

01 | Introduction

On behalf of the Ninesquare Trust we present proposals to develop land West of Somerton Road, Street. This presentation provides a summary of key considerations on a range of topics relevant to bringing this site forward for development.

Your views are sought in relation to the proposals prior to the submission of an outline planning application to the Council, where there will be further opportunities to comment.

The Ninesquare Trust
The Ninesquare Trust is a grant-making charity founded in 2005. Their funds are used for charitable purposes, with a particular focus on (i) the alleviation of poverty, (ii) the advancement of education, and (iii) providing a benefit to the people of Street and its surrounding area

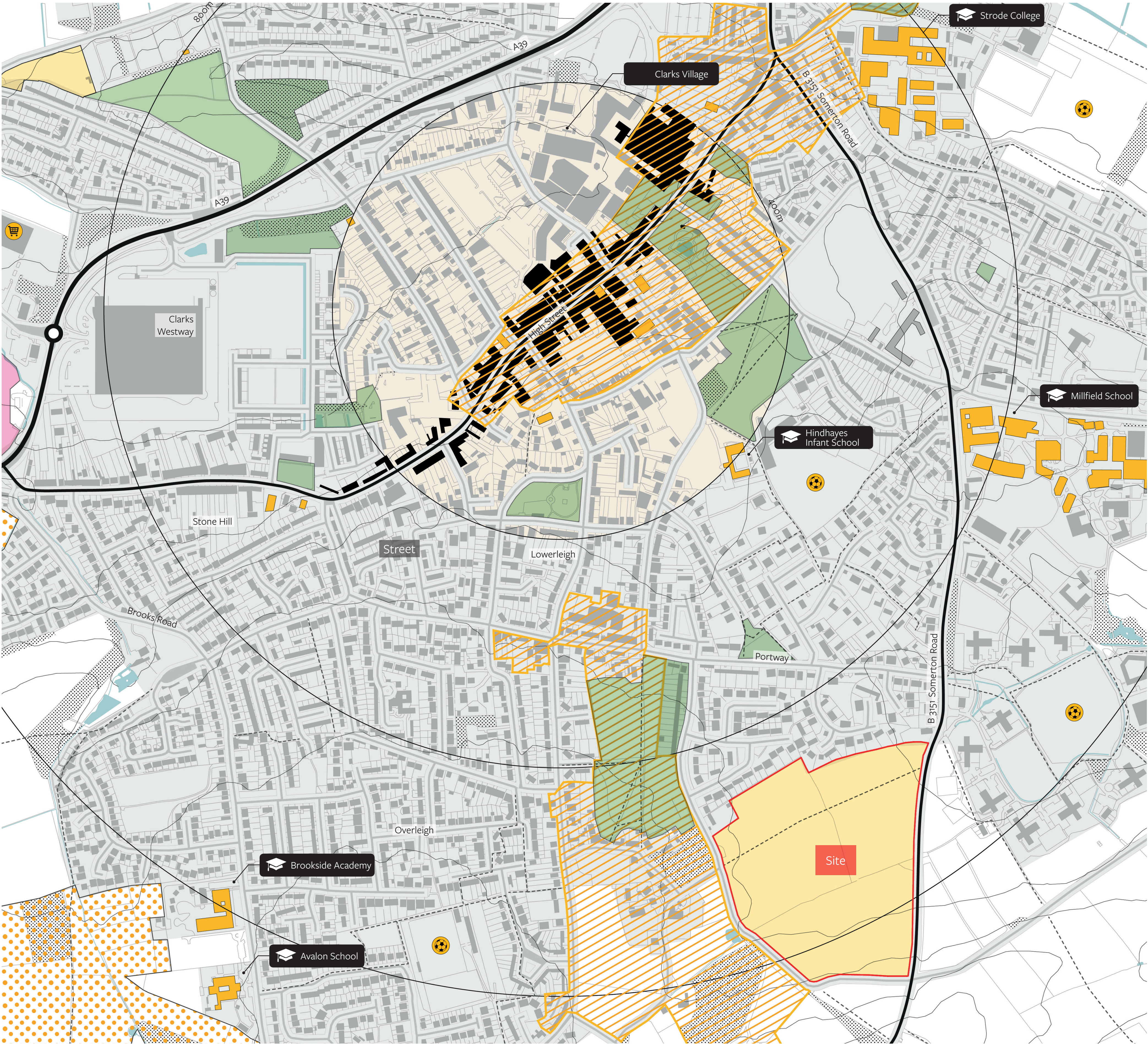
The Ninesquare Trust has paid out over £400,000 for charitable purposes, and this has been almost entirely spent within Street and the surrounding area. Some of the more recent activities include:

- Mentoring schemes - Long term support for Raising Aspirations and Promise Works.
- Education - Long term funding for Somerset Wildlife Trust's work with Primary Schools.
- Environmental
 - Combe Hill Wood.
 - Long term funding to maintain open access to a mixed wood on the Poldens.
 - Funding for the creation and maintenance of the Polden Way.

