a mixed and varied urban form with a predominantly low or medium urban grain to edges, with interspersed higher density clusters across the periods assessed.

Built Form

Buildings are commonly two storey in height with some 2.5 storey dwellings interspersed, however in the village core larger 3 storey are observed appearing as a mixture of defined terraces and also some large detached landmarks.

Roofs are commonly pitched with the occasional dormer or gable features, typically in the historic buildings. Hips are fairly common.

The dispersed nature of the urban grain to the edges creates a rural feel, emphasised by these buildings located in large and medium plots with landscaped front gardens compared to the tighter urban grain toward the historic core.

The buildings are a mix of both wide and narrow fronted and can be found in detached, semi-detached and a mixture of short and long runs of terraces.

It is considered that Wrington contains a very broad range of characters, but not one 'singular' character. It is noted however that post 1950's development, in sheer land area terms; has the broadest coverage.

Open Spaces

Although the studied settlement is relatively small and surrounded by the open countryside there is, however, various open space provision provided by some areas of recreation.

Wrington sports and social club is around a 10 minute walk or 3 minute cycle ride to the east of the site, offering a range of activities including tennis courts and multifunctional play facilities.

Barley Wood Walled Garden and Barley Wood Orchard, served from Long Lane is situated to the north east fringe.

The influence of the wider natural landscape is also evident in the surveyed settlements through the retention and incorporation of hedges and trees as boundary treatments.

Refer also to the landscape and open space character study.

The original built heritage

For centuries, groups of buildings were scattered around the main roads that run through the central village core and dispersed toward the outer fringes.

The Grade II listed All Saints Church lies to the north of the site, various listed buildings are also scattered within the village core conservation area away from the site.

The photographic analysis shows the more attractive and historic parts of Wrington that are felt to draw influence from for any new proposals.

Post War

Post war and development since the 50's and 60's is evident and forms quite a significant part of the general stock.

It is an important character to understand and assess as part of Wrington's charm' to ensure a complete understanding, the main areas of

growth being to the north east and east; with then more modest areas of infill development toward the site.

These main growth areas contain a varied range of semi, detached and terraced buildings of medium to high densities and this particular period is dominated by brick and rendered buildings.

Flat grey tiles or slate are common with also profiled tiles being observed. Detailing is relatively simple in appearance with brick (skew and arched) and flat stone used to window openings. In addition, areas of brick banding set above window heads are also observed.

Door canopies are common and are mainly pitched or gable fronted.

Most of the garage and outbuildings are located at the rear of the gardens, which result in long driveways and large paved areas within the plots.

The most significant extensions of the village were started in the late 70's and 80's to the eastern parts of the village.

Predominantly 2 storey high buildings represent the typical building patterns and architecture of the age: straight building lines, short, straight cul-de-sacs with separated pedestrian movement in the middle of the blocks.

The building material is predominantly brick with some white or brown cladding and render interspersed. The colour of the brick walls as well as the boundary walls are predominantly yellow / light brown. The roof tiles are mostly dark brown and occasionally red.

The following pages illustrate further character and density studies.

Typical Post War & Modern Development



As mentioned earlier this character is not felt appropriate to draw influence for its architectural merit, although it is important to understand the density, tone of materials, some of the scale typologies and the way the buildings interact with the public realm (set backs).



HISTORIC CONTEXT

POST WAR CONTEXT

MODERN CONTEXT



Photographic analysis

The following pages illustrate and summarise the assessed historic character of Wrington and propose conclusions to inform the design, that would then be drawn upon for any applications for the approval of reserved matters.

Whilst elements of density, material tones and scale are relevant from more post war and modern examples, the historic character is more relevant for build forms, placement and architecture.

Summary of Character Analysis

This area of the survey offers a range of parameters and design references that can influence the place making principles for this development.

The key design references which can be drawn on are listed below.

Urban form

A medium tight urban feel should be used for the proposed main street loosening up towards the northern, southern and eastern edges by density and building types.

Minimal setbacks in the higher density areas with greater frontages in more rural edges enclosed by low walls, railings and hedges.

Block size and layout

Regular size block to achieve back to back plots to maximise privacy.

Public realm and street scene

Intensive green appearance in the street scene. Inclusion of tree belts, hedges on the plot boundaries and green enclosure at the development edges

The use of traffic calming measures such as nodal squares and points of arrival enhance street scenes and helps to provide pedestrian-friendly areas within the public realm.

Minimising the appearance of the cars by the street layout and landscape design.

Building type

Variety of building typologies with unifying features such as the use of materials and consistent building lines to main streets and more organic and relaxed feel to edges.

Building height

Predominantly two storey, with some 2.5 and occasionally 3 storey buildings.

Building material and colour

Predominant use of render and local style stone on facades, with brown/red brick interspersed and red/dark brown plain clay tile or grey flat tiles as roof materials.

The window frames and the rake edges are white.

Urban Form & Character



2 storey buildings dominate the outer fringes of the village

Variable storey heights to the village core, ranging from 1.5 storey up to 4 storey

Mixture of detached, semi-detached buildings terracing interspersed, mainly within village core

Broad and narrow frontages.

Some buildings detached sat in their own plot, some landscape dominant depending on location

Higher densities to the village core, typically lowering to the village fringes, mainly medium to low.

Detailing & Materials



Mixture of slate (grey) & profiled tile (red & brown), occasional decorative gables, finials and parapets.

Walls are a broad mix of stone and render, with red and brown brick interspersed. Some painted stone observed with and without black plinths.

Windows are a mixture of casement and sash style either painted, coloured or natural and stained, sash windows more common in the conservation area

Front doors appear in a variety of cottage & multi-pane light (typically 4 or 6), with or without canopies. Fanlights are observed.

Bay windows both at ground floor and ground/first floor observed

Boundary Treatments



- Low stone walls with "Cock & Hen" or simple coping stone finish.
- Railing or plinth wall & railings, varying facing materials.
- Railings with hedges behind, low & medium height.
- Red brick walls, with and without railings
- Some buildings have no treatment or are open to the public realm.
- Simple box, low hedge or planted/open verge

Parking



- On street parking and parallel to buildings.
- 'On plot' parking to side or frontage.
- Some garages.
- Private drive gated and un-gated
- Drive-thru to mews

Conclusions

Urban Form & Character

- Two storey buildings dominate, occasional 1 to 1.5 storey
- 2.5 storey building in key locations and in relation to street width, wider streets 3 storey and above
- Mix of detached/semi-detached and short terraces.
- Mixture of relaxed through to linear building patterns.
- Varying set backs to create interest to the street, some back of footpath with no boundary treatment
- Broad and narrow buildings.
- Building to turn corners - dual aspect frontages, feature bays and ground level, occasional double height.
- Higher densities to principal streets.
- Lower density to edges
- Medium density on connecting streets.

Boundary Treatments

- Simple railings.
- Simple railing with hedge behind.
- Box hedges.
- Low stone or brick walls.
- Some frontages open to footways.

Details & materials

Facing materials (in order of hierarchy)

- Render
- Stone
- Brick

Roofing materials

- Profiled tile, pantile (red/brown)
- Slate style (grey)

Detailing

- White casement windows, vertical proportions, some glazing bars to key buildings. Sash style to key buildings
- Chimneys.
- Simple porch canopies, pitched and lean-to.
- Brick band courses.
- Brick heads in occasional quoins to windows.
- Occasional quoins on building corners (brick or stone).
- Doors 4 - 6 panels, some cottage.

Parking

- On plot parking side.
- On plot parking front.
- Private drive, some potentially gated.
- On street parallel parking.
- Garaging.

It is concluded that Wrington does not contain any one particular character and that the character has evolved with time.

Key elements have been drawn principally from the historic character and conservation area that guides the illustrations and the design solution, for typical street appearance refer to section 6.

2.4 Local Facilities

There are a mix of services, facilities, amenities and public transport opportunities which are likely to be required on a daily basis by residents and which are located within walking and cycling distance.

These are typically within a 35-minute walk (excluding Bristol airport) or a 23-minute cycle based upon an average walking speed of 80 metres per minute¹ and an average cycling speed of 320 metres per minute².

