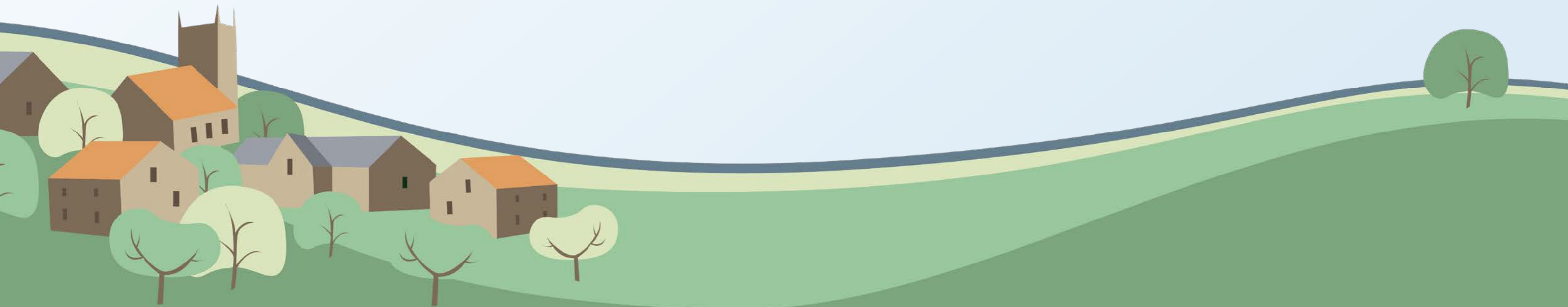


Land South of Roughmoor Lane, Westbury-Sub-Mendip

Design and Access Statement | January 2025



Contents

1.0 Introduction	3
2.0 The Site	4
2.1 Site Location	4
2.2 Site Description	4
2.3 Proposed Development	4
3.0 Planning Context	6
3.1 National Planning Policy	6
3.2 Local Planning Policy	7
4.0 Local Context	8
4.1 Village Character	8
5.0 Site Analysis	10
5.1 Archaeology and Heritage	10
5.2 Topography	12
5.3 Noise Assessment	13
5.4 Landscape and Visuals	14
5.5 Arboriculture	16
5.6 Flood Risk and Drainage	17
5.7 Ecology	18
5.8 Local Facilities and Services	19
5.9 Vehicular Access	20
5.10 Summary	21
6.0 Placemaking	24
6.1 Topography	25
6.2 Building Grouping/ Typologies	26
6.3 Landscape Setting	26

7.0 Consultation	28
8.0 Design Principles and Parameters	29
8.1 Design Principles	29
8.2 Land Use Parameter Plan	30
8.3 Access & Movement Principles	31
8.4 Green and Blue Infrastructure Principles	32
8.5 Building Height Principles	33
8.6 Public Space	34
8.7 Built Form	34
8.8 Identity	34
8.9 Access	34
9.0 Illustrative Masterplan	36

10.0 Materiality	38
10.1 Street Design	39
11.0 Sustainability	40
12.0 National Design Guide	42
13.0 Building for a Healthy Life	44
14.0 Key Benefits & Summary	46

CHUR200511 Design Principles Document				
Document Status	Revision	Issue Date	Author	Checker
PRELIMINARY	P1	22.11.24	TM/TW	TW
PRELIMINARY	P2	28.11.24	JF	TW
PRELIMINARY	P3	05.12.24	TM	TW
PRELIMINARY	P4	07.01.25	JF	TW
PRELIMINARY	P5	14.01.25	JF	TW

Copyright © 2024 Thrive Architects Ltd. All rights reserved.
 The contents of this document must not be copied or reproduced in whole or in part without the written consent of Thrive Architects Ltd. Plans and/or images may use map data licensed from Ordnance Survey © Crown copyright 2024. All rights reserved. Licence number 100007359.



1.0

Introduction

The site, comprising of the land south of Roughmoor Lane, Westbury-sub-Mendip is allocated for housing development by Somerset Council (formerly Mendip). Policy WM1: Land at Court House Farm sets out eight key objectives for the development of this site, including the provision of 0.1 Hectare of land for a community facility.

The site is owned and promoted by The Church Commissioners for England who have carried out extensive consultation locally and with the authorities. The Proposals in this Outline Planning Application have taken into account the responses to the consultation and sought to address this where possible.

This is an Outline Planning Application for up to 60 homes with all matters reserved except access. This Design and Access Statement (DAS) has been prepared in support of this application.

The application is also accompanied with a Design Principles Document (DPD). The Design Principles Document presents specific design requirements which will deliver a high-quality place. Subsequent reserved matters applications will be expected to comply with these requirements to ensure development of this site is designed and built in a manner and style sympathetic to the prevailing village character.



— Site Application Boundary

AERIAL OF APPLICATION BOUNDARY



2.0

The Site

2.1 Site Location

The site is located in the village of Westbury-sub-Mendip, Somerset, on the A371 Stoke Road which connects with Cheddar to the northwest and Wells to the east. The site sits at the western edge of the village to the south of the A371.

2.2 Site Description

The site is currently accessed via a farm gate and is in agricultural use. Views south across the Somerset levels and beyond are evident from the site. The northern boundary is defined by Roughmoor Lane and an existing hedgerow. Several existing residential properties are located on the northern side of the Lane.

The southern boundary of the allocation site is undefined and sits within the agricultural field. The western boundary is defined with a row of mature trees beyond which is the village recreation ground (Robert Granville Playing Field) providing sports pitches and play facilities. The eastern boundary is defined on the northern section with existing curtilage listed agricultural barns. The remainder of the eastern boundary abuts modern agricultural barn structures.

2.3 Proposed Development

This outline planning application seeks permission to develop up to 60 homes. Also included in the application is the diversion of Roughmoor Lane, and provision of 0.1 Hectares of community land, these are requirements set out in the site allocation.



RIGHT: APPLICATION SITE SHOWN IN WIDER CONTEXT



VIEW SOUTH FROM SITE ENTRANCE ON ROUGHMOOR LANE



VIEW SOUTH OF ROUGHMOOR LANE



VIEW EAST FROM SITE, ACROSS LEVELS

3.0

Planning Context

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) (2024) sets out the Government's policies for England and states that there are three dimensions to sustainable development: economic, social and environmental. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking, development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The drive to create high quality buildings and places

Section 12 of the NPPF outlines the importance of ensuring good design through the planning process, stating that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. ... Being clear about design expectations, and how these will be trusted, is essential for achieving this."*

Paragraph 131 highlights that the creation of high-quality buildings and places is fundamental to the housing and development process. It states that good design is a key aspect of sustainable development.

Local Plans (paragraph 133) should be clear regarding what is expected to achieve a high-quality design and local design codes should be prepared that are consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.

Paragraph 134 confirms that in the absence of locally produced design guides or design codes the National Design Guide and National Model Design Code should be used to guide decisions on planning applications.

Paragraph 135 states that planning decisions should aim to ensure that developments:

"Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Paragraph 139 states development which is not well-designed should be refused:

"Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

3.2 Local Planning Policy

Mendip Local Plan Part 1 (2014)

Key relevant policies to design include:

DP1: Local Identity and Distinctiveness

- Development proposals should contribute to the maintenance and enhancement of local identity and distinctiveness.
- Appreciation of the built and natural context of the locality.
- Recognising that distinctive street scenes, townscapes, views, scenery, walls or hedges, trees, rights of way and other features collectively generate a distinct sense of place and local identity.

DP7: Design and Amenity of New Development

The LPA will support high quality design resulting in usable, durable, adaptable, sustainable and attractive places. Proposals for new development should demonstrate that they:

1. Are of a scale, mass, form and layout appropriate to the local context
2. Protect the amenity of users of neighbouring buildings and land uses and provide a satisfactory environment for current and future occupants
3. Optimise the potential of the site in a manner consistent with other requirements of this policy
4. Incorporate all practical measures to achieve energy efficiency through siting, layout and design
5. Maximise opportunities for:
 - i. The use of sustainable construction techniques
 - ii. The use of sustainable drainage systems
 - iii. Renewable energy generation on site

iv. The use of water efficiency measures, recycling and conservation

v. New residents to minimise, re-use or recycle waste

6. Use locally sourced or recycled materials wherever practically possible
7. Meet the access needs of a wide range of users
8. Incorporate appropriate crime prevention measures
9. Undertake construction in a manner that makes efficient use of materials and minimises waste.

Mendip Local Plan Part 2 (2021)

The application site is allocated for residential development in the Mendip Local Plan Part 2 under Policy WM1:

WM1: Land south of Roughmoor Lane

Development requirements and Design Principles:

1. A minimum of 40 homes including affordable housing consistent with relevant policy.
2. Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development in this rural location.
3. New development should reflect the local materials and style.
4. The site should be designed to safeguard the amenity of neighbouring residential properties.
5. Opportunities should be taken to maintain or enhance biodiversity and particular consideration will be needed of the impact on designated sites. 0.13 ha of accessible bat habitat should be provided.

6. Further investigation will be required of traffic impacts and a safe access onto the A371 will be required. Safe pedestrian links should be provided to enable access on foot to the village core.

7. The impact on nearby listed buildings and the Conservation Area will need to be carefully considered.

8. Up to 0.1ha of land will be made available for the delivery of a community facility. No further contributions towards community facilities will be sought from the site.



4.0

Local Context

4.1 Village Character

Westbury-sub-Mendip is a quaint village characterised by its picturesque setting in the Mendip Hills, making it an attractive location for those who appreciate natural beauty and tranquillity. The village exudes a traditional English charm with its historical architecture, including stone cottages and the notable Church of St. Lawrence. It fosters a tight-knit community atmosphere, where local events and activities are an integral part of village life. The presence of a community-run shop and active village hall underscores the residents' commitment to preserving and enhancing community spirit. The surrounding countryside offers numerous opportunities for outdoor activities like hiking and birdwatching, appealing to nature enthusiasts. Overall, Westbury-sub-Mendip is a peaceful and welcoming place, combining rural living with a sense of community.

The local conglomerate limestone is the dominant material used for buildings and structures. The main road through the village is lined with walls and buildings constructed with this material providing a dominant characteristic. This continues in areas beyond the main road but gradually becomes diluted when entering more modern development. Roofs are either slate or double roman pantiles. There is little evidence of brick except where used for detailing of stone elevations. Some more recent development has utilised reconstituted stone and render.