Receipts from the development of the site will add greatly to the capacity of the Trust to support charitable projects over the longer term.



02 | Planning Policy, Context & Facilities



Planning Policy

The site is proposed for allocation by Policy ST1 in the draft Mendip Local Plan Part 2 - Sites and Policies Development Plan Document as the Council have identified a need for additional housing.

Policy ST1, proposes the site for residential development of up to 280 dwellings including affordable housing.

The draft plan was submitted for Examination in January 2019 and hearing dates have recently been set for 23 July – 2 August 2019.

Key

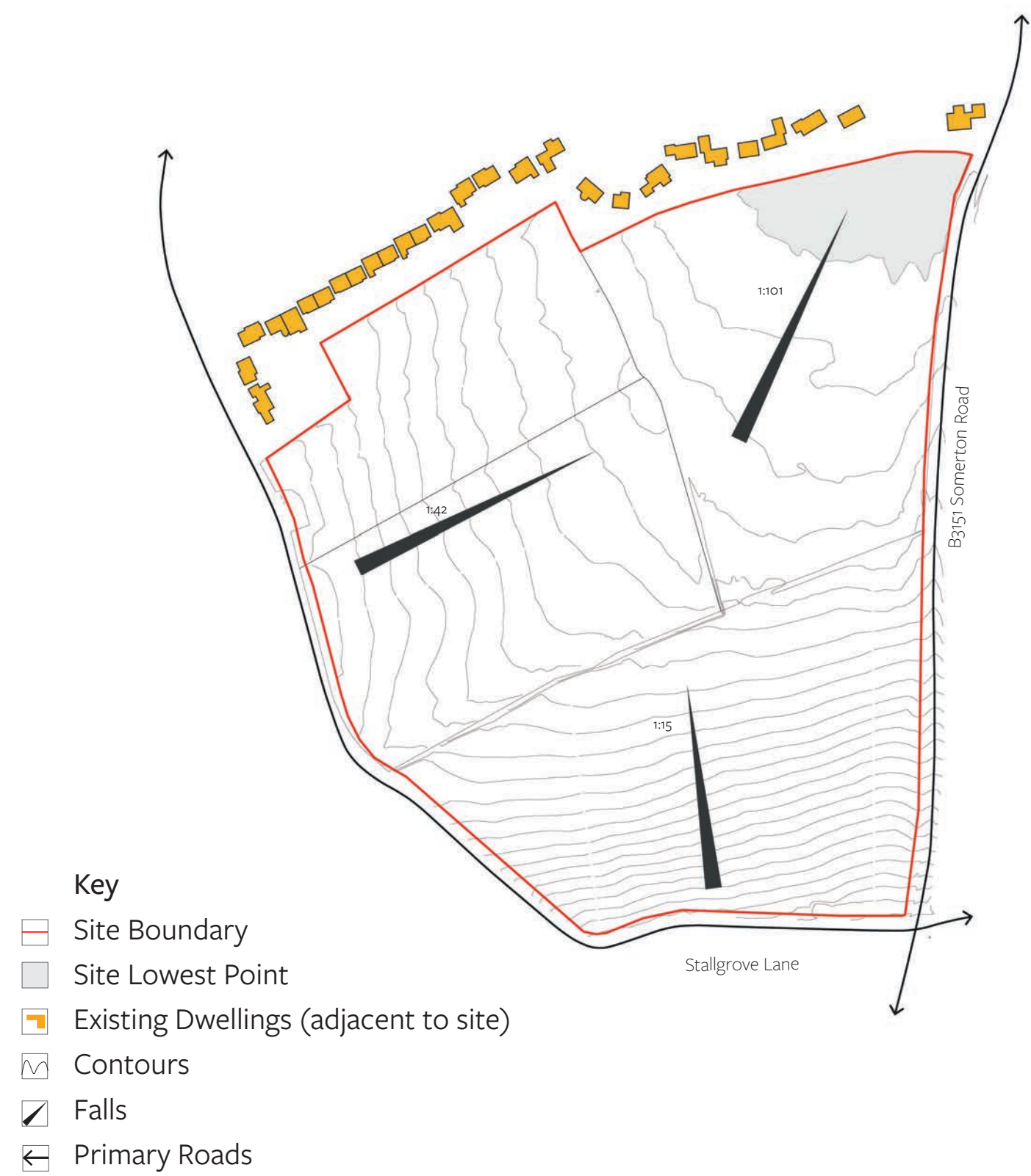
Application Boundary

Conservation Area

03 | Opportunities 1

Topography

Survey information provided by Lewis Brown



Ecology

Ecological information provided by Ecologic Consultant Ecologists



Waterways

Drainage information provided by RMA Environmental



Vegetation

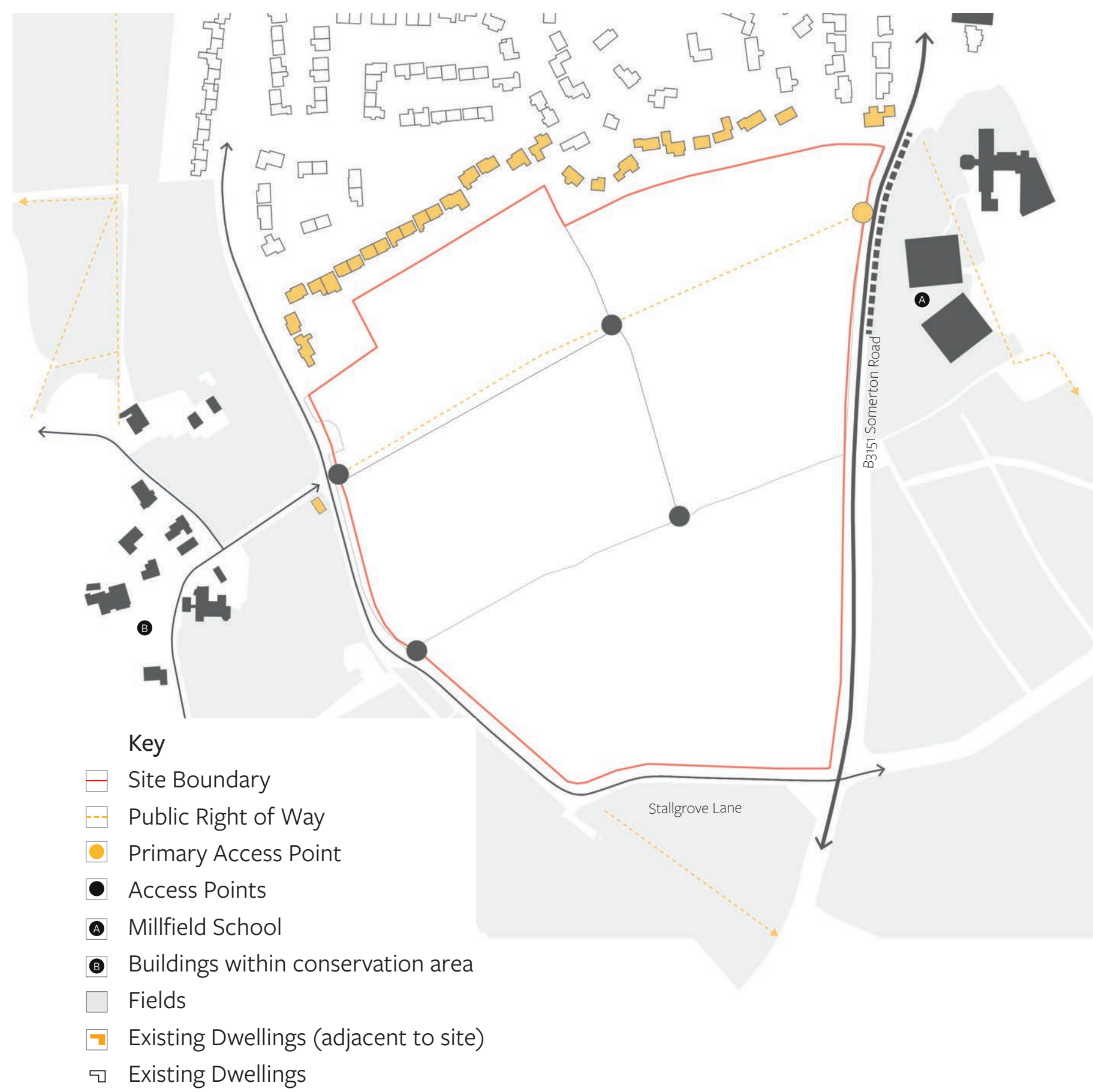
Vegetation information provided by JP Associates