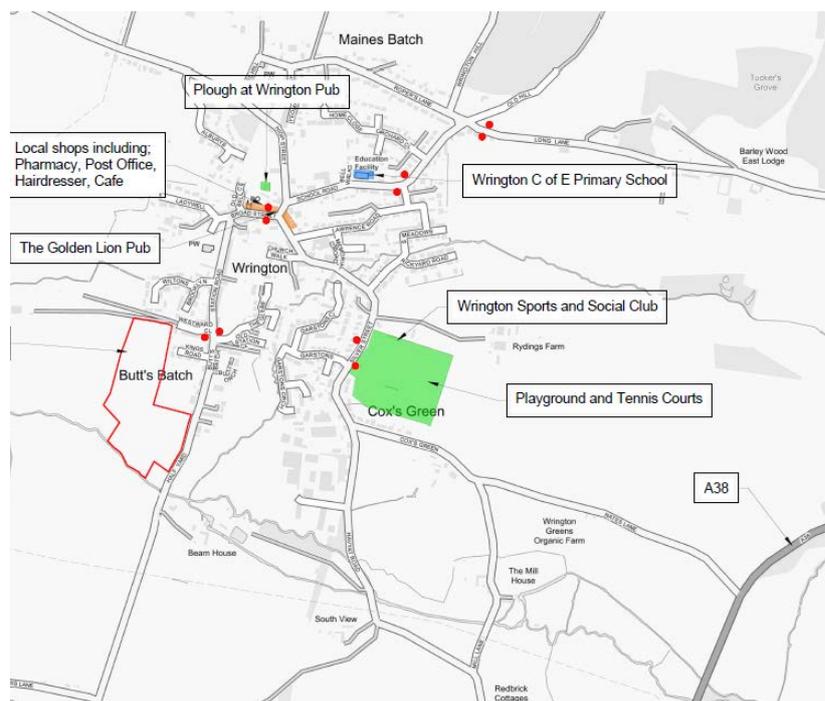
It is accepted that the time it takes people to walk will depend on the individual's level of health and fitness and will therefore vary from person to person

The site is well located to take advantage of a number of existing services and facilities which currently support the local population.

There are several facilities in walking distance such as Wroughton Primary School, playing fields and public houses.

Facility	Location	Distance from the site (kilometres)	Walking Time (minutes)	Cycling Time (minutes)
Wroughton C of E Primary School	School Road	1.07	13	3
The Rainbow Montessori Nursery School	The Lynch	1.37	17	4
Post Office	Good Street	0.82	10	3
Wroughton Pharmacy	Silver Street	0.87	11	3
Wroughton Vale Medical Practice	Pudding Pie Lane	2.97	37	9
Wroughton Dental Centre	Westward Close	0.47	6	1
Wroughton Sports and Social Club	Silver Street	0.87	11	3

- Approximate site boundary
- Bus stop
- Education
- Shops
- Leisure



Local Facilities & Amenities

2.6 Arboriculture

For detailed assessment refer to the Tree Survey by Aspect Tree Consultancy

Tree & Hedgerow Survey

The site is bordered by sections of native hedgerows on the north, east and south sides. The hedgerows vary in quality from a narrow low quality mix of bramble and elder bordering the northern side of site to a better quality hedgerow running along the southern boundary, comprising a wider range of native species. There is also a native roadside hedgerow present along the south-eastern boundary.

With the exception of four neighbouring apple trees on the eastern side of the site, the tree population consists of a line of mature sycamore, alder, goat willow and crack willow situated along the waterway to the south of the site.

Quality Assessment

No trees or hedgerows were assessed as high quality. The majority of trees and hedgerows were assessed as moderate quality, with several low quality trees and one low quality hedgerow. One alder was assessed as poor quality.

Arboricultural Impact

The layout has been designed to allow existing trees and hedgerows to be maintained.

The existing trees and hedgerows are present either along boundaries or at some distance from the proposals. A short section of hedge is proposed to be removed on the south-east side, to provide access into the site.

There will also be two hedge intersections created to allow footpath access through the southern hedgerow. These localised impacts will be mitigated by new hedgerow planting on the south and west sides.

The proposals will have a low impact upon the trees and hedgerows present.

Refer to Aspect Tree Consultancy drawing "Tree Constraints Plan" - 05361 TCP 08.06.20 Sheet 1 and 2 for further details of the



2.7 Ecology and Nature Conservation

For detailed assessment refer to Butts Batch PEA

Habitats

Ecology surveys have been carried out at the site between January – October 2020. Habitat surveys found that the site is dominated by agriculturally improved grassland with low botanical diversity and low ecological value.

The loss of the low value grassland will not result in a significant negative ecological impact and the bulk of the development (residential gardens and street scene) will provide enhanced habitat for birds, pollinators, hedgehogs and bats.

The key habitat feature on site is the hedgerows, and this is reflected within proposals with their retention and enhancement.

The proposed areas of open space provide a large area of high quality habitat mosaic post-development including wildflower meadows, fruit trees, native tree planting, shallow ponds / scrapes, tussocky grassland and native hedgerows.

Protected Species

Surveys for bats, dormouse and badger have been carried out to provide a thorough ecological assessment.

Dormouse

Two dormouse nests were found during the surveys, both were recorded outside of the redline boundary, but in the hedgerow passing along the southern development boundary. Therefore, their presence is assumed in all hedgerows on site.

The enhancement of retained hedgerows and the planting of new native hedgerows will enhance the site for dormouse and other small mammals. Buffers and thorny planting will protect dormice from the impacts of development and creation of tussocky grassland will provide suitable hibernation sites.

A small amount of hedgerow will need to be removed to create an access road. A precautionary method statement will be followed to protect species present from accidental injury during clearance.

Badger

Badgers forage at the site and a sett is located offsite, set well back from the development footprint and will be protected from the impacts of construction. The creation of wildflower meadows and the planting of fruit trees in the south of the site will enhance the site for foraging badgers.

Bats

Bat surveys (activity and static) have identified the agricultural grassland is not an important foraging resource for bats. The hedgerows, however, are used by at 12 bat species including lesser and greater horseshoe bats.

These are light-sensitive species which will be protected from the impacts of development through inclusion of hedgerow buffers and a lighting scheme to maintain dark commuting routes. Surveys showed the hedgerow to the south of the development footprint was the most important feature on site for bats and a particular focus to habitat enhancements has been made in this area.

The proposed area of open space in the south of the site includes a mosaic of wildflower meadow, shallow ponds and scrapes, new tree planting and a length of native hedgerow. These link to the existing river corridor to the south and are likely to result in a significant enhancement to bats at a site level.

Net Gain

Provisions for nesting birds, roosting bats and invertebrates will be included within the scheme.

A DEFRA biodiversity net gain metric 2.0 calculation has been carried out for the site which showed the proposed habitats on the site would deliver a biodiversity net gain of 55.46% for habitats and 64.58% for hedgerows, this is well above the 10% gain required and it was concluded that the development would provide a wealth of high-quality habitat that will have an overall benefit local wildlife.

2.8 Landscape and Visual Appraisal

For detailed assessment refer to *Landscape and Visual Impact Assessment (LVIA) by The Landmark Practice, ref 3256_Butts Batch_LVIA_Final_FV4*

Landscape assessment

The site comprises part of a gently undulating pastoral field, which lies directly adjacent to the south western edge of Wrington. The site is outside the existing 'Settlement Boundary' but is not covered by any landscape designation.

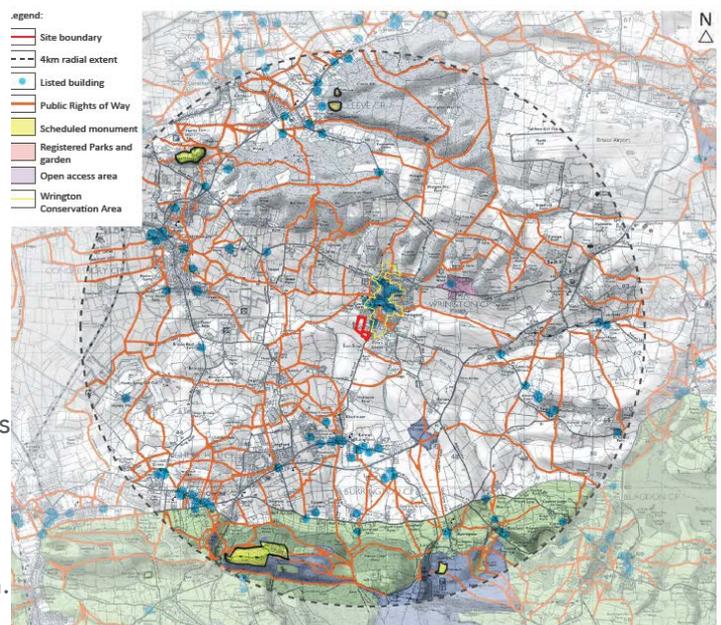
Existing vegetation on the site comprises hedgerows which form the northern boundary; parts of the eastern boundary; and cross from east to west through the southern part of the site. The site's western and southern boundaries are open to retained agricultural land.

The site has connections to the rural landscape to the west and south; and elevated land towards Bracken Hill to the north. A strong tree line follows the River Yeo along the base of the valley, helping to visually enclose the site and wider village to the south, beyond which the Mendip Hills form a distant backdrop.