The application site's frontage is defined by Roughmoor Lane. The character of Roughmoor Lane is defined by the northern field boundary of the site and the dwellings located along the Lane, these are relatively modern buildings with the exception of a period property located at the eastern end of the Lane. The 'Stoneleigh' development is also accessed via Roughmoor Lane, this is a relatively modern development.

The A371 is a prominent feature of the village, which creates an upper and lower village. Historic structures are scattered throughout the village (see heritage analysis on P10). These buildings help to maintain an overall historic character. However, there are a notable number of modern developments, particularly to the south of the A371. These are not necessarily particularly sympathetic to the village character and are built with modern materials. Stoneleigh in particular is relatively urban in character and is built of brick. The lower area is considered to be mid 20th century and of red brick, the upper area is later 20th century built with buff brick.

Other modern developments include Station Road/ Bell Close. Station Road is relatively suburban but with retained elements of historic structures and mature landscape which provides a pleasant environment. Bell Close is a late 20th century edge of village development with little historic context, comprising detached properties with integral and detached garages.

The development at Lodge Hill is also comprised of detached homes with detached garages and designed in a pseudo classical style with entrance portico's and large sash style windows. The use of reconstituted stone and render, however, help it to assimilate with the more historic village context.

Elsewhere in the village, particularly on the upper slopes, more recent infill development has adopted more traditional designs and utilised natural and reconstituted stone to good effect.



RIGHT: IMAGES OF LOCAL CHARACTER AND FACILITIES

RIGHT: SERVICES AND FACILITIES PLAN



Community Shop and Post Office

A371

Application Site

St Lawrence's C of E Primary School

St Lawrence's Church

The Westbury Inn

Recreation ground

Westbury-sub-Mendip Village Hall

Lodge Hill Ind Estate

A371

● Bus stop - Service 126
Weston-super-Mare - Wells

5.0

Site Analysis

5.1 Archaeology and Heritage

A detailed Heritage Assessment has been undertaken to assess the potential effects of the proposed development upon heritage assets within and surrounding the Site. The assessment was undertaken in accordance with current heritage related planning policy and followed industry standard guidance produced by Historic England and the Chartered Institute Archaeologists. The archaeological potential of the site has been further assessed through geophysical survey.

The assessment identified a low potential for the presence of archaeological remains of prehistoric date to be present within the Site, with remains of this period recorded extensively on the higher ground of the Mendip Hills to the north. The available evidence indicates some level of Roman period activity within the local landscape, and there is accordingly some potential for remains of this period to present within the Site, although it is unlikely to have been a focus for any extensive settlement.

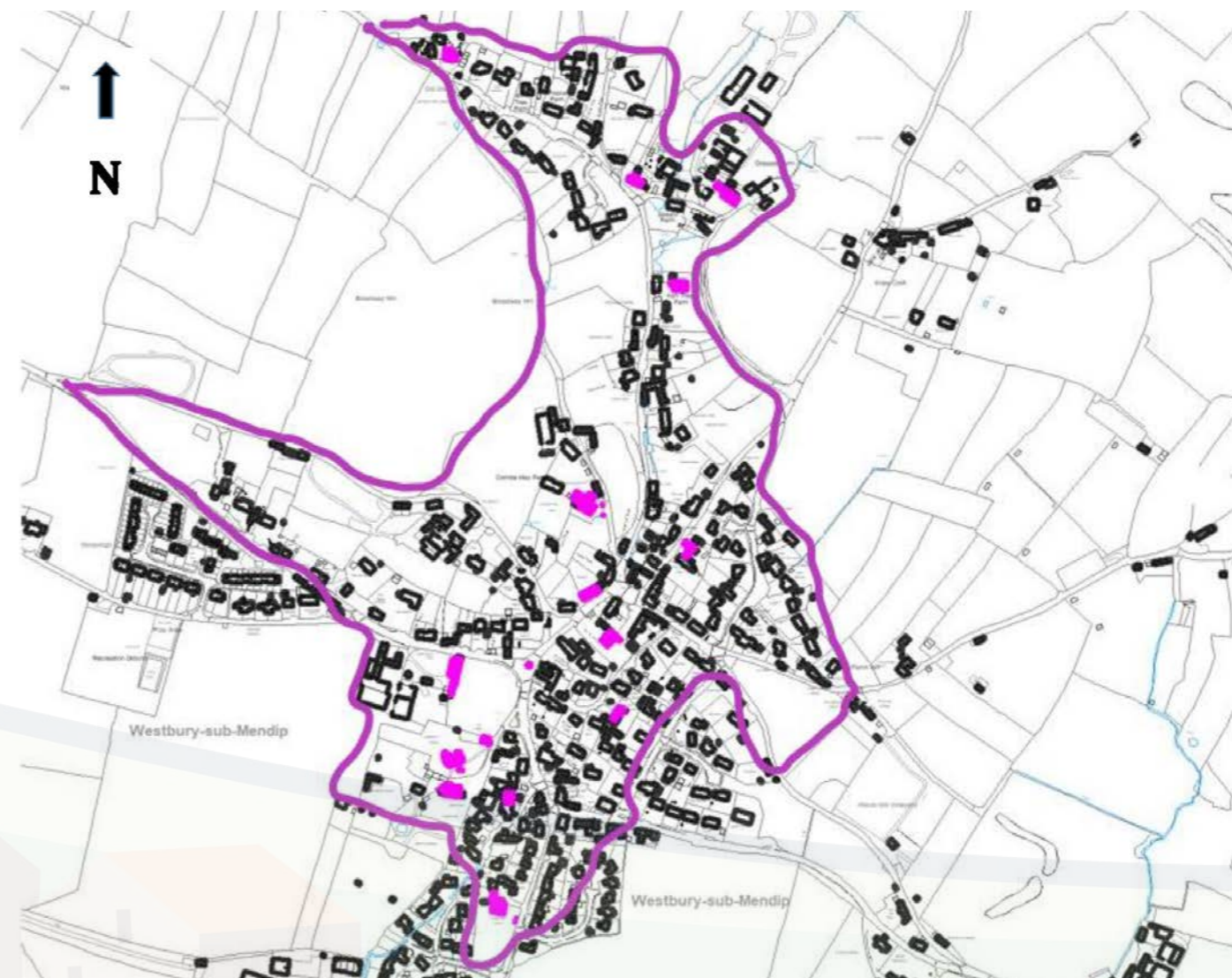
The Site is situated at the western fringes of the village of Westbury-sub-Mendip, within the immediate vicinity of the presumed location of the medieval manor house held by the Bishop of Wells. While it is thought that the Site lay beyond the extents of the manor complex and medieval settlement, there is considered to be some potential for associated remains to be present. Any such remains would likely reflect peripheral activity. The geophysical survey within the Site did not identify any anomalies which were suggestive of significant archaeological remains.

The Site lies at the western edge of the Westbury-sub-Mendip Conservation Area, forming part of its wider landscape setting. The proposed development alter an existing, non-specific view of this surrounding landscape available from Roughmoor Lane, but would not affect any of the key aspects which contribute to the understanding or appreciation of the character and

appearance of the Conservation Area, comprising its historic layout and architectural elements, and would not harm its overall significance.

The proposed development would potentially alter views of the wider landscape from within the churchyard of the Grade II* Listed Church of St Lawrence, as well as the views towards the church from within the landscape to the west. However, these

views are not considered to offer the best appreciation of the church or its wider context, which relates more pertinently to the village it has historically served. The development design maintains a view corridor towards and from the church, allowing a continued appreciation of the church from within the site. The key elements of setting which contribute to the significance of this designated heritage asset would remain unaffected.



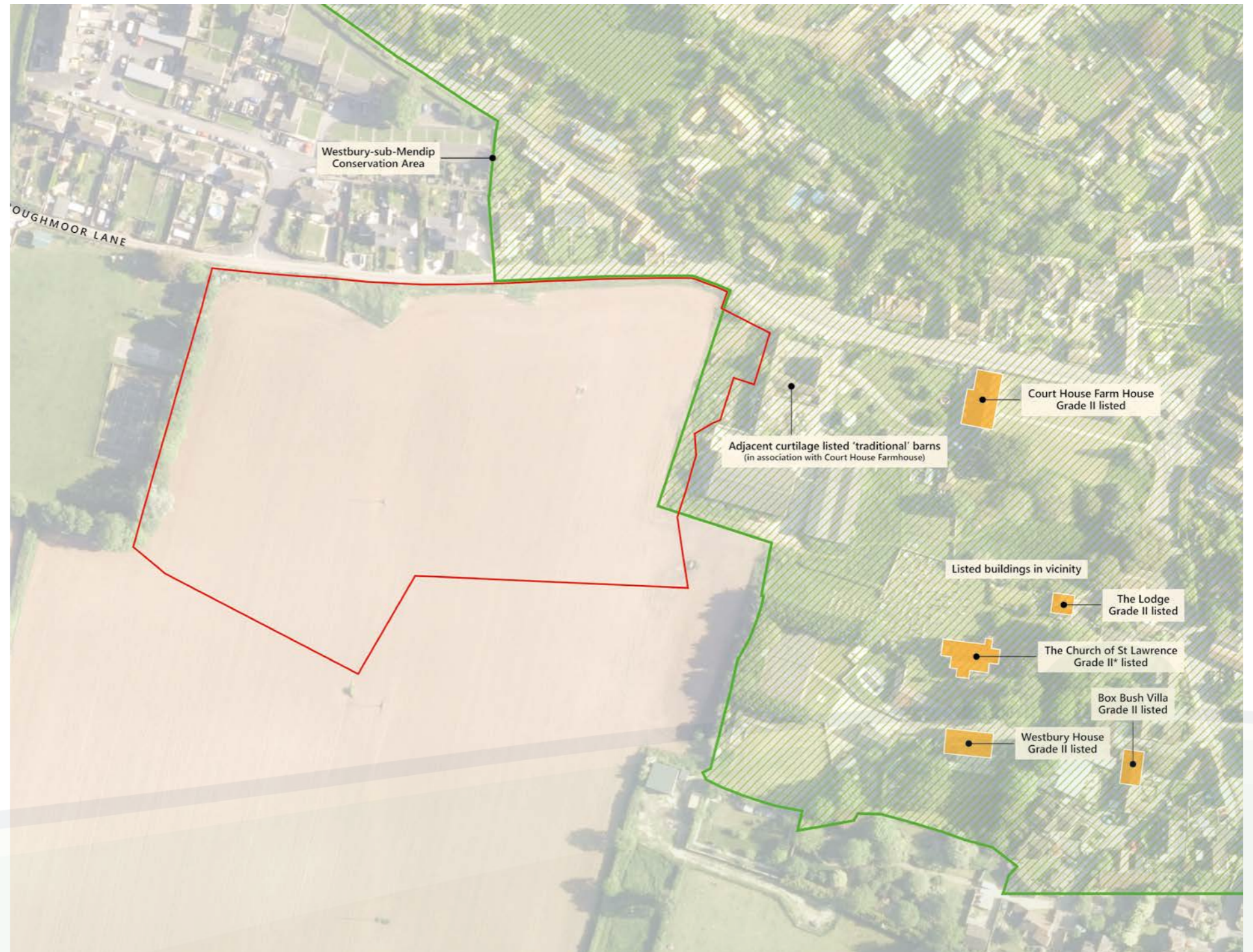
CONSERVATION AREA PLAN (LISTED BUILDINGS IN PURPLE)

There are 20 listed properties and structures in Westbury-sub-Mendip, the closest listed properties to the site are located to the east of the site and include:

- The Church of St Lawrence - Grade II*
- Court House Farmhouse - Grade II
- The Lodge - Grade II
- Westbury House - Grade II
- Box Bush Villa - Grade II

Paragraph 9.8 of the heritage Assessment prepared by Cotswold Archaeology states the development (subject to design)... 'is likely to preserve and even enhance the local heritage environment through conservation and regeneration of the Site, uplift in its appearance and putting at risk historic buildings into viable uses consistent with their conservation. As such, no harm is anticipated from a sensitive scheme as outlined in this assessment.'