04 | Opportunities 2

Movement

Transport information provided by AWP Exeter



Heritage

Heritage information provided by Heritage Places

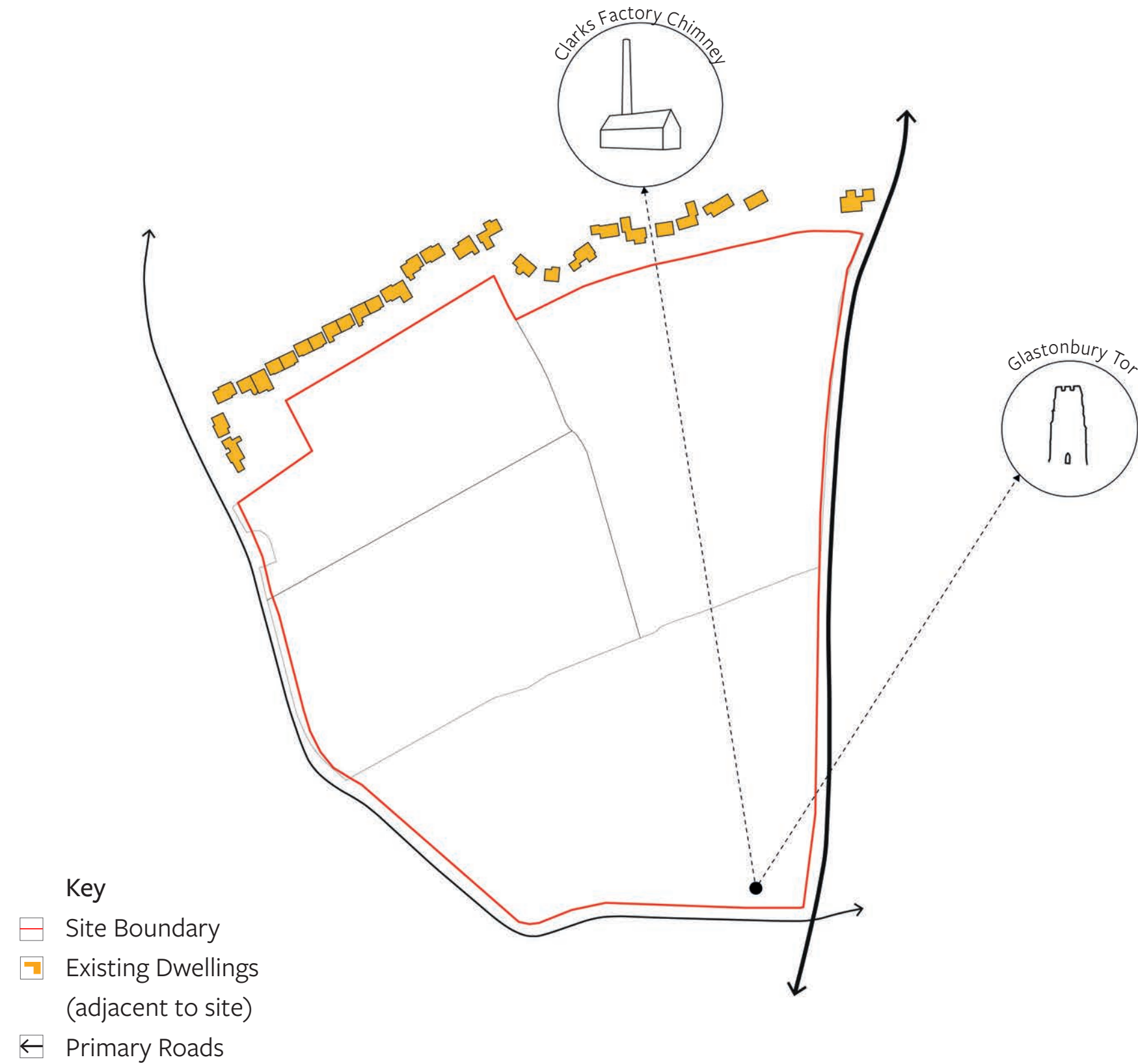


Landscape and Visual Appraisal

LVA information provided by Tyler Grange



Views

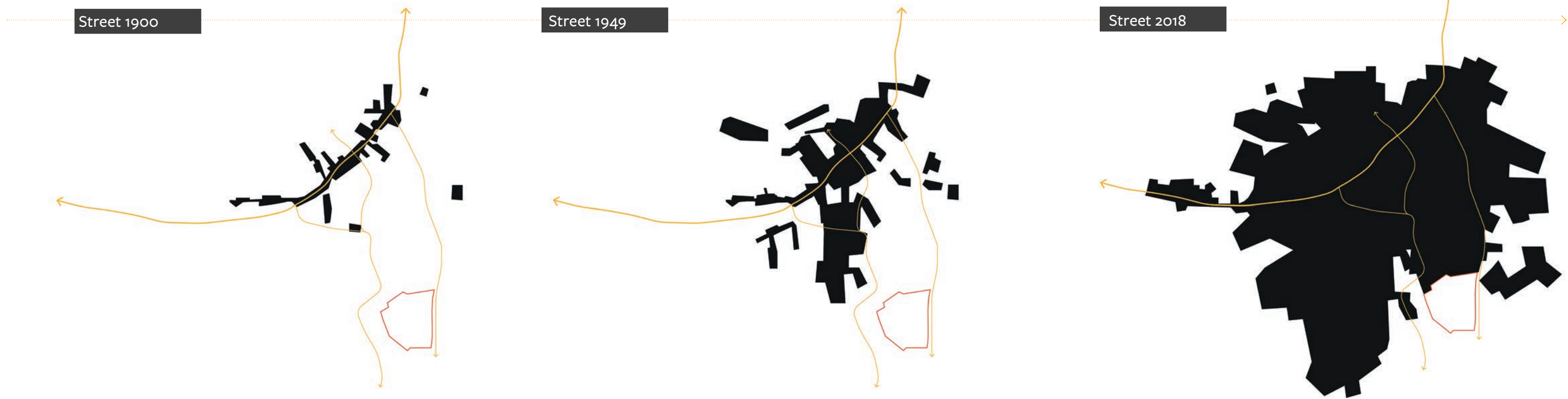


05 | Character

An assessment of the townscape has been completed as part of the initial investigations. This included a study of the historic growth of Street from the Late Victorian era where the settlement resembled a traditional Ribbon Development along the A39. This evolved in the post war era as the town infilled and grew south into the form we see today. Also demonstrated is the sites prime location as a natural extension to Street

Common elements and themes throughout the town have been identified, these will be used to inform the design of the proposals.

Historic Growth in Street



Local Distinctiveness - Terraces



Summary
Typical Density : 44dph
Typical Street Typology : Terraced Dwellings

- Long avenues of terraced housing, built for the workers of the original Clark's Family Factory
- Terraces typically ranging between 10 - 20 dwellings per terrace
- Narrow dwellings
- Long narrow rear gardens typically extending up to 20m in length
- Shallow front gardens ranging between 0 - 3m
- Wide central vehicular and pedestrian route spanning 15m in width
- Parking courts situated to the rear of the gardens and accessed through breaks in the terrace or at the end of terrace.