The site lies within the wider Landscape Character Area (LCA) J2: River Yeo Rolling Valley Farmland, as identified by North Somerset Council (NSC) Landscape Character Assessment (December 2005).

NSC Landscape Sensitivity Assessment (2008) identifies the site within an area of 'High' landscape sensitivity, owing to its 'open, visually prominent' nature, its location 'outside of the development form' and the lack of 'landscape features which could potentially limit development sprawl'.

The landscape characteristics of the site were identified in the early opportunity and constraints analysis for the site and have been addressed in the design response. The layout is landscape led with landscape mitigation and enhancement provided, as described below and discussed further in the LVIA accompanying the application.



Visual assessment

The LVIA identifies representative views to the site, with photographs taken in winter when the surrounding vegetation provides the least amount of cover.

Adjacent properties will have views into the site.

Visibility from local roads and Public Rights of Way (PRoWs) is largely limited to the immediate environs of the site, with some elevated views overlooking from higher ground to the north and more distant Mendip Hills AONB to the south.

Views towards the site from within the village, including Wrington Conservation Area to the north and north-east are restricted by built form.

Conclusion

The LVIA finds that the proposed development will be in keeping with the scale, form and appearance of the existing village of Wrington and is assessed as being acceptable in landscape and visual terms.

The scheme proposes a number of landscape enhancements to make a positive contribution to the local vegetation pattern and provide an attractive residential development which enhances the edge of the village (described further at Section 4.2).





Viewpoint A: Taken from the north-east corner of the site.



Viewpoint B: Taken from the eastern boundary of the site.



Viewpoint C: Taken from the south-east corner of the site.



Viewpoint D: Taken from the south-west corner of the site.



Viewpoint E: Taken from western boundary of the site.



Viewpoint F: Taken from the north-west corner of the site.

2.9 Development Considerations

The plan opposite shows the development considerations (constraints) that have helped to shape and influence the way in which the concept and illustrative master plan have derived.

Key views to the church and hills beyond form a key part of the suite of constraints, but an excellent opportunity to help shape and influence the proposals.



Permissive footpath beyond the southern boundary



View west from Butts Batch facing south west



View west from Butts Batch facing west



View west from Butts Batch facing north

ASSESSMENT 2



-  MAIN ACCESS POINT
-  CONSIDERATION OF FOOT/CYCLE CONNECTION, DELIVERY BY OTHERS
-  EXISTING BUILDINGS
-  EXISTING MATURE TREES AND HEDGEROWS
-  CONTOURS 0.5M
-  DIRECTION OF SLOPING GROUND, HIGH TO LOW
-  LOW POINT OF SITE, POTENTIAL FOR ATTENUATION
-  NATURAL HIGHPOINT OF SITE
-  21M CONTOUR
-  VIEWS INTO THE SITE
-  FORMER RAILWAY / PROPOSED CYCLE PATH (NSC POLICY DM25)
-  PERMISSIVE FOOTPATH
-  POTENTIAL TO FORM/BOLSTER A LANDSCAPE ENVELOPE
-  POTENTIAL AREA FOR ECOLOGICAL MITIGATION (BIODIVERSITY NET GAIN)
-  EXISTING WATERCOURSE
-  EXTENT OF FLOOD ZONE 3
-  POTENTIAL SURFACE WATER DRAINAGE CONNECTION TO EXISTING WATERCOURSE
-  CONSIDERATION OF AMENITY SEPARATION TO EXISTING RESIDENTS
-  POTENTIAL FOUL WATER PUMPING STATION
-  CONSERVATION AREA
-  ODOUR CONCENTRATION 3 ouE/m³
-  LISTED BUILDING
-  EXISTING 1 STOREY BUILDING
-  EXISTING 1.5 STOREY BUILDING

0701-1001-1 B Development Considerations

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INVOLVEMENT 3

3.1 Public Engagement

Community consultation was carried out prior to the application with details set out in the submitted Statement of Community Involvement.

Due to the ongoing Covid-19 pandemic emerging best practice was applied in accordance with the Government guidance to continue with development proposals.

The following was conducted from 30th July 2020: -

- A formal pre-application enquiry was made to North Somerset Council setting out details of the proposal with supporting information;
- Creation of a bespoke website setting out details of the proposals and frequently asked questions in the absence of a physical meeting, as well as contact details to speak with the appointed planning consultants direct;
- Letters were issued to all properties within Wrington (1,126 addresses) with a site location plan and illustrative layout and a description of the proposals, directing people to the website and setting out contact details to discuss direct by phone in the absence of a physical meeting and the offer to send a hard copy of the website upon request;
- Bespoke letters setting out the above to both the ward councillor (Cllr Hogg) and Wrington Parish Council with a request to attend the Parish Council Meeting; and
- Attendance at the Wrington Parish Council Planning Committee meeting on 22nd September 2020.

As part of the response the consultation period was extended from an initial 4 weeks (in accordance with the North Somerset Statement of Community Involvement) to 6 weeks, in response to feedback from Cllr Hogg and then 8 weeks to facilitate attendance at the September Parish Council meeting (the scheduled August date not being held).

No response has been received from North Somerset Council, beyond the initial allocation of the officer in October 2020.

The Parish Council have offered no feedback at or following attendance at the meeting, but noted in a preceding response the lack of allocation of the site.

The public response resulted in a total of 128 responses received across online web form, e-mails and letters, as well as three phone calls.

These respondents were distributed across the village, including nearby the application site. All comments objected to the proposals, except one neutral comment.

The vast majority simply objected without any further details. A significant minority clearly stated they would not provide commentary to 'assist' the proposals and some respondents challenged the lack of a physical event or the progression of consultation over the summer period/during a pandemic at all.

3.2 Statement of Community Involvement

The commentary received is set out in the accompanying SCI but focused principally on a stated lack of sufficient supporting infrastructure, specifically with reference to school places and GP access, as well as concerns over road traffic.

These matters are addressed in greater detail within the application supporting documents, but are in summary addressed as follows:

- The school roll is predicted to fall even with the Cox's Green development in the coming years, with the previous reported catchment area for reception intake far beyond Wroughton and St Andrews Primary School within the same area group heavily undersubscribed;
- The Mendip Vale Medical Group has in place plans for expansion both at its Langford and Congresbury/Yatton sites to address growing demand; and
- Road traffic would be limited to an increase of 1 vehicle movement roughly every two minutes during peak times and would not present a material impact.

Specific commentary received in relation to the physical proposals was limited to a handful of respondents. This raised the following matters, with developer feedback included:

- **Access should be from the north** – This is not within the control of the applicant to deliver, but a safeguarded connection point into the future cycle path is set out for pedestrians and cyclists;
- **The scheme should deliver the cycle path extension nearby the site** – As above, this is not within the control of the applicant, and any necessary planning contributions from development will be agreed with the Council as part of the application;
- **Improvements to the road to the centre are necessary to encourage use by pedestrians over car traffic which forms a bottleneck** – a new pavement is proposed to facilitate such access and any further necessary enhancements will be agreed with the Council;

- **The northern fields/land adjacent to the site floods** – This is correct, the north-western corner is within a surface water flood risk zone and the lane to the north is within a flood risk zone also. The scheme will address this within the submitted drainage strategy.

Design review panel

The scheme was presented to the south west design review panel in April 2021, following the feedback to the planning application by the LPA requesting that the scheme be independently reviewed.

This process was embraced by Strongvox Homes and the useful feedback received has helped to shape the proposals in the following sections.

Key points from the panel were: -

- Ensuring existing landscape in the village and village character was drawn upon to help shape proposals
- Ensuring existing patterns of development were understood to help with laying out of streets, building patterns, scale and massing
- To incorporate a clear hierarchy of routes and priority of movement that pedestrian and cyclist, inclusive of a key connection to the north
- Integration of key landscape and way points through the development to help legibility, place shaping and movement
- Taking opportunity to embrace the key views to the church and hills to the north
- Not over emphasising a buffer to the west that would unnecessarily screen development, moreover ensure the quality of the design is such that it should not need to be 'hidden'
- Integrate blue and green characteristics into the streets and spaces.

3.3 Design Evolution

Concept

The initial concept was developed from an understanding of the site and its context as set out in the earlier sections of this report. It sets out a number of key principles to guide the design development of the scheme.

The plan recognised the need for a clear strategy of the position of the landscaped buffer to the west and its relation to the built areas to the east.

The proposed development concept creates an intensive green strip to the south providing an area for biodiversity net gain.

Development has been set back from the Butts batch; retaining the strengthening the existing vegetation and creating an entrance gateway; with village pond in the foreground.

Key views to the church and hills to the north from Half Yard and Butts Batch, as well as within the site envelope have been embedded.

Internal Structure

Creation of a secondary village street to the development surrounded by buildings of varying height and providing main connections between the houses and the open spaces.

Nodal spaces created at key junctions.