In relation to St>Lawrence Church, the report further states...'no harm is anticipated in relation to a new build scheme at Court House Farm, though this caveated as above regarding building layout and design.'



HERITAGE ASSETS, LISTED BUILDINGS PLAN

5.2 Topography

The site has a gradual gradient from the elevated northern boundary down towards the southern boundary of the allocation. The change in level is approximately 6.0m north to south. East to west is relatively flat along the contour lines.



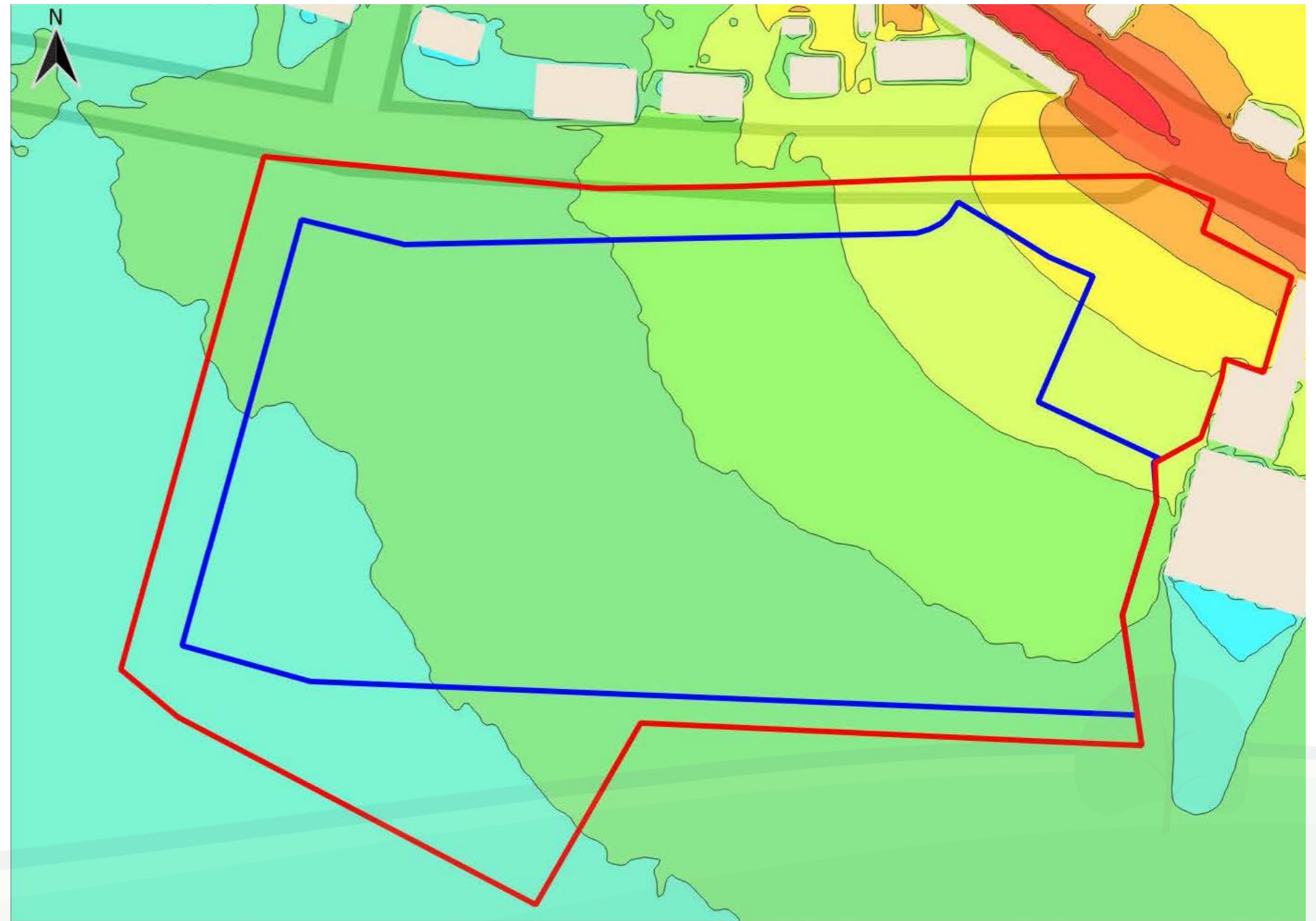
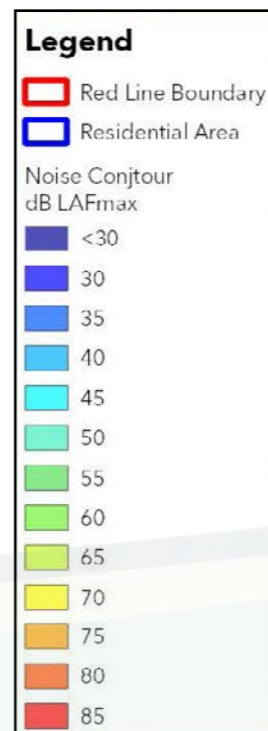
TOPOGRAPHY PLAN

5.3 Noise Assessment

A Baseline Noise Survey to quantify the existing day and night noise environment was carried out on the Site. The predicted level of noise across the Site can be mitigated to have no adverse impact abiding good acoustic design is incorporated to the development.

Indicative sound insulation requirements have been calculated to inform the design of the detailed site layout at reserved matters stage. A glazing sound insulation level of 29dB RW+Ctr will be sufficient to meet internal noise criteria where uprated glazing is required. Living rooms within approximately 60m of A371 would need a ventilation sound insulation specification of 32dB Dne,W. Bedrooms across the majority of the Site would need a ventilation sound insulation specification of 35dB Dne,W.

Calculated noise levels across the Site are generally within WHO guidelines for serious annoyance. Mitigation measures may need to be considered in areas that exceed the guideline level once the final Site layout is known.



NOISE CONTOUR PLAN

5.4 Landscape and Visuals

The Site does not lie within any national or local landscape designations. The Mendip Hills National Landscape lies approximately 150m north of the Site at its closest point and consideration of views, special qualities and its 'setting' have been considered through the evolution of the masterplan.

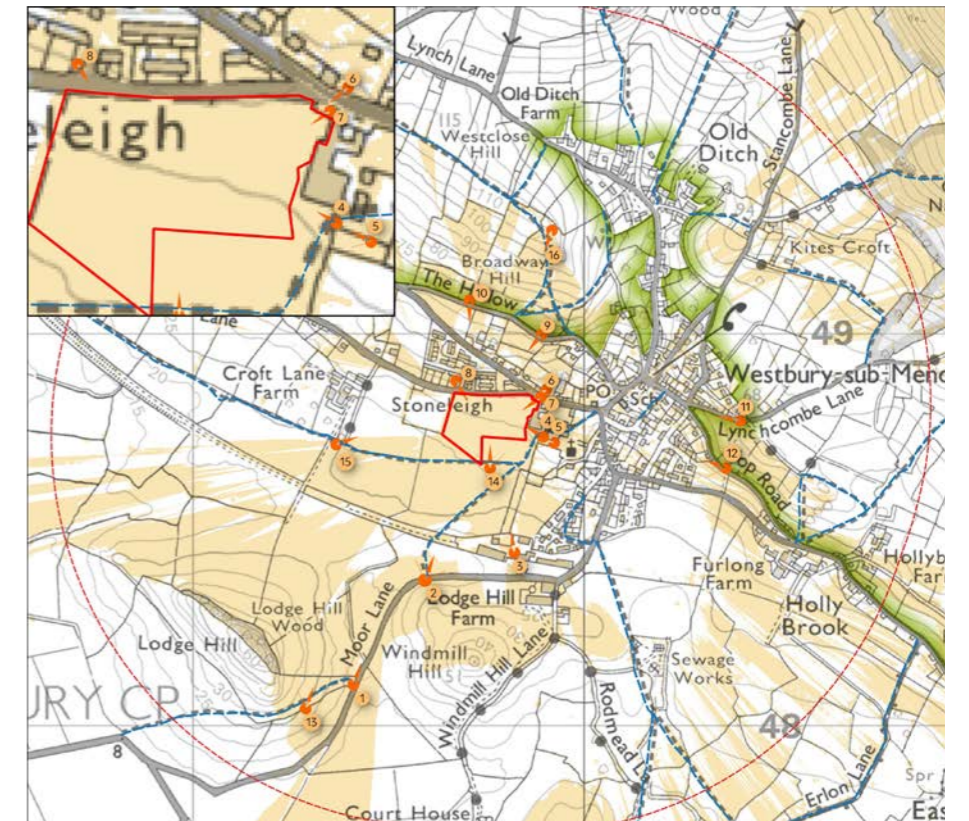
The landscape features of the Site identified are limited to a mature but gappy hedgerow located along the northern boundary of the Site with Roughmoor Lane with the rest of the Site being arable farmland. The Site is a small area of a much larger field that is enclosed along its western, southern and partially along its eastern edges by mature vegetation. The topography of the Site gently slopes southwards from Roughmoor Lane and is at similar grade to development immediately north and further east and south-east within Westbury-sub-Mendip. The identification of these features at an early stage has ensured that the emerging scheme proposals are designed to work with the natural baseline of the Site to ensure a 'landscape-led' approach.