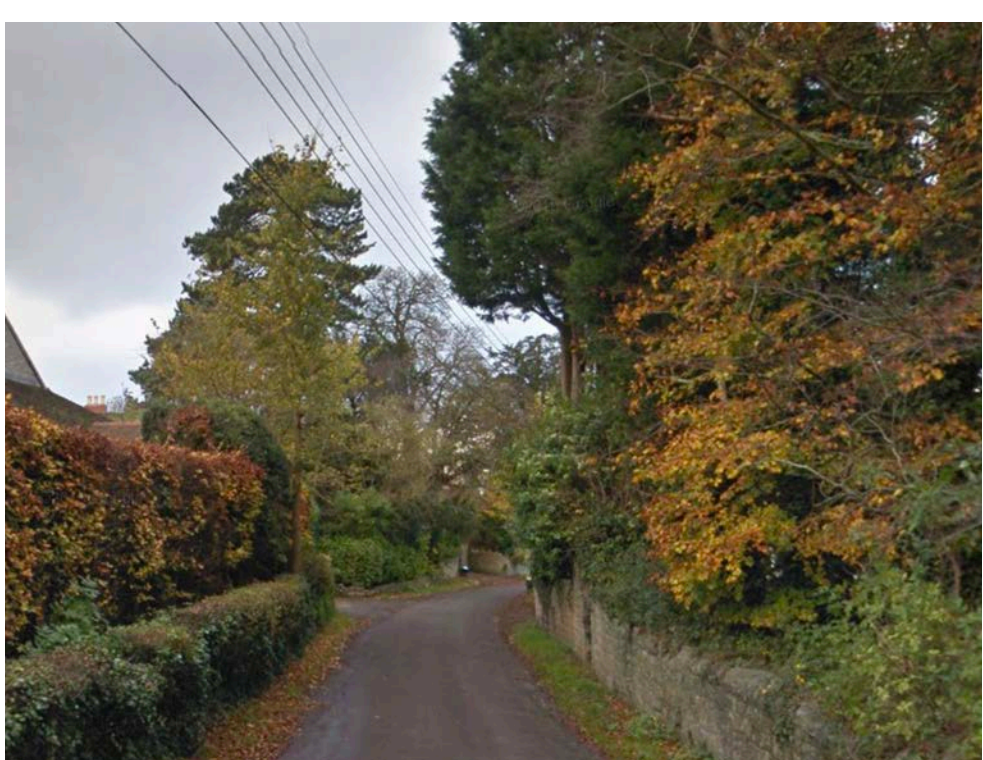
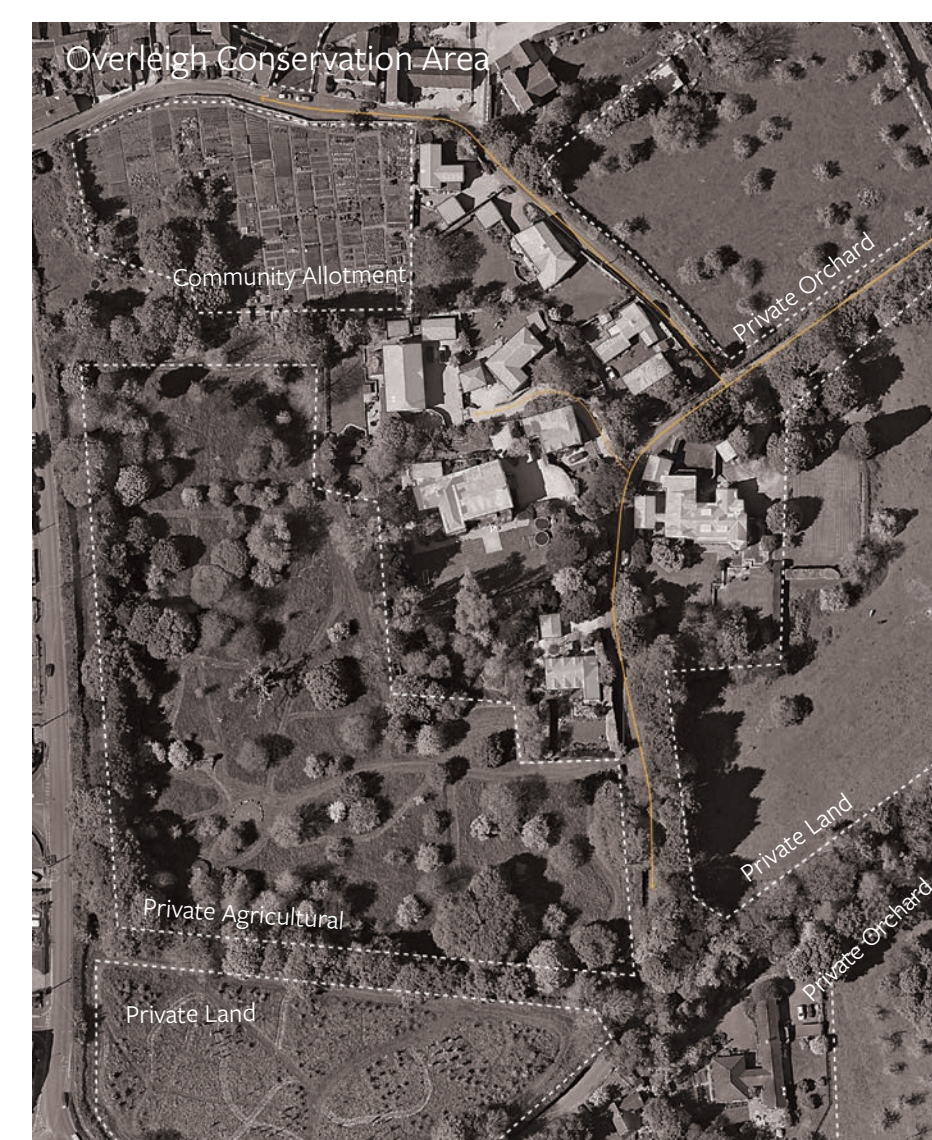
Local Distinctiveness - Overleigh Farmstead