Initial Landscape Strategy Plan

The Initial Landscape Strategy Plan set out in more detail a number of the key landscape principles, that had been carried forward:

- Existing boundary planting retained and improved.
- Potential areas for sustainable drainage features such as ponds.
- Green corridors with paths, grassland, planting and integrated play opportunities

- Areas of play opportunity (for younger children)

Main influences on the concept

- Constrains and more detailed assessments:
- Landscape design and opportunities for key views
- Ecological survey;
- Drainage considerations;
- Sustainability and legacy
- Maximising tree protection considerations;
- Allowance for areas of arrival, nodal and vista establishing building positions and key spaces.
- Connectivity (pedestrian/cycle priority)

Framework Plan

The plan on page 38 is the 'framework plan' that was developed following the re-production of the concept.

Street hierarchy, enclosure and views were a key driver for the creation of a unique character to the development, supported with a strong interspersed landscape backbone.

Different characters between the internal streets and edge treatments also enhance legibility and character. Slightly varied density applications also support this theme which is also reflective of how the development of the village has grown over time.



-  SITE BOUNDARY
-  SITE ACCESS
-  PRIMARY VILLAGE STREET (BUTTS BATCH)
-  SECONDARY VILLAGE STREET
-  TERTIARY VILLAGE LANE
-  VIEWS TO CHURCH & HILLS BEYOND
-  POTENTIAL VIEW TO THE WEST FROM KINGS ROAD OVER ROOFTOPS
-  LONG VIEWS TO HILLS TO NORTH
-  LONG VIEWS TO HILLS BEYOND OVER ROOFTOPS OF LOWER ORDER BUILDINGS
-  FOOTPATH LINK
-  FOOTWAY AND CYCLE PATH CONNECTION (CONNECTION TO NORTH UNDER A SEPARATE APPLICATION)
-  MOWN FOOTPATH CONNECTION
-  BOLSTERED LANDSCAPE/ECOLOGY BUFFER
-  KEY, MARKER AND WAY FINDER BUILDINGS
-  BUILT FORM AND AMENITY SPACE
-  VIEWPOINT FROM EXISTING BRIDGE AS ENTERING VILLAGE FROM SOUTH
-  POTENTIAL ARRANGEMENT OF DEVELOPMENT OF ADJACENT LAND, DELIVERY BY OTHERS
-  ATTENUATION FEATURE (NORTH WEST)
-  LINEAR ATTENUATION FEATURE (SOUTH EAST)
-  KEY NODE - POINT OF ARRIVAL
-  KEY NODE - VILLAGE SQUARE
-  INTERACTIVE PLAY OPPORTUNITIES
-  TODDLER PLAY (LAP) FUSED INTO OPEN SPACE / IN FOREGROUND OF CHURCH / DISTANCE VIEWS
-  EXISTING BUILDINGS
-  EXISTING MATURE TREES AND HEDGEROWS
-  FORMER RAILWAY/PROPOSED CYCLE PATH (NSC POLICY DM25)
-  PERMISSIVE FOOTPATH

0701-1004-2 A Opportunities & Concept Plan V2



0701-1007-1 Development Framework Plan



DESIGN PROPOSAL 4

4.1 Vision and Objectives

Vision

The development offers an excellent opportunity to create a well planned, high quality and well integrated proposal delivering much needed homes as well as open space and play opportunities.

Urban Design Objectives

The proposals will aim to achieve a sustainable development by addressing the following objectives:

- The development will present a hierarchy of streets and public spaces, creating distinctive areas, focal buildings and a `sense of place`.
- The design of the building form and the public realm will encourage all pedestrian and cycle movement and activities within the site.
- Public open space and green space nodes
- Provide streets and spaces that are well overlooked, allowing natural surveillance.
- The scheme will promote a clear distinction between private and public spaces and provide safe, comfortable and well lit routes throughout the development.
- A permeable and legible collection of pedestrian, cycle and vehicle routes that connect well to the existing infrastructure.
- The proposals will draw references from the architectural elements and features of Wrington, providing a harmonised and enhanced landscape character.
- Design will be responsive to the topography and constraints by locating the buildings in way that minimises their visual impact.
- The new development will provide a broad range of up to 61 dwellings and tenures, delivered to a high standard.
- Incorporate the use of a sustainable urban drainage system (SUDS).
- Improve and enhance footway and cycle way connections. Note a connection to the north will be taken to the northern boundary, with the connection to existing infrastructure being pursued under a separate application.
- A well considered public realm and architectural designed environment will aid legibility and way finding throughout the scheme.

Master Plan

The illustrative master plan represents the culmination of an extensive design evaluation process that has been outlined in previous sections.

It has responded to the setting and other constraints and site features. The development scheme is therefore not to be viewed as a two dimensional plan, but one which has been developed taking into account the existing context and landscape character and massing of existing development.

The proposal is for the development of up to 61 new homes, which will be accessed from Butts Batch

The proposed development will comprise:

- 71 new dwellings including 21 (30%) affordable homes;
- Public open spaces;
- Play opportunities;
- Sympathetic landscaping and enhancement of existing features;
- Pedestrian linkages.
- Key views north to the church and hills



4.2 Illustrative Master plan

Urban Structure and Urban Design Proposal

The mixture of building types (terraces, flats, semi-detached and detached) and tenures will facilitate the development of a balanced and mixed community and will provide new homes for a broad spectrum of people in different age groups and on a range of incomes.

The average dwelling height is 2 storeys with 1 storey buildings (typically garaging), interspersed along with 1.5 storey in the north an south east sensitive locations.

Careful consideration has been given to the arrangement and orientation of buildings particularly close to existing development and amenity separation to the same.

Urban design aspects particularly determine the illustrative master plan:

- Blocks arranged around the secondary street, tertiary streets and the subservient minor street/lanes.
- Lower density and larger buildings at the west, north and south east of the site to reflect site topography, the rural edges and existing scale of built development.
- Strong frontage to the primary street at the main nodes reflect local development patterns and emphasize special urban places such as corner plots, informal squares and main public open space area.
- Traffic calming measures and shared surface at the main nodes encouraging pedestrian movements and accessibility.

Accessibility

- Vehicular access and main pedestrian approach are to be gained via Butts Batch/ Half Yard.
- Pedestrian/cycle linkage to the northern boundary.
- Pedestrian linkage will provide easy access to local bus services north of Butts Batch

- Clear street hierarchy throughout the scheme to provide legibility, ease of movement and way finding.
- Spaces within private amenity of the homes would be identified at detailed design stage for the storage of waste and recycling provision, allowing easy transfer on collection day.





0701-1003 Illustrative Masterplan V2

Landscape Strategy and Open Spaces

Consideration has been given during the design to ensure that the proposed development will complement the scale of existing buildings and character of the village.

The site forms the approach to the village from the south and open space has therefore been integrated to create a welcoming 'green gateway' into the village. Within this area, an attenuation pond, footpaths and planting have been incorporated, as well as buildings arranged to frame key views to the church and hills beyond.

A considerable area of open space is also located along the west of the development to provide a soft transition from the built area to the countryside, incorporating new planting, play opportunities footpaths and seating.

Extensive new hedgerow and tree planting has been incorporated to the south and west of the site, recreating historic field hedgerows along their approximate original lines. This planting will define the edges of the development, improve the landscape structure and provide habitat connectivity in accordance with published landscape guidelines. (Identified in yellow below).



New Hedgerows and wildflower margins



New structure tree planting and species rich grassland



Attenuation pond with species-rich wetland margins





4.3 Amount

The proposal for the residential development is for 61 dwellings across the gross area of 4.551 hectares.

A brief description of each of the development components accompanied by a Land Areas table is provided in the following paragraphs.

Residential Areas

The development will use densities that are appropriate to the locality.

A net density of 27dph is proposed across the application site. The proposed density takes into consideration factors such as the existing character of the adjacent built area, site characteristics such as its topography, nearby density patterns and to promote an efficient use of land where appropriate. It also includes the direct open space areas, for clarity. (refer to density parameter plan).

A range of dwelling types will be provided across the site ranging from one bedroom apartments/maisonettes to four bedroom houses.

The scheme will have a mix of tenures including open market housing, affordable rent and shared ownership. The final number of affordable units will be 21 which is 30% of the total numbers for the site. The distribution of affordable dwellings between social rented and shared ownership is 80 - 20%.

Unit Size	Affordable	%	Open Market	%
1 Bed	10	19%	4	9%
2 Bed	3	29%	2	5%
3 Bed	5	43%	27	63%
4 Bed	0	9%	10	23%
Total	18	30%	43	70%

Green Space

The largest component of green space is located at the southern area comprising an area for biodiversity net gain mitigation land.