In terms of visual context, there are no known published views that the Site is visible from or where the Site forms part of the view. Within the Site, there are no available public views provided by Public Rights of Way (PRoW), Open Access Land or any other forms of public access. To the south-west, presence of PRoW within 1km of the Site is extremely sparse whilst there is a greater presence to the south, east and north. There are views available towards the Site from the nearby PRoW network from close range or from upon elevated ground to the north and south within 1km of the Site. In terms of the road network, aside from Roughmoor Lane which passes adjacent to the northern boundary of the Site, there is little opportunity for views towards the Proposed Development due to a combination of intervening topography, built form and mature vegetation. Visual analysis

has ensured that matters in relation to building heights, offsets, massing, landscape features and visual mitigation planting have been considered from an early stage to ensure the scheme proposals assimilate with Westbury-sub-Mendip.

Landscape and Visual Design and Mitigation Measures:

- A community green area that will form an attractive interface between the Site, Roughmoor Lane and Stoke Road that will be a usable gathering space for new and existing residents;
- A new area of open space in the west of the Site, connecting with the existing recreation ground on Roughmoor Lane;
- New landscape buffer to the south of the Site to be planted with a native species-rich hedgerow and trees to provide a softening effect of the development when viewed from the south;
- New native tree planting in all areas of structural GI and open space;
- The restoration and enhancement of the retained native hedgerows, including gapping up;
- New native hedgerows along the southern and northern boundaries of the Site to connect into the existing hedgerows situated at the periphery of the Site; and
- New areas of open space with mixed native and amenity planting, including species capable of achieving canopy scale.



ABOVE: ZONE OF THEORETICAL VISIBILITY MAP

RIGHT: SELECTED PHOTO-VIEWPOINT LOCATIONS



PHOTO-VIEWPOINT LOCATION 4



PHOTO-VIEWPOINT LOCATION 8



PHOTO-VIEWPOINT LOCATION 14



PHOTO-VIEWPOINT LOCATION 7

5.5 Arboriculture

Existing trees are limited to the western boundary and provide a significant landscape feature, these are outside of the application boundary and CCE's ownership. Immediately to the east of the boundary is the Westbury-sub-Mendip Recreation Ground. The trees are mature and of various species. Adequate root protection measures will be required to ensure retention and development of these trees.



- Site Application Boundary
- Existing Trees/Hedgerows
- Root protection area (RPA) for A & B category trees
- (RPA) for C category trees

EXISTING TREE AND HEDGEROW PLAN

5.6 Flood Risk and Drainage

A comprehensive flood risk assessment (Pell Frischmann report 109219-PEF-ZZ-XX-RP-YE-000010) has been carried out for the site, covering all sources of flooding. This has involved consultation with key stakeholders, including the Environment Agency and Somerset County Council as the Lead Local Flood Authority. The site is generally at a low risk from all sources, it lies outside of any areas of fluvial flooding and is remote from any watercourses or overland flow routes. Any sources of artificial flooding from the north are likely to be conveyed by Roughmoor Lane and the A371 away from the site and groundwater is unlikely to accumulate near the surface on a site as steep as experienced.

The masterplan has been developed to consider all sources of flooding to mitigate and reduce risk to future development. In addition to this, areas within the masterplan have been identified as opportunities for Sustainable Drainage and Surface Water attenuation. A strategic wetland feature will provide attenuation volume at the southern end of the site while conveyance swales along the southern and western boundaries will act to direct surface water generated by the development to this wetland. From this wetland, surface water will be discharged into an unnamed watercourse beyond the southern edge of the site where it flows southwards. These measures allow for the control of peak runoff leaving the site, ensuring that the development has no negative impact on any watercourse downstream.

Opportunities for Sustainable Drainage Features, primarily in the form of rain gardens have been identified within the public realm, primarily within the green space in the centre of the site and adjacent the realignment of Roughmoor lane to the north of the site.

TOP RIGHT: DRAINAGE PLAN FOR PROPOSED LAYOUT

RIGHT: FLOOD MAPPING FOR FLOOD ZONES AND 1 IN X YEARS



5.7 Ecology

Habitats within the site support a number of common and widespread species and, in themselves, are of limited ecological value. The site is comprised mainly of arable land, and its loss is not considered significant. Current proposals include the retention and enhancement of the majority of on-site habitats of principal importance for local wildlife, namely the hedgerows and grassland field margins associated with them. The development will enhance retained habitats where possible and establish new habitats which will provide opportunities for wildlife.

The site offers foraging and commuting habitat for bats, Badgers, Hedgehogs, Hazel Dormice (this species has not been recorded on-site during the surveys undertaken), reptiles and invertebrates. Suitable bird nesting habitat is also present. Common and widespread bat species such as Common Pipistrelle and Soprano Pipistrelle have largely been recorded on-site, in addition to Lesser and Greater Horseshoe bats and Barbastelle, albeit in low numbers. Additional species include Brown-Long-eared Bat, Leisler's Bat, Serotine and Myotis sp. A small population of Slow Worm is present on-site. Glow-worm lava are also present within the wider study area.

Overall, the survey work completed has identified some habitats of ecological interest and use by protected species. The proposals incorporate the majority of habitats of value as part of the green infrastructure for the new development, while delivering new habitats of ecological interest that will deliver a significant Biodiversity Net Gain, as well as specific new features for wildlife. Additional measures include the installation of bat, bird and insect boxes and 'Hedgehog Gateways'. Habitats will be managed both for the benefit of wildlife and new residents. Full details of the habitats and species present within the site is included within the Ecological Assessment.

The proposed development will deliver in excess of 10% BNG on site.

There are a number of European designated sites in the area surrounding the site. Of principal importance are:

- North Somerset and Mendip Bats Special Area of Conservation (SAC); and
- Somerset Levels and Moors Ramsar.

Consideration has been afforded to the potential impacts on these and other sites, with reference to published guidance including:

- The North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: Supplementary Planning Document; and
- Local Plan Part II (2006 - 2029) for Adoption Habitats Regulations Assessment

Mitigation is discussed in more detail in the HRA report, including:

- Measures to ensure retention and enhancement of commuting and foraging habitats for bats; and
- Additional information regarding impacts through hydrological pathways.

By way of summary it is concluded that, subject to the implementation of the measures discussed above, the potential for the proposals to adversely impact the integrity of any European designated sites can be ruled out.

5.8 Local Facilities and Services

The village provides several local services and facilities catering to residents and visitors. One key facility is the community-operated village shop, offering groceries and daily essentials. The village hall hosts various events, activities, and community gatherings, serving as a hub for local life. The local pub is a traditional pub serving food and drink. Educational needs are met by the local primary school. Secondary school needs are available in nearby Cheddar and Wells.

The Church of St. Lawrence is an active Parish church offering Sunday worship and other religious services such as weddings, baptism and funerals.

Westbury-sub-Mendip is surrounded by beautiful countryside, making outdoor activities like walking and hiking popular. Public transportation is available but limited, with bus services connecting to nearby towns such as Wells, Cheddar and Glastonbury.



- Site Application Boundary
- A371 Main Road
- - - Public Rights of Way
- Bus Stop

IDENTIFIED SERVICES AND FACILITIES

5.8.1 Public Transport

Westbury-sub-Mendip is served by local bus services that connect the village to nearby towns such as Wells and Cheddar. The 126 service connects Weston Super Mare to Wells travelling along the A371 through Westbury-sub-Mendip.

5.8.2 Walking and cycling

The village is surrounded by beautiful and extensive countryside. Various footpaths, both formal and informal, surround the village and lead in many directions beyond the village. Public Right of Way W13/3 runs east west to the south of the allocation site and provides connection to the wider network of footpaths.

To the south of the site, beyond the allocation boundary, lies the Strawberry Line. This is a disused railway line with historic uses connected with the strawberry farming industry which is prevalent in this area. Access to this line is available via a permissive footpath which runs along the western boundary of the site connecting to W13/3 from which there are several options to access the Strawberry Line.

5.9 Vehicular Access

The site is currently accessed via a farm gate on the northern boundary. The existing junction of the Roughmoor Lane with the A371 is 'sub-standard' in highways terms. The site allocation stipulates that safe access onto the A371 is required.



WALKING AND CYCLING PROW PLAN

5.10 Summary

The Site and surrounding context does not present any major constraints to development. However, the proposals will carefully consider the following:

Constraints

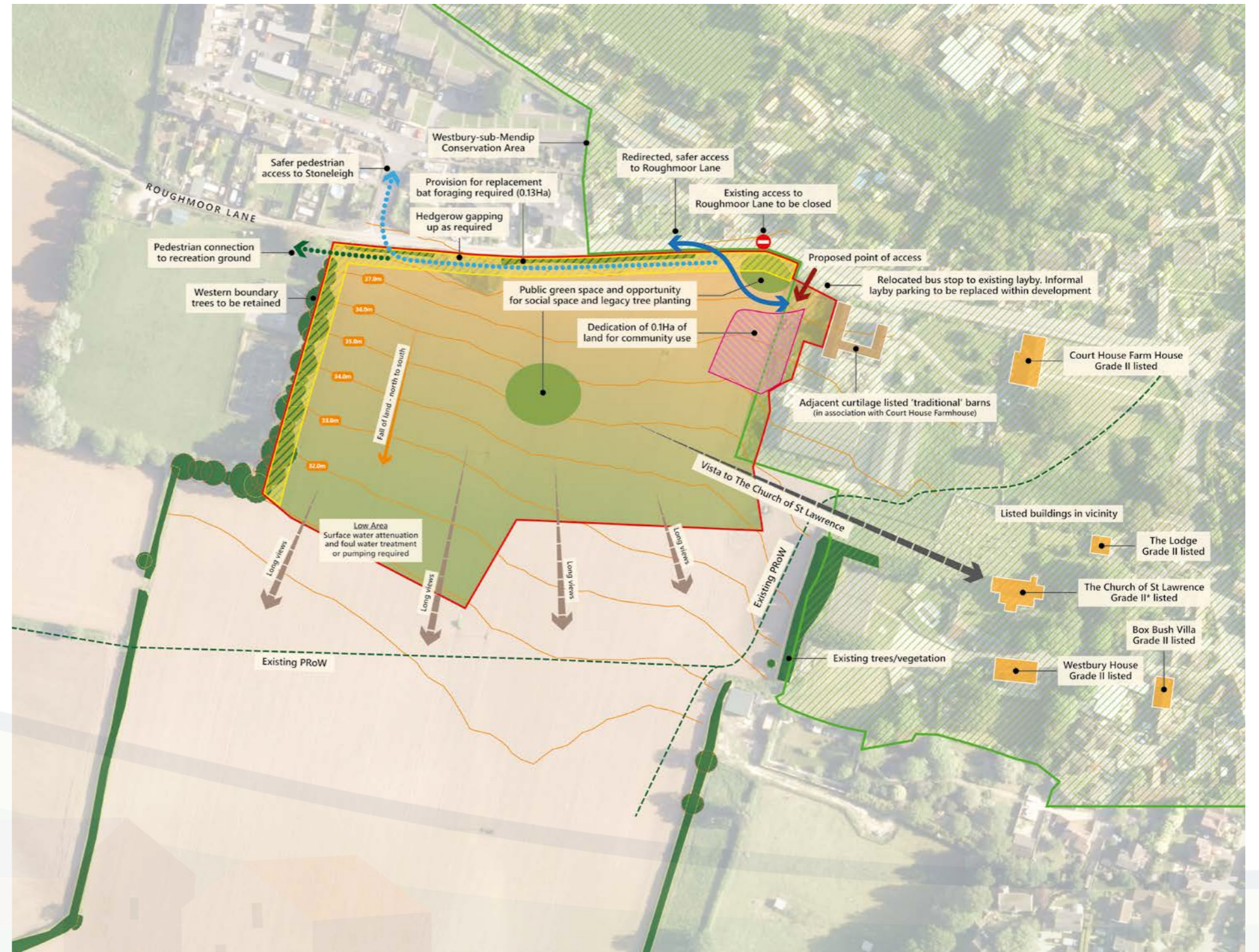
- Appropriate setbacks/ buffers will be required to protect hedgerows and trees on the northern and western boundaries.
- Respond to ecological assets across the site with particular reference given to the presence of bats.
- Existing junction between Roughmoor Lane and the A371 is technically sub-standard from a highways perspective.
- Site gradient to be considered in the design proposal.
- Proximity of listed structures to be considered.
- Proximity of Westbury-sub-Mendip Conservation Area to be considered.



CONSTRAINTS PLAN

Opportunities

- New junction between Roughmoor Lane and the A371, to significantly improve safety.
- Protection and enhancement of existing trees and hedgerows, including hedgerow gapping-up where required.
- Dedication of 0.1ha of land for a future community use.
- New footpath provided parallel to Roughmoor Lane, providing safe pedestrian links between Stoneleigh and the village, as well as connections to the recreation ground.
- Provision of a 'Community Green' at the site entrance, and public open space throughout the site.
- Improved pedestrian access into the village centre via proposed connections within the site, including to the existing PRoW, and the improved crossing of the A371.



INDICATIVE OPPORTUNITIES PLAN



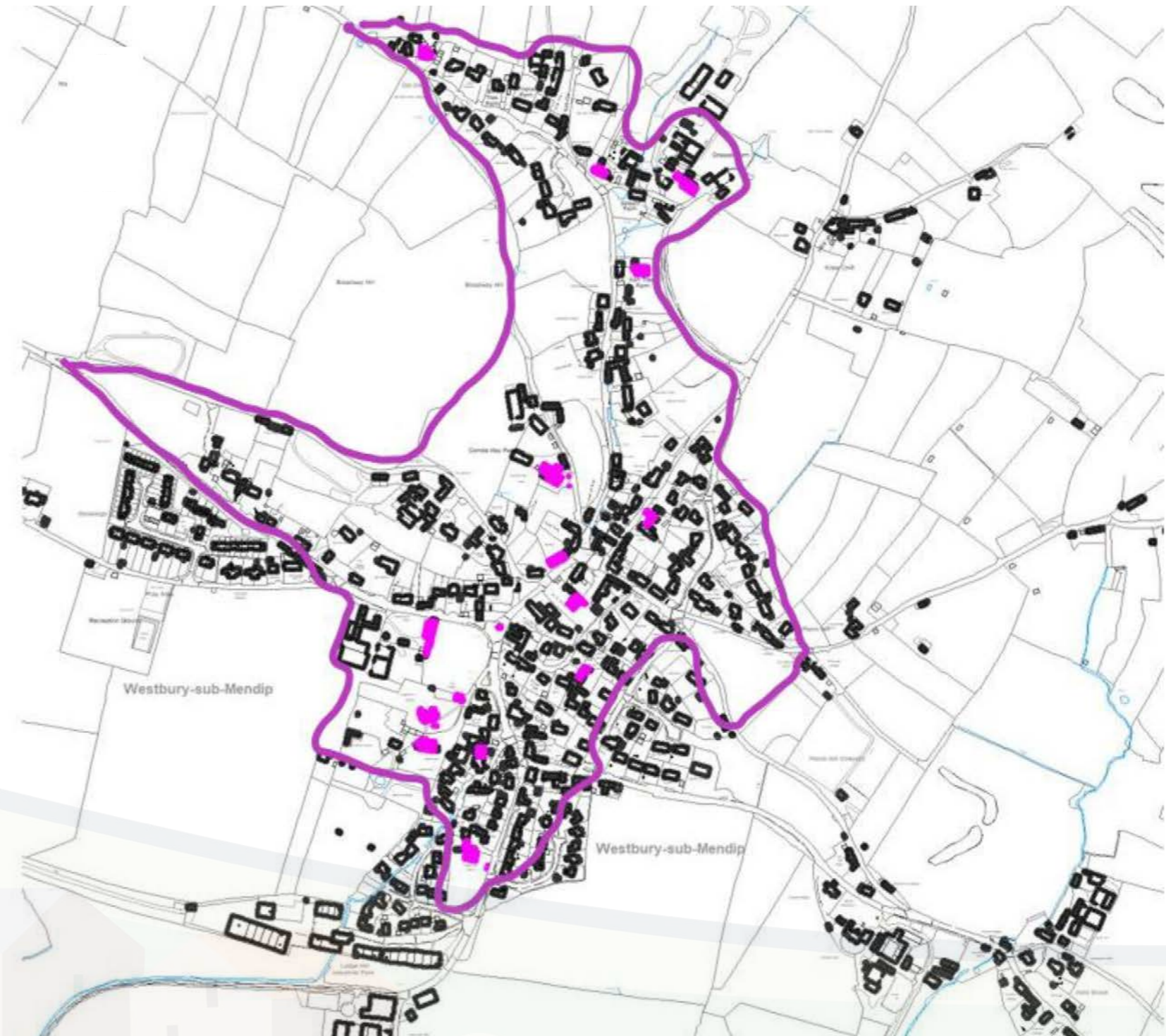
INDICATIVE IMAGE OF THE NORTHERN BUFFER WITH INFORMAL MOWN PATH.

6.0

Placemaking

Westbury-sub-Mendip is a picturesque village located in the Mendip Hills of Somerset, England. Known for its charming rural landscape, the village offers scenic views and a peaceful atmosphere. It features traditional stone cottages, a historic church, and a vibrant community life centred around its village hall and local amenities. The surrounding Mendip Hills, a National Landscape, provide opportunities for walking, cycling, and exploring nature. The village also hosts various events and activities, fostering a strong sense of community among residents and visitors alike.

The village has a linear nature having historically developed along the A371. The historic core of the village is mostly located along this corridor with more modern development extending north and south.



CONSERVATION AREA BOUNDARY (PURPLE LINE - APPROXIMATE) AND LISTED BUILDINGS (PURPLE)

6.1 Topography

The Site is located on the southern side of the A371 and has a steady north-south downward gradient with a fall of approximately 6.0m.

The illustrative masterplan has been designed, in most part, to follow the site contours, this will minimise the need for retaining features and stepped frontages. Where this is unavoidable, any visible retaining features should be designed to be sympathetic to the retaining features found around the village, utilising natural stone where possible.



6.2 Building Grouping/ Typologies

The road edge is also defined in various locations with the walls of agricultural, or former agricultural, buildings and house fronts which are occasional very tight to the road, occasionally at irregular angles to the road. Groupings vary and include clusters of dwellings, often of former agricultural use and detached/ semi-detached dwellings often set back with frontage courtyards.

Beyond the central A371, development is generally relatively modern. Frequent historic buildings or small clusters of former agricultural buildings occur, this helps maintain the village character. There are some more modern developments which provide a more suburban environment.

6.3 Landscape Setting

There are few places within the village where awareness of the surrounding landscape is not prevalent. Of particular significance are the views south across the Somerset levels and beyond. There is therefore never any doubt that this is a village location set within the vastness of the Mendip Hills National Landscape.



PHOTOS OF SURROUNDING CONTEXT



VISUALISATION OF DIVERTED ROUGHMOOR LANE AND COMMUNITY GREEN - ILLUSTRATIVE

7.0

Consultation

Extensive community consultation has taken place over a period of several years. The applicant has actively engaged with the Parish Council and held three public events, two in person and one online.

Following each event, amendments have been made to the proposals in response to various issues raised by the community. In addition, pre-application advice has been sought from the planning authority. This advice has also been carefully considered and various amendments have been made to the plans.

A Statement of Community Involvement will be submitted with the application, containing further detail of the consultation undertaken.