Summary
Typical Density : 14dph
Typical Street Typology : Semi-detached, detached

- Large detached dwellings
- Farm house / Barn conversion typology
- Varied dwelling set back ranging from 0-15m
- Private parking courtyards
- Buildings fronting onto private spaces
- Atypical building formation - No pattern/ organic
- High natural stone boundary walls to gardens
- Low boundary wall to dwelling frontage - Gated access
- Blue Lias stone
- Red clay roof tiles

Local Distinctiveness - Overleigh Conservation Area



Summary
Typical Density : 8dph
Typical Street Typology : Large detached dwellings

- Private parking courts
- Attached/detached private garages
- Atypical dwelling frontages
- Organic dwelling set backs with varying dimensions
- 5-10m carriageway
- Large front and rear gardens
- High natural stone boundary walls
- Blue lias stone dwellings and detailing
- Red clay roof tiles

o6 | Masterplan

The Illustrative masterplan has been informed by extensive technical surveys and analysis undertaken by the appointed technical team to identify the constraints and opportunities presented by the site and inform the following key proposals:

- Up to 280 new homes (mix to be determined)
- Policy-compliant level of affordable housing, with tenure to be determined (locations not identified on plan)
- Main vehicular and pedestrian access off Somerton Road
- Secondary pedestrian/cycle access off Burleigh Lane

- Logical and coherent movement hierarchy within the site
- Car parking to standards
- New pedestrian crossing on Somerton Road (location TBC)
- Retention of trees and hedgerows
- Extensive landscaping and ecology mitigation
- Sustainable Urban Drainage System (SuDS)
- Informal public open space.



07 | Perspective



Precedent Images



08 | Masterplan Layers 1



Access & Movement

A new priority t-junction on Somerton Road is proposed for site access. The existing extent of Somerton Road along the eastern site boundary is proposed to be realigned and combined with a change in material with the aim to create a gateway to the town and change the perception of drivers as they transition from a rural road into a more urban situation. A new pedestrian crossing and footpath to the east of Somerton Road is proposed to connect the site with the existing footpath at the entrance to Millfield School, with a new uncontrolled crossing proposed across the Millfield entrance.

Somerset County Highways have asked us to consider an alternative access option that provides a traditional T-junction off Somerton Road, leaving the current route unchanged (shown below)



- Key
- Private Drives
 - ... Potential Secondary pedestrian/cycle route on to Burleigh Lane
 - ... Public Rights of Way
 - Primary Loop Road



Land Use & Scale

The land within the site boundary will deliver a residential development that could provide up to 280 dwellings.

A policy compliant proportion of the homes are proposed to be affordable. These will be evenly distributed across the site in small clusters.

Homes to the north of the site have been set back from the site boundary and will be limited to 2.5 storeys, providing both a bat corridor and privacy for neighbours.

- Key
- 3 Storeys
 - 2.5 Storeys
 - 2 Storeys

09 | Masterplan Layers 2



Green Infrastructure

The following landscape issues, opportunities and constraints have been identified and suitably responded to within the masterplan:

- Boundary vegetation visually contains the site.
- Boundary hedges and vegetation will where possible be retained and enhanced.
- East-West wetland meadow forms valuable habitat and provides opportunities for informal and formal play.
- Set back along the northern boundary with appropriate lux level lighting mitigates against impacts on migrating bats.
- The existing hedgerows within the site form valuable habitats for dormice which are to be retained and enhanced where possible with additional hedgerow planting.
- The western boundary has a landscape buffer to mitigate against impacts on the adjacent Conservation Area.

Key

- Major Hedgerows Retained
- Bat Corridor
- Ecological buffer
- Meadow
- Orchards



SUDS & Drainage

Flood Risk

All of the proposed dwellings are to be located on land within Flood Zone 1 (low risk), both for the current situation and when considering the effects of climate change. The proposed development will take account of the existing minor land drain which crosses the site, through including an appropriate maintenance/wildlife corridor, and the built development will ensure that all existing surface water flows paths are controlled appropriately within the development to ensure no adverse flood risk within the site or elsewhere.

Surface Water Drainage

The proposed drainage strategy will ensure that surface water runoff rates from the proposed development would be limited to equivalent greenfield runoff rates for the operational lifetime of the development through the use of a variety of sustainable drainage (SuDS) features, including attenuation basins or ponds, which would also provide biodiversity and amenity benefits.