This green space will also incorporate a sustainable urban drainage strategy (SUDS) in the form of an attenuation feature. A secondary attenuation feature is proposed to the north west boundary, firstly due to drainage catchments and also to provide a natural setback away from existing dwellings and secondly, to naturally cater for a set back of development in relation to odour from the local treatment works.

Public open spaces are located along the western boundary, partly acting as a landscaped buffer to the open countryside but also functioning as an off street pedestrian route to the north, incorporating multifunctional play spaces/features; equal; to that of a LAP (Local Area of Play) and LEAP (Locally Equipped Area of Play).

Landscaped buffer margins are also shown to the eastern boundary that will function as ecological buffers to existing hedgerows, these are also bolstered to afford improved relationships to the existing housing stock.

All areas mentioned above will be placed under management, in perpetuity.

Land Areas Table	Area (Hectares)
Gross Red Line	4.551
Homes & Associated Infrastructure	2.119
Ecological mitigation	1.016
Landscaping & Open Space	0.582
Existing/Proposed Blue Infrastructure	0.388
Retained Agricultural Land	0.445
Total Area of Application	4.551

4.4 Parameter - Access

It is proposed that vehicular access will be gained from Half Yard in the form of a simple priority tee-junction. The visibility splays have been calculated using 85th percentile speeds recorded by an ATC survey.

Any hedgerows along the eastern carriageway that are proposed to be retained should be repositioned, if necessary, to be behind the visibility splay envelope.

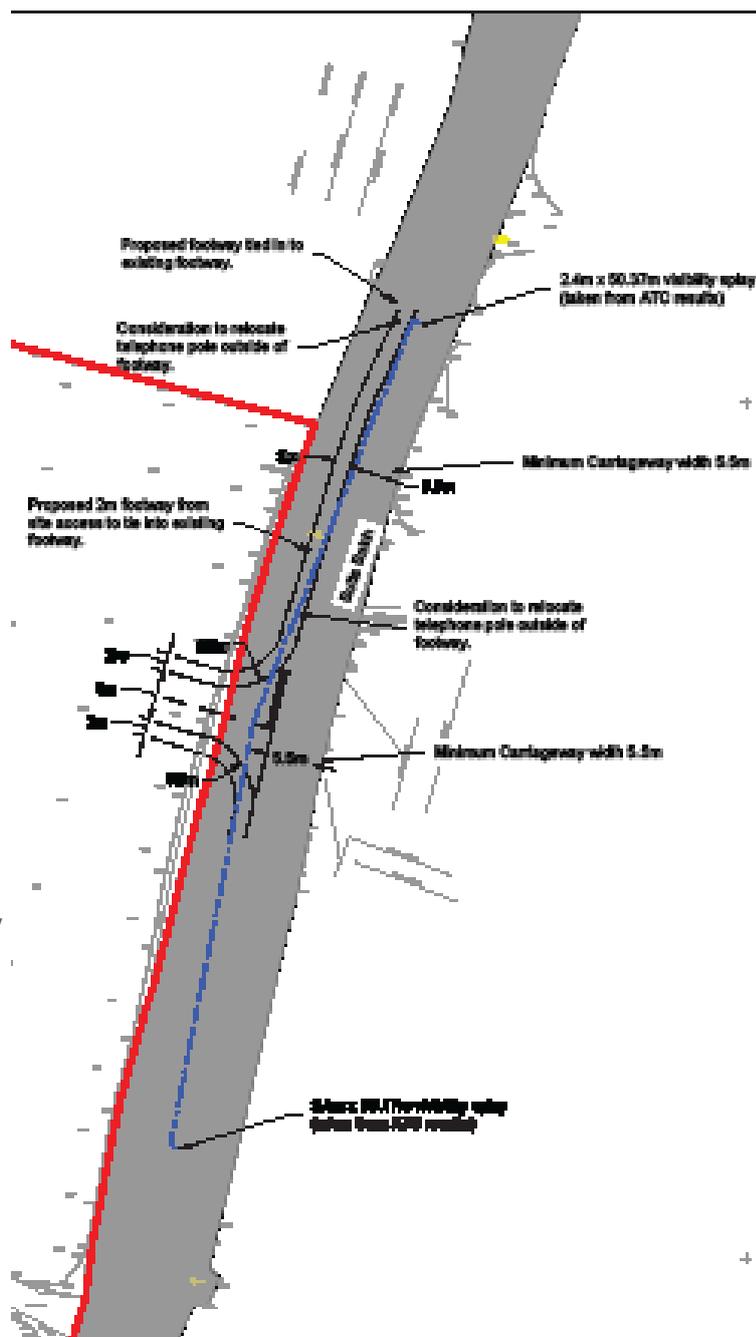
The proposed access road leading into the site will be six-metres wide with two-metre wide footways located on either side of the carriageway. The footway is not proposed to extend to the south on Half Yard as there is no real desire line for pedestrians to the south, other than for leisure purposes such as walking the dog.

The proposed footway on the northern side is shown to connect with the existing footway infrastructure to the north, which requires a new footway over an approximate length of 7.6 metres.

The scheme will accommodate the local municipal and emergency services. It is proposed to provide suitable turning head arrangements within the site in order that refuse, and other large vehicles can turn and egress in a forward gear.



View of Butts Batch facing south



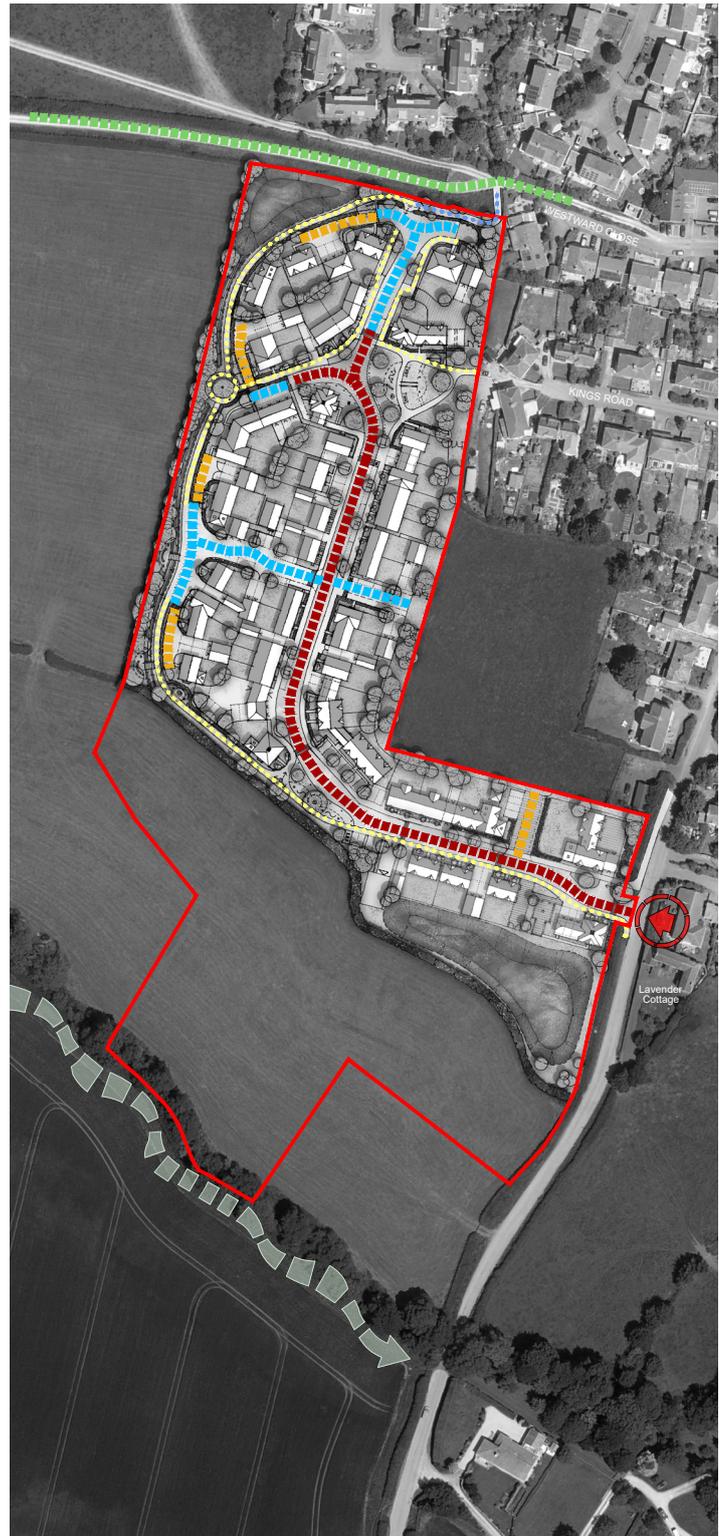
4.5 Parameter - Street Hierarchy & Movement

The plan shown here illustrates how the routes and movement are intended to function within the master plan.