The timetable for this consultation process can be seen in the chart below:

3 pre-application consultations with Mendip / Somerset Council between 2021 and 2024

3 public consultation events with local residents:

January 2022 – online

March 2022 – in person

July 2024 – in person

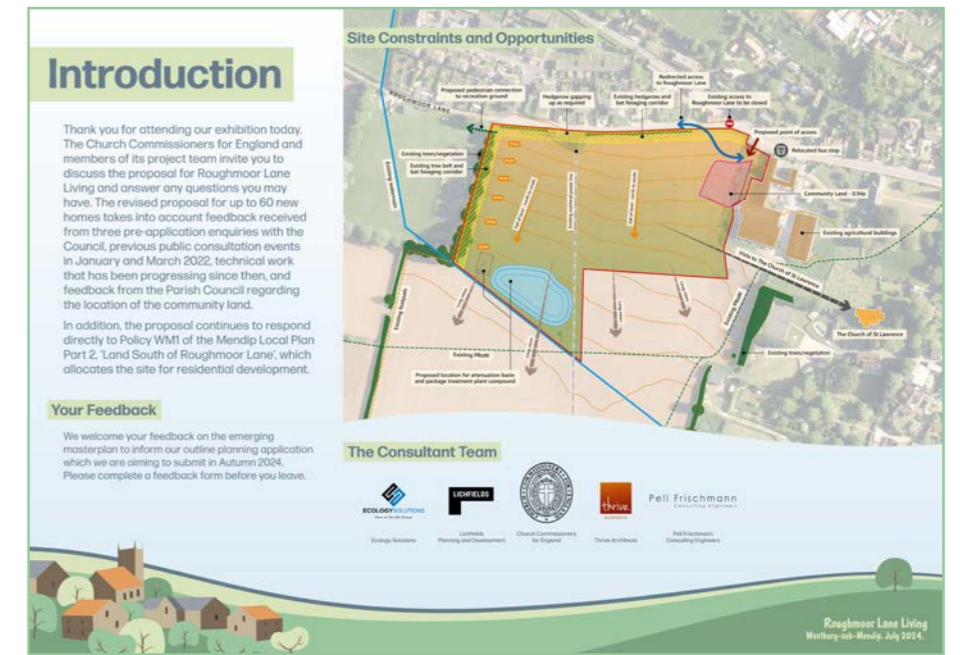
Ongoing consultation with Westbury-sub-Mendip Parish Council and Neighbourhood Working Group, including regarding the location of the community land

Consultation with Somerset Highways Officers regarding safer crossing of the A371

In addition to the community and official consultation, the proposals have been presented to the Quality Review Panel. A site visit and presentation took place in September 2024 following the final rounds of consultation. It should however be considered that this is an outline application proposal and as such details of matters reserved are not available. The Panel provided valuable feedback on various aspects of the proposals, these can be summarised as follows:

- General form of layout proposed appears acceptable and well considered
- Further consideration should be given to SuDs arrangements, inclusion of swales and rain gardens would seem appropriate
- Further consideration should be given pedestrian connectivity
- Provision of additional street trees
- Consider a more generous central green
- Consider how a Community Hall could be delivered on the community land
- Continue dialogue with County Highways to find a crossing solution for the A371
- Consider how roads within the site might be less engineered, possibly private
- Relocate footpath within northern ecological corridor outside of the corridor
- Consider 'interim' function of the dedicated community land
- Consider preparation of a design code to provide a degree of control over Reserved Matters Applications to follow

Many of the Panels recommendations have subsequently been incorporated into the proposals, as can be seen in the following sections of this document.



ABOVE: CONSULTATION EVENT, JULY 2024 - IN PERSON

8.0

Design Principles and Parameters

The development proposals can sustainably deliver up to 60 new homes in Westbury-sub-Mendip with a mix of housing size and tenure, including affordable housing.

The illustrative masterplan accompanying this application has been designed with due care consideration of the extensive consultation process and feedback received from stakeholders and the community. A succession of changes to the proposals have been made to accommodate suggestions and address concerns wherever possible.

Existing green infrastructure has been enhanced and protected providing for a richer landscape and ecological diversity than the current use as arable farmland. The proposed SuDs infrastructure will further enhance these opportunities. The new primary access will provide for a safer connection with Roughmoor Lane and provide space for the 'Community Green'.

New footpath connections will also benefit residents of the existing development to the north of Roughmoor lane providing a safe alternative to current lane walking. Provision is also made to dedicate 0.1 Ha for a community facility to be delivered by the Parish Council.

8.1 Design Principles

In response to the feedback from the QRP to provide a greater level of information than typically required for an outline application, the design team has prepared a 'Design Principles Document' which subsequent reserved matters applications would be required to comply with. This will provide design guidance on aspects of the scheme in a similar manner to a design code.



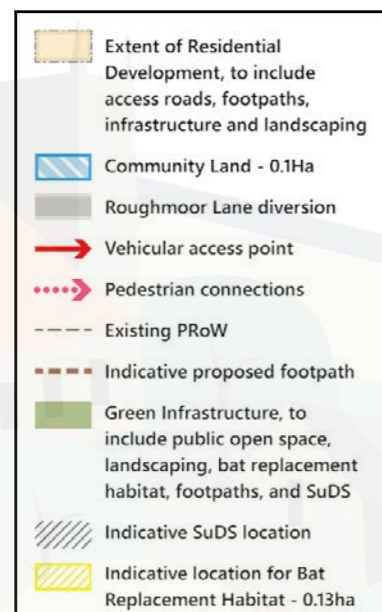
8.2 Land Use Parameter Plan

Land usage has been derived to ensure efficient use of land available for development having considered the landscape, amenity and ecological requirements. Two uses are proposed on this site: residential development and land dedicated for community use.

The community land will be conveyed to the Parish Council as a serviced site and will be graded and seeded until such time the Parish Council is in a position to implement their plans.

The remainder of the land will be green infrastructure, comprising public open space, landscaping, bat replacement habitat, SuDS and footpath links.

The development is proposed at a range of densities across the site, with an average density of 30 DPH. This density is considered appropriate for the site's rural setting and in keeping with the village. Density is intended to be higher towards the development edges, with lower densities surrounding the central green.



LAND USE PLAN

8.3 Access & Movement Principles

Vehicular access is defined by the new diverted access to Roughmoor Lane, this provides a safer arrangement for vehicles exiting Roughmoor Lane. Pedestrian movement across the site has been fully considered to provide safe and convenient access to the wider village and beyond.

The site layout and highways arrangement should make provision for the planting of street trees. Internal roads should be shared surface where possible to reduce their impact and to help create a pedestrian friendly/ walkable development. Use should be made of differing materials to identify these areas and to maintain low vehicle speeds.



ACCESS & MOVEMENT

8.4 Green and Blue Infrastructure Principles

Existing green infrastructure has been enhanced and protected, providing for a richer landscape and ecological diversity than the current use as arable farmland.

These proposed features include a 0.13ha bat replacement habitat along the northern boundary, with a new second hedgerow proposed to form a double hedge. Retained areas of scrub and new grassland planting, and extensive new tree and hedgerow planting is proposed throughout the site to integrate the development into its rural setting. The proposed SuDs infrastructure will further enhance these opportunities.

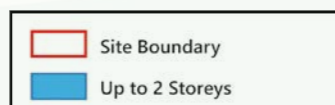


- ① Central 'Green'
- ② Play space
- Community Land - 0.1Ha
- Existing hedgerow and bat corridor retained and enhanced - 0.13Ha
- Minimum 8.0m landscape buffer/ecological corridor
- Slow Worm/Glow Worm habitat to be retained and enhanced

GREEN & BLUE INFRASTRUCTURE

8.5 Building Height Principles

Storey heights are limited to two storey across the site, this is considered to be in keeping with the village context. This also responds to feedback received from the local community through the community consultation process.



BUILDING HEIGHTS

8.6 Public Space

Public space provision is driven by two key factors. Firstly, the provision of a new diverted access to Roughmoor Lane creates an opportunity to provide space for a community green. This will provide the potential for a meeting place and provide some refuge from the busy A371. The space will be landscaped and provision made for seating. The opportunity exists for the planting of legacy trees which will ultimately create a key space within the village.

Secondly, the requirement for protection of key landscape and ecological features are key factors in determining the form of the development. Green spaces will be publicly accessible and maintained in perpetuity as public spaces.

8.7 Built Form

Proposals will be required to compliment the prevailing village character which is typically domestic scale two storey housing of traditional proportions with pitched roofs and traditional materials.

8.8 Identity

Detailed designs are not provided with this application given its outline status. This will be a matter for following Reserved Matters Applications. However, guidance is provided in the 'Design Principles' which set out design parameters in terms of building form and scale. Compliance with this document will ensure development is delivered in an appropriate manner complimentary to the prevailing village character.

The Illustrative Framework Plan identifies key elements such as key built frontages and key building locations (relative to the illustrative masterplan). Key buildings are intended to be positioned at strategic locations, such as at entrances, nodes and vistas. Some means of distinction should be provided through use of higher quality materials and perhaps locally referenced detailing.

8.9 Access

Policy DP9 of the Mendip Local Plan Part 1 states that "development proposals will be supported where they make safe and satisfactory provision for access by all means of travel...". Policy WM1 of the Local Plan Part 2 also requires "a safe access onto the A371".

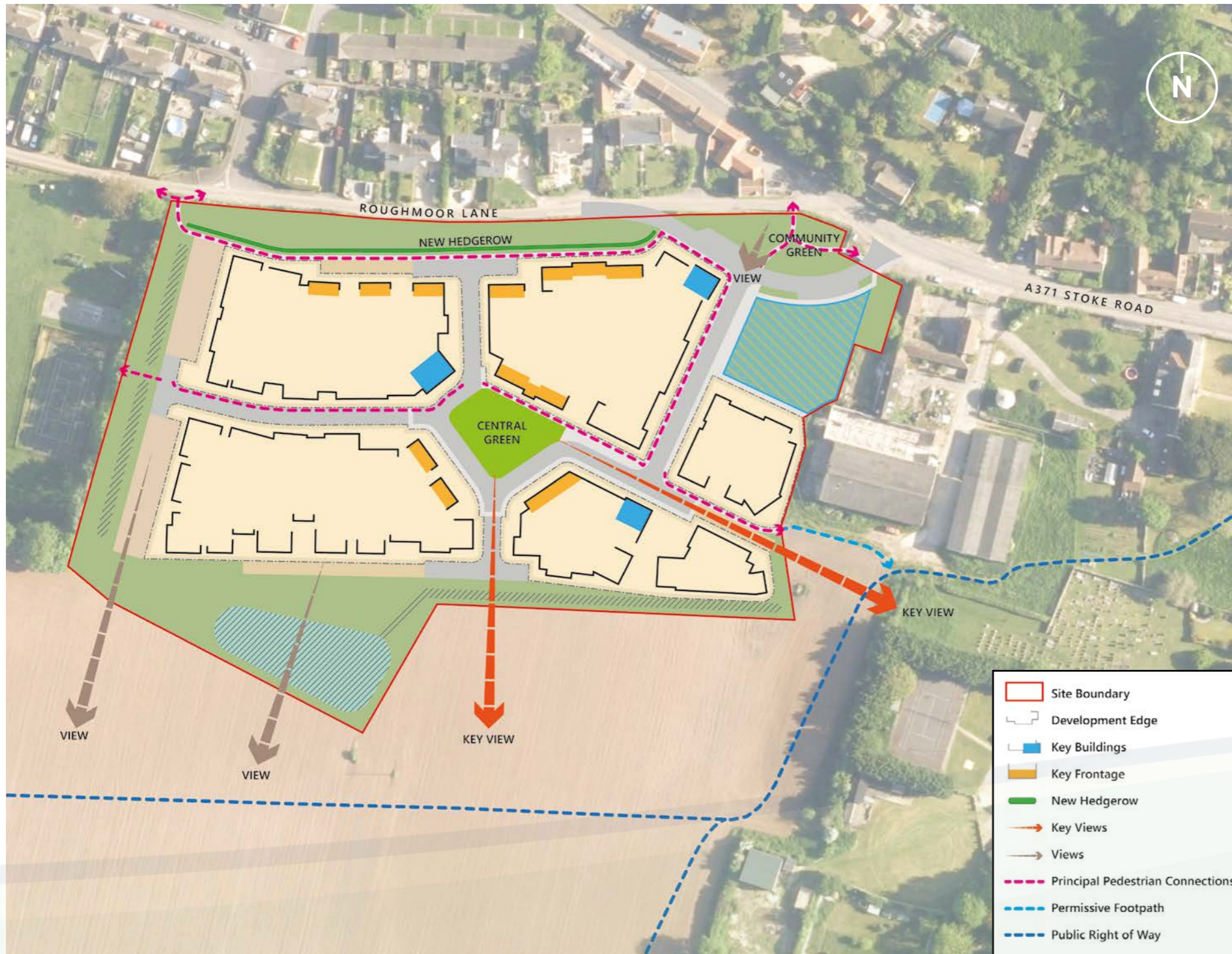
Extensive pre-application consultation has been undertaken with Somerset Council Highways to discuss the access to the site from the A371. The proposed site access has been agreed in principle with the Council through these pre-application discussions.