Key

- Attenuation Feature

10 | Next Steps

Thank you for coming along to our exhibition today. Your views are very important and they help us to inform the preparation of the planning application.

Comments can be made in a number of ways:

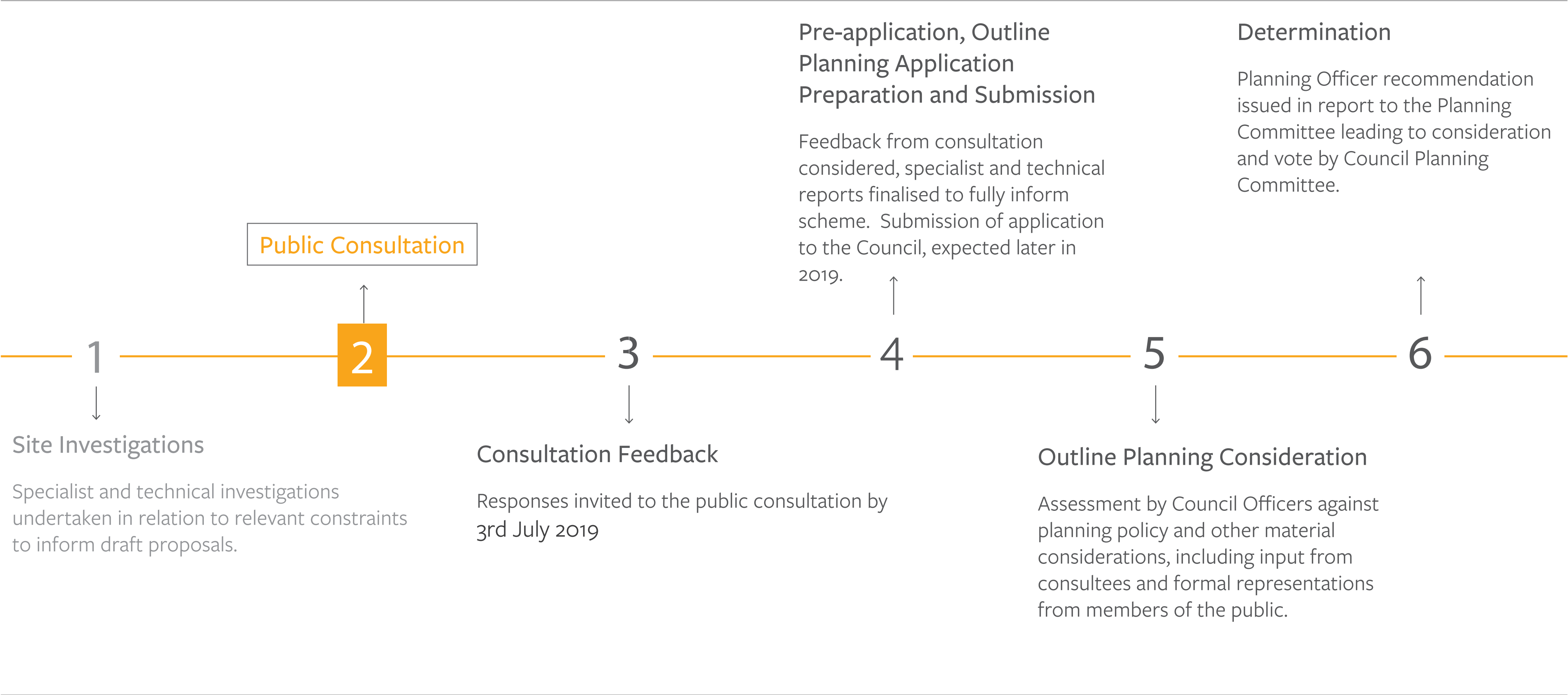
- Please take one of the feedback forms and place it in the ballot box.
- You can take the feedback form home and send it to;

WYG,
Hawkridge House,
Chelston Business Park,
Wellington,
Somerset,
TA21 8YA

Or email it to: planning.wellington@wyg.com

- You can submit your comments online from 12th June 2019 onwards. Please go to www.landatsomertonroadstreet.co.uk to complete the online questionnaire.
- Please make sure that all feedback (by post and online) is returned to us by 3rd July 2019.

If you have any issues with viewing the website, you can email us at: planning.wellington@wyg.com



Thank you for your interest in this site.