A feature is the off line circulatory pedestrian route along the main site access to the western boundary, then to the northern boundary (incorporating play opportunities), then connecting back to the main/secondary street to the north.

Pedestrian connectivity is a key driver.

-  SITE ACCESS
-  FOOT/CYCLE CONNECTION POINT
-  PRIMARY VILLAGE STREET (SEPARATE FOOTWAYS)
-  SECONDARY VILLAGE STREET (SEPARATE FOOTWAYS)
-  TERTIARY VILLAGE LANE / PRIVATE DRIVE (SHARED SURFACE)
-  FOOTPATH LINK
-  FOOTWAY AND CYCLE PATH CONNECTION
-  FORMER RAILWAY/PROPOSED CYCLE PATH (NSC POLICY DM25)
-  PERMISSIVE FOOTPATH

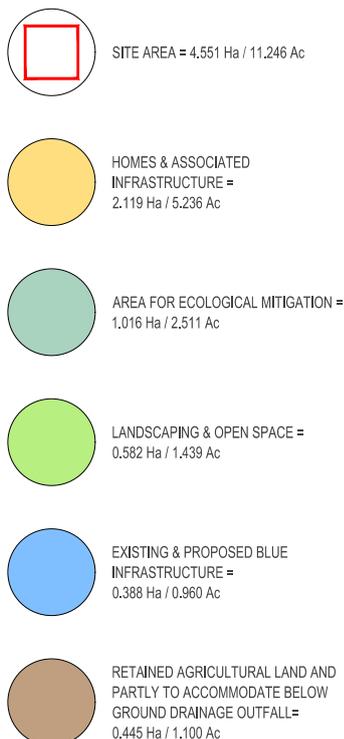


0701-1005-6A Parameter Plans V2-Street Hierarchy & Move-

4.6 Parameter - Land use

The development will comprise 3 principle land uses, as shown on the parameter plan here

1. Residential Development
2. Public open spaces and spaces for play opportunities, landscape and ecology buffers.
3. Excess in public open space to account for biodiversity net gain



0701-1005-5A Parameter Plans V2-Development Land Uses

4.7 Parameter - Residential Density

The plan here simply illustrates that across the development the density is low at 27 dwellings per hectare.

Given the edge of village location and the context analysis conclusions, this low density is felt appropriate.



SITE AREA = 4.56 Ha



NET DENSITY = 28 DPH

0701-1005-2A Parameter Plans V2-Development Density

4.8 Parameter - Building heights

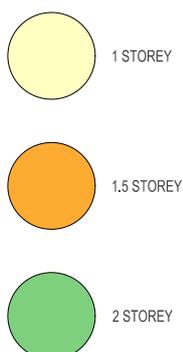
The scale and heights of the buildings will be predominantly two storeys, with single storey buildings offered as garaging as well as 1.5 storey in key sensitive locations, being to the northern and south eastern (gateway) areas.

The buildings will also be defined by the spatial typology within the site, reflecting the hierarchy of spaces and streets which in turn ensures the scheme is highly legible.

With the sloping topography, the heights of buildings would vary across the scheme in an organic manner, particularly along the north boundary and south east area.

This will add interest at ridge and eaves level without necessarily needing to vary specific building heights, further enhanced by the variable plan depths and widths.

These key locations also aid views to the church and hills beyond, when travelling along the key routes inside and outside of the development.



0701-1005-3A Parameter Plans V2-Development Building Heights

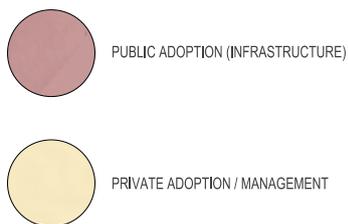
4.9 Parameter - Open Space, Adoption & Ecology

Landscape & Open Space

Green space makes up 53% of the entire site area (approximately 2.431 hectares of 4.551 ha hectares). It should be noted this is a 23% increase over and above the original submitted proposal in 2020.

This is located predominantly within the western and southern parts of the site in order to assist in integrating the scheme into the surrounding landscape and village edge. Design parameters of the open spaces are as follows:

- New structure planting (including orchard tree varieties) will be used to integrate the proposals into the surrounding countryside; provide wildlife benefits and an attractive residential environment.
- There will be provision of both equipped and informal play in the western open space. Detailed specifications for play areas will be agreed with the local authority at a later stage.
- An attenuation pond at the site entrance off Half Yard will be designed to maximise amenity and nature conservation value.
- New footpaths will provide opportunities for recreation and public access, with opportunities to link to the Village and the future Strawberry Line cycle path extension to the north.



0701-1005-4A Parameter Plans V2-Open Space & Adoption

- The southern open space will be designed as an enhanced habitat area for wildlife with native meadow and tussocky grassland, shallow scrapes and habitat wood piles.
- The southern open space will be designed as an enhanced habitat area for wildlife with native meadow and tussocky grassland, shallow scrapes, habitat wood piles, mown paths and seating opportunities.

Ecological Mitigation

The hedgerows are the key habitat feature on site and are used by hazel dormouse, 12 species of bats for commuting and foraging, nesting birds and foraging badger.

As the development include the retention of the vast majority of hedgerows then the focus of mitigation measures will be to ensure that these protected species can continue to use the hedgerows during and post development.

This will be achieved using large wildlife buffers between the retained hedgerows and development, creation of a lighting plan to maintain dark commuting routes and strengthening of hedgerows with additional native planting.

A small amount of the eastern hedgerow will be removed in order to create the access road into the site. A precautionary working method statement will be followed under the supervision of an ecologist and the works will be timed to prevent disturbance to protected species.

During construction works, a number of standard precautionary measures will be implemented (such as covering pits at night and turning off non-essential lighting) in order to mitigate impacts to protected species such as badger, hedgehog and bats.

Recommendations for mitigation and enhancement

As the bulk of the development footprint falls on ecologically-poor agricultural grassland, the development of the site offers opportunity to include a wealth of ecological enhancements.

The proposals will result in a net biodiversity gain of 55.46% for habitats and 64.58% for hedgerows.

Enhancement measures include planting of additional native species to bolster existing hedgerows, creation of tussocky grassland of value to small mammals and birds, creation of wildflower meadows with value for invertebrates, birds and bats, planting of fruit trees and creation of shallow ponds.

This will provide a high quality habitat mosaic which will be a significant enhancement from the original site. The scheme will also include the provision of bat, bird and insect boxes throughout the street scene.

4.10 Tree Protection

As commented earlier in this document, the existing mature vegetation is largely confined to the main site boundaries and envelope.

Together with the provision of buffers to accommodate landscape enhancement and ecological corridor mitigation, this naturally consumes the area required for tree protection during construction.

The following plans identify the site boundaries and the assessed existing vegetation.