The existing junction between Roughmoor Lane and the A371 is technically sub-standard, with poor visibility for cars exiting the junction. The vehicular access to the site is proposed via a new junction between Roughmoor Lane and the A371, with a section of Roughmoor Lane diverted through the site. The new junction is approximately 15.0m to the east of the existing junction, and will significantly improve road safety, extending visibility for drivers egressing the junction.

The proposed site access will form a priority junction off the diverted section of Roughmoor Lane with a 5.5m carriageway and 6.0m radii. The diverted section of Roughmoor Lane will be widened to 6.5m to allow two vehicles to pass, and will be wide enough for agricultural vehicles associated with the farm businesses on Roughmoor Lane.

Pedestrian access is also prioritised within the proposals, with several pedestrian accesses proposed to enhance the permeability of the development. New footways will be provided on the southern side of the realigned section of Roughmoor Lane, and both sides of the site access. Additional pedestrian access is proposed in the northwest corner of the site, with a footpath link running parallel to Roughmoor Lane along the northern boundary. A further pedestrian access is proposed the southeast of the site, linking to the existing PRoW via a mown pathway, which will in turn provide an off-road connection towards the village core for pedestrians.

The accompanying Transport Assessment confirms that safe access onto the A371 can be achieved, in accordance with the requirements of Policies WM1 and DP9.



ILLUSTRATIVE FRAMEWORK PLAN

9.0

Illustrative Masterplan

The illustrative masterplan seeks to provide an indication of how the site could be laid out in response to the extensive consultation process carried out by the applicant and its design team.

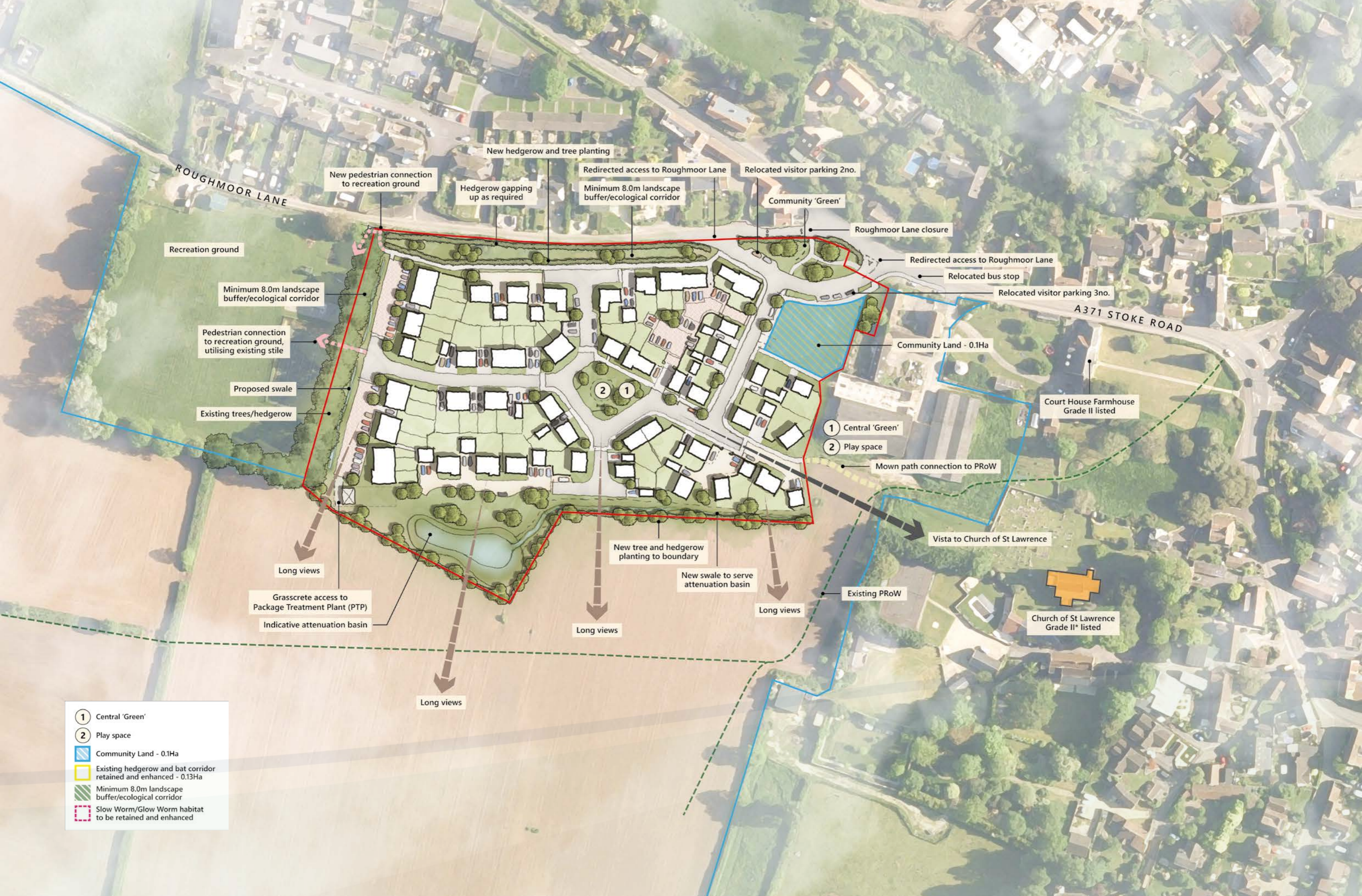
Whilst not prescriptive, this plan seeks to address the key issues associated with the development of this site. Subsequent Reserved Matters Applications will be expected to comply with the approved documents, primarily the Parameters Plans and Design Principles Document.



ABOVE/RIGHT: ILLUSTRATIVE VISUALS



RIGHT: ILLUSTRATIVE MASTERPLAN



ROUGHMOOR LANE

A371 STOKE ROAD

Recreation ground

Minimum 8.0m landscape buffer/ecological corridor

Pedestrian connection to recreation ground, utilising existing stile

Proposed swale

Existing trees/hedgerow

Long views

Grasscrete access to Package Treatment Plant (PTP)

Indicative attenuation basin

Long views

Long views

Long views

Vista to Church of St Lawrence

Existing PRoW

Church of St Lawrence Grade II* listed

New hedgerow and tree planting

New pedestrian connection to recreation ground

Hedgerow gapping up as required

Minimum 8.0m landscape buffer/ecological corridor

Relocated visitor parking 2no.

Community 'Green'

Roughmoor Lane closure

Redirected access to Roughmoor Lane

Relocated bus stop

Relocated visitor parking 3no.

Community Land - 0.1Ha

Court House Farmhouse Grade II listed

1 Central 'Green'
2 Play space

Mown path connection to PRoW

New tree and hedgerow planting to boundary

New swale to serve attenuation basin

- 1 Central 'Green'
- 2 Play space
- Community Land - 0.1Ha
- Existing hedgerow and bat corridor retained and enhanced - 0.13Ha
- Minimum 8.0m landscape buffer/ecological corridor
- Slow Worm/Glow Worm habitat to be retained and enhanced

10.0

Materiality

The village is predominantly built with local conglomerate limestone with occasional render. Roofs are either slate or double roman pantiles. There is little evidence of brick except where used for detailing of stone elevations. Some more recent development has utilised reconstituted stone.

The appearance and materiality of the proposed development will be established at reserved matters stage. It is expected that it will draw on and complement the existing material palette within the village of which examples considered suitable have been identified.



PRECEDENT IMAGES OF MATERIAL USAGE WITHIN PROPOSAL

Element	Location	Material	
Walls	Key buildings	Natural stone	
	Key frontages	Natural stone/ reconstituted stone/ rough cast render	
	Secondary	Reconstituted stone/ rough cast render	
Roofs	Key buildings	Natural slate/ concrete pantiles	
	Key frontages	Natural slate/ Concrete Pantiles	
Windows	All	Traditional style timber casement	
Entrances	All	Timber canopy - Pitched / Flat	

Element	Location	Material	
Walls	Front boundary	Natural stone with cock and hen capping	
	Side screen	Natural stone/ recon. Stone to match property	
Railings	Front boundary	Estate railings	

10.1 Street Design

Illustrative Images of estate rails, low stone wall, hedge frontages

	Material	Kerb type	Plot boundary
Lane Diversion	Tarmacadam	Concrete conservation	Stone wall
Primary Access	Tarmacadam	Concrete conservation	Stone wall/ estate railings/ hedge
Secondary Access	Tarmacadam	Concrete conservation	Estate railings/ hedge
Private Drive	Dressed tarmac/ block paving	Concrete edging	Estate railings/ hedge



PRECEDENT IMAGES OF STREET DESIGN FEATURES, ACCESS AND FRONTAGES

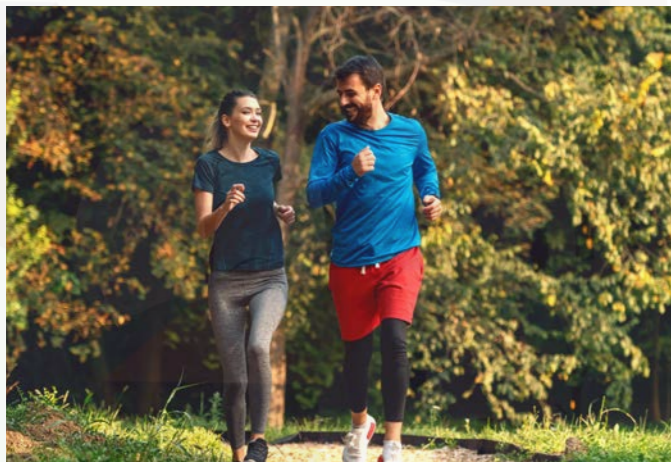
11.0

Sustainability

Social Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through:

- The provision of much needed affordable housing making a significant contribution to meeting housing delivery targets.
- Creating a quality place with a new network of routes and open spaces to foster health and social well-being.
- Providing new homes with a range of typologies and sizes to accommodate local needs.
- Creating a pedestrian friendly layout that's safe, well connected, legible and accessible for all that connects into the existing network.