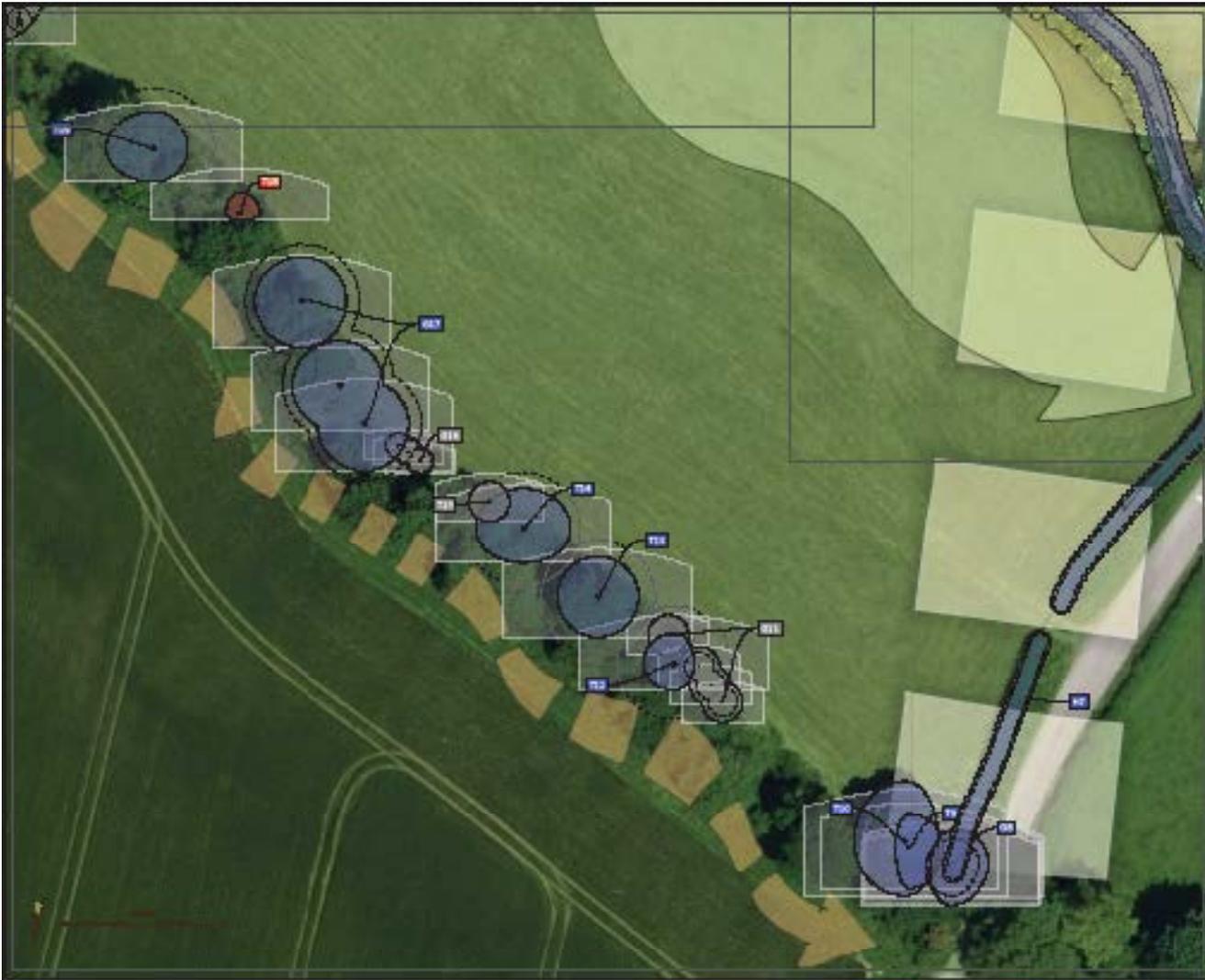
TREE CONSTRAINTS INFORMATION

- TAG** Tree / Group Reference (by category)
 -  Individual tree (by category)
 -  Tree group/hedge (by category)
- BS 5837:2012 Tree Category
-  **A**
 -  **B**
 -  **C**
 -  **U**



TREE CONSTRAINTS INFORMATION

- TAG** Tree / Group Reference (by category)
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TREE CONSTRAINTS INFORMATION

TAG Tree / Group Reference (by category)

 Individual tree (by category)

 Tree group/hedge (by category)

BS 5837:2012 Tree Category

A **B** **C** **U**



4.11 Flood Risk Assessment and Drainage Strategy

Surface water Drainage.

There is an existing 375mm adopted surface water sewer running east to west immediately to the north of the site.

Wessex Water have advised that there is adequate spare capacity to serve the proposed development within the existing surface water network. There is also an existing watercourse running east to west to the south of the site.

Due to the topography of the site, the proposed surface water drainage is to be split into two parts. The majority of the development to the south of the highpoint of the site is to drain via gravity to the existing watercourse at manhole S24. Discharge will be restricted to the Qbar Greenfield Rate of 4.7 l/s using a Hydro Brake Flow Control.

Attenuation will be provided using a cellular storage tank. An attenuation basin will be provided to take flows from roof and hard paved areas to Plots 3 to 7 with an overflow into the tank below.

The northern half of the site is to drain to the existing 375mm surface water sewer to the north. Discharge will be restricted 2.0 l/s using a Hydro Brake Flow Control. Attenuation will be provided using a cellular storage tank.

Foul Drainage

There is an existing 300mm adopted foul sewer running east to west immediately to the north of the site.

Wessex Water have advised that there is adequate spare capacity to serve the proposed development within the existing foul network.

Due to the topography of the site, the proposed foul drainage is to be split into two parts.

The majority of the development to the south of the high point of the site is to drain via gravity to a proposed pumping station at manhole F11.

A rising main will be laid within the adopted site roads to discharge into manhole F17 via a break manhole. This will then drain via gravity along with the remainder of the site to the existing foul sewer via a newly constructed manhole.

Flood Risk Assessment

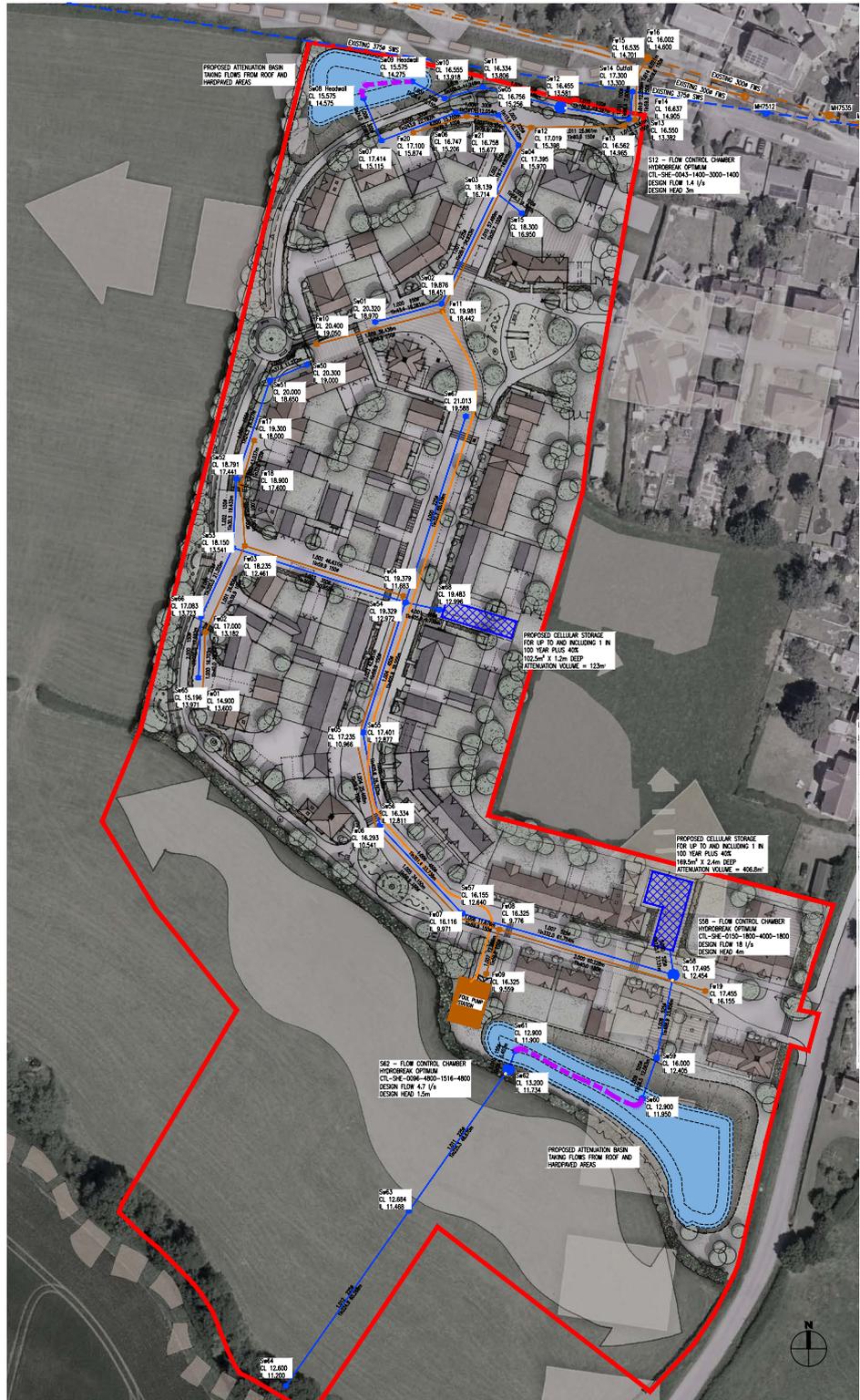
Detailed fluvial flood data provided by the EA for the River Rye Brook indicates that the majority of the site is located in Flood Zone 1 and areas in the southern part of the site are located within Flood Zones 2 and 3.

The climate change flood extents are limited to the wildlife buffer in the southern part of the site and do not affect the proposed dwellings. Therefore, the proposed dwellings are located in Flood Zone 1 for the lifetime of the development.

The majority of the site has a very low risk of surface water flooding with up to a high surface water flood risk in the southern part of the site.

The surface water flood extent in the southern part of the site is related to the fluvial flood risk and is limited to the wildlife buffer. The surface water flood extent in the north-western corner is a result of localised ponding and would not adversely affect the proposed development.

The site is at risk of reservoir flooding and groundwater flooding; however, the risk from these sources is considered to be negligible.



0701-C-P-0200-B Drainage Strategy Plan

LEGEND	
DRAINAGE STRATEGY PLAN	
	PROPOSED ADOPTABLE SURFACE WATER SEWER
	PROPOSED ADOPTABLE FOUL WATER SEWER
	PROPOSED ADOPTABLE FOUL RISING MAIN
	EXISTING ADOPTABLE SURFACE WATER SEWER
	EXISTING ADOPTABLE FOUL WATER SEWER
	PROPOSED CELLULAR STORAGE
	PROPOSED ATTENUATION BASIN

4.12 Sustainability

Drainage and Water

Surface water management will include the use of sustainable drainage systems including attenuation pond and potential permeable paving in private parking areas, subject to ground conditions

Waste

Waste and recycling will be managed through the provision of allocated areas within and / or close to properties to store refuse for collection via North Somerset Waste Partnerships.

Layout

The layout will provide a well planned, high quality development with a distinctive character and sense of place that uses land efficiently and has been developed from a clear understanding of the surrounding local area and wider context.

The layout support to maximise solar gain by orientation of buildings where possible.

It will provide a range of homes and tenures that respond to local needs including buildings are accessible (M4(2) compliant, at 17% of the of the overall total.

Transport and Movement

The development provides interconnected movement routes which provide good connectivity between different areas of the site and also to a range of existing services and facilities within Wrington.

Ecology

Wildlife creation and enhancement will take place in the southern to middle part of the site and a new pond, grassland, hedgerows, meadow and scrub providing a diversity of habitats , furthermore educational boards could enable local residents to learn more about the importance of these habitats.

Sustainability in Community Safety

Secured by Design is a police initiative to guide and encourage the adoption of crime prevention measures within the specification, design and build of new homes.

The references within the National Planning Policy Framework (NPPF) and the accompanying National Planning Practice Guidance (NPPG) have sought to reinforce the need and importance of a safe and secure external environment and contain specific references to Police service advice.

The key features of the development, which address designing out crime and designing in community safety are summarised below:

Layout of roads and footpaths

Primarily to be incorporated into any application for the approval of reserved matters (future).

- All movement routes will be visually open and direct with a clearly defined street hierarchy and are located in areas that are clearly identified as public realm.
- Pedestrian routes are generally integrated with the road network and located to the front of dwellings. Separated footpaths, and play areas are located at the building front, attaining natural surveillance.
- Planting adjacent to footways will be designed to avoid places of concealment and unnecessary maintenance and will allow the footways to be open to view.
- Public footways immediately adjacent to doors or windows have been avoided.
- Footways that are to be lit will be to the relevant levels as set out in BS5489:2013 or latest British Standards.

Dwelling Boundaries

- Dwelling frontages should be open to view with planting providing a clear definition between public and private realm.
- Sub-divisional fencing between neighbours should comprise at least 1.8m horizontal timber panel fencing.

Layout and orientation of buildings

- Dwellings need to be designed to face each other to allow overlooking of neighbouring surroundings.
- The development contains a mix of dwellings allowing the potential for homes to be occupied at different times of the day.
- Gable ends to dwellings overlooking the public realm may contain at least one window at ground level, and / or a 1m buffer zone defined by planting.
-

Car parking

- Parking are to be provided on plot in lockable garages or on hard standings.
- Visitor parking can be provided on-street in areas overlooked by neighbouring properties.
- On plot garages should be positioned to allow entrances to the dwellings to be easily observed from the street and neighbouring dwellings.

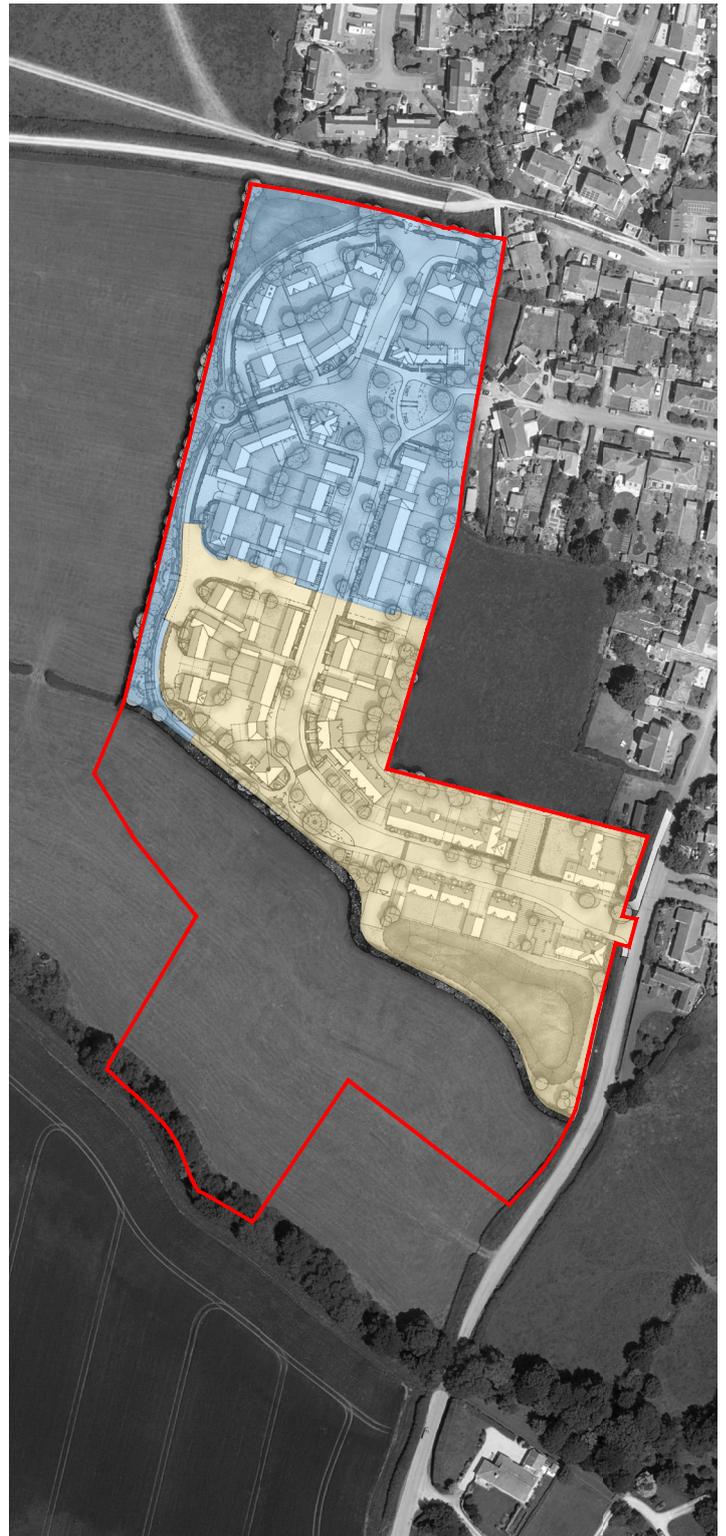
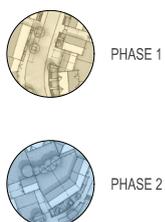
Planting in new developments

- New tree and shrub planting should be chosen to create an attractive residential setting and be designed to ensure proper maintenance.
- Dependant on location, planting should be chosen to allow good visibility, to avoid obscuring doors, windows or lighting, to avoid acting as climbing aids or potential hiding places, and to help deter graffiti.

4.13 Illustrative Phasing

Phasing

It is proposed that the development would be delivered in 2 phases, as illustrated by the plan below.



0701-1005-1A Parameter Plans V2-Development Phas-



Appearance **5**

5.1 Influence & Acknowledgement

As mentioned within the character analysis section the more historic parts of Wrington are used to help shape and influence the way in which the scheme at a detailed design level could appear.

A selection of further images of the village are contained here to inspire detailed design at reserved matters stage should planning permission be granted in outline.



5.2 - Illustrative Street Scenes



INDICATIVE STREET ELEVATION 1



INDICATIVE STREET ELEVATION 2

5.2 - Artist Impressions



Entrance to the site from Half Yard / Butts Batch



View from the west looking east into the village



View from the south looking north into the village toward the church



South east entrance gateway space, attenuation feature in the foreground



1st key node of the development, pedestrian connections to the western boundary (green link) and village street leading to church views

6.1 Conclusion

This document is proposed to support: -

An "Outline Planning Application for the residential development for up to 61 dwellings, open space, ecological mitigation and associated works with access from Butts Batch (all other matters reserved)"

The proposed design makes reference to appropriate contextual development, which has informed the built form and the appearance proposed.

The species-rich grassland/meadow, the retention of hedgerows, the provision of new public open spaces and protection of retained trees will provide real possibility to increase species; as well as a useful network of interactive open spaces for the community.

The scheme offers an exciting new development for Wrington that is sustainable, well integrated and a natural organic extension to the village and its surrounding environment.



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