Economic Benefits

- Increased local spend and commerce.
- Creating jobs and local spend during the construction phases of the development.



Environmental Protection & Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including:

- Opportunities to enhance the site's biodiversity value, particularly through provision of public open space and private gardens in lieu of current arable uses.
- A high quality landscape led development, that can positively respond to its context and embraces the principles of good design.
- Opportunity for a comprehensive landscaped scheme, retaining appropriate existing features of ecological value and supporting new and enhanced biodiversity habitat.
- Retention and enhancement of existing trees and hedgerows, together with additional planting.
- Integration of a SuDS scheme to sustainably manage water run-off and create new habitats.



Mitigating & Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures may include:

- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.
- Homes and buildings designed and built to use resources efficiently and respond to the risk of climate change managing energy and water use.



Lifestyle

The scheme promotes a healthy and active lifestyle through:

- Safe and efficient access to the site with potential to provide local pedestrian improvements.
- Development designed to prioritise sustainable and active modes of travel.
- Provision of play areas and generous areas of open space for people to meet and maintain a healthy lifestyle.



Fabric First approach

The new homes will be designed to meet Building Regulations in force at the time of development taking account of The Future Homes standard: Changes to Part L and Part F of the Building Regulations. This will be addressed at Reserved Matters Stage, features may include:

- Orientation and sizing of window/door openings to optimise daylighting and solar gain.
- Improved air-tightness and reduced thermal bridging to minimise heat loss.
- Maximised fabric insulation to reduce space heating demand to as low a level as possible.
- Responsible sustainable materials locally sourced where feasible.



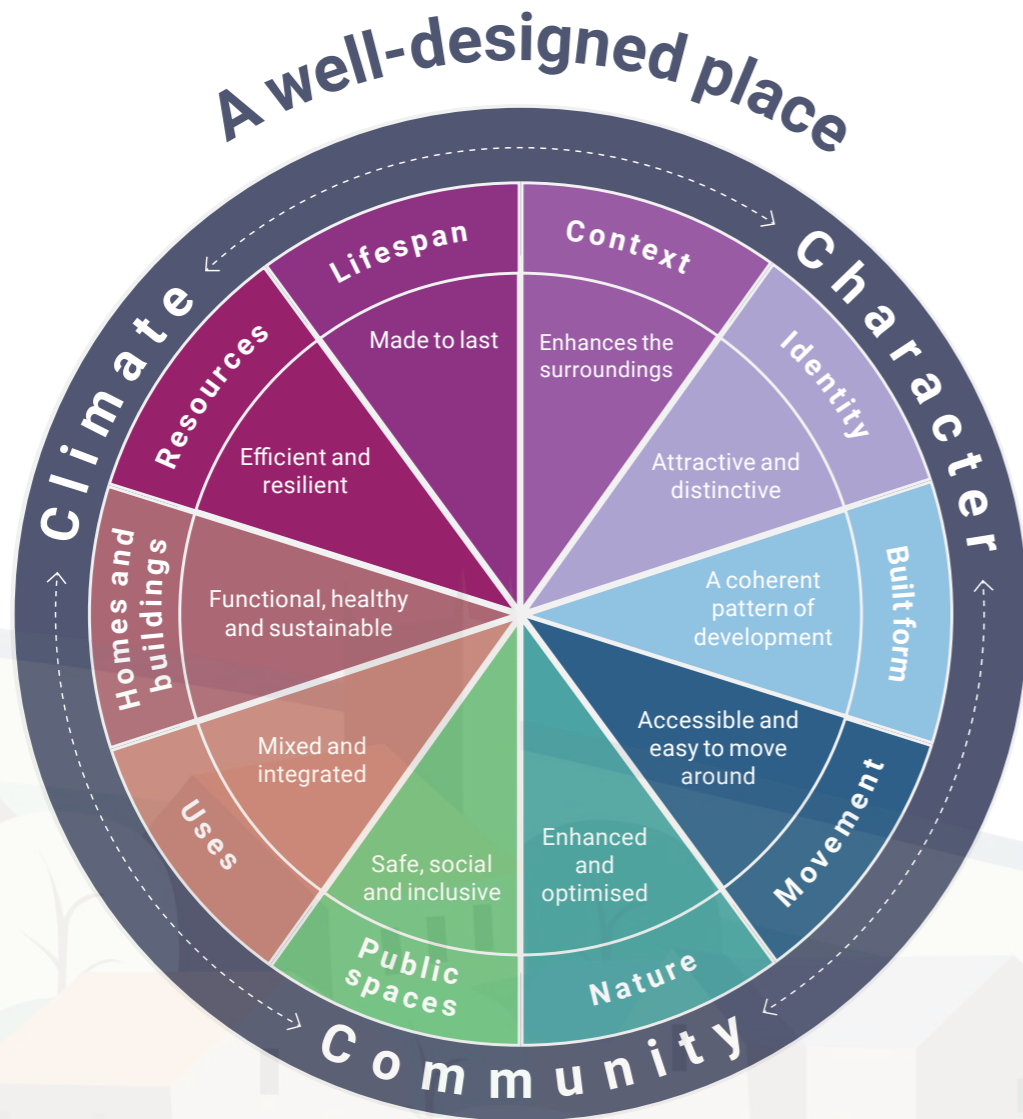
- Energy efficient lighting.
- Site waste management to minimise construction waste.
- Provision of recycling facilities for domestic needs.
- Air source heat pumps.
- EV charging points.
- Roof spaces across the site orientated to accommodate Solar PV panels where possible.
- Water conservation measures such as low flush WC's, flow restricted taps and showers to meet high levels of water efficiency and achieve a Building regulations requirement limit of 110 litres/person/day.



National Design Guide

Whilst this is an outline planning application and as such does not propose detailed design material, the outline application should nonetheless consider the National Design Guide. This will ensure the outline proposals have considered the key elements constituting good design

How does the scheme comply with the National Design Guide:



Context - enhances the surroundings

The proposals for the Site have been informed by an assessment of the local character including:

- A site visit and desktop analysis to identify key constraints and opportunities, and assess the character of the immediate and local context
- Consultation with local parish, community and authorities

Identity - Attractive and distinctive

The proposed scheme has been designed to protect and nurture the identified key aspects of the local character through a landscape and design led approach which ensures the development sensitively integrates within its local setting.

A robust and connected green infrastructure, will generate an attractive and enjoyable place for the residents and local community to benefit from. Appearance of buildings will comply with the Design Principles to ensure an appropriate scheme is designed to compliment the village setting

Built form - A coherent pattern of development

A permeable development structure has been adopted to provide safe and multiple connections for people to move through whilst maintaining an efficient use of space.

Development parcels should be designed to provide overlooking and define a clear distinction between private and public space through the use of landscape features.

Compliance with the Design Principles will ensure buildings are designed and located to address public internal spaces to define a clear and legible environment. A clear hierarchy of spaces is achieved through an appropriate relationship between built form, landscape and the space in between.

In response to the local character, densities and building heights will vary depending on location and relation to the existing landscape and footprints varying in shape and form.

Movement - Accessible and easy to move around

A clear hierarchy of streets and pedestrian links provide a legible movement framework across the Site. The new diversion to the Roughmoor Lane junction with the A371 will provide a safe arrangement and create the opportunity to provide a green space to benefit the wider community.

A street network, including shared surfaces streets, is designed to discourage vehicles from speeding and provide an attractive and inclusive environment for people to feel safe in.

Nature - Enhance and optimised

The landscape strategy aims to maintain and enhance the existing mature vegetation whilst creating an integrated network of multifunctional open spaces. The landscape strategy will provide a range of environmental benefits including new habitats and planting corridors.

This approach aims to integrate the Site within its wider landscape context and provide a rich and attractive environment which enhances biodiversity.

Public spaces - Safe, social and inclusive

Streets and public open spaces are extensively landscaped and designed to encourage a wide range of leisure activities suitable for people of all ages and abilities. Different open spaces include formal and informal public green spaces, natural and semi-natural areas, new planting, play areas, sustainable drainage and street-trees.

All public spaces will be designed so that they are accessible and provide opportunities for people to meet and interact.

Uses- Mixed and integrated

The proposed development will deliver a range of new homes of which 30% will be Affordable and designed as tenure blind.

The landscape design strategy promotes mixed use through recreational play and active walking. The dedication of land for community use will ultimately enhance the integration of the site into the wider community.

Homes and buildings - Functional, healthy & sustainable

At the Reserved Matters stage all the homes will be designed to high standards respecting back-to-back distances and promoting overlooking and presence over public spaces and car parking. This, combined with a clear servicing strategy, will avoid improper use of space and deliver a well-integrated and maintained public realm.

Homes will have private gardens and access to amenity spaces and the wider green infrastructure via a network of pedestrian/cycle routes which will provide residents with opportunities to socialise and promote a healthy lifestyle.

Resources - Efficient and resilient

At the Reserved Matters stage(s) the development will be designed to maximise energy efficiency where possible through energy efficient construction and use of resources.

These could include measures to conserve water, efficient heating and hot water systems, maximise insulation, use of locally sourced sustainable materials, optimising daylight and solar gain, inclusion of SUDs with features for wildlife (outside the flood zone), rainwater harvesting, fabric efficiency.

Energy waste will be minimised by grouping buildings together to form larger units and avoid unnecessary spilling out where possible.

Homes will be designed to meet or exceed Building Regulations, taking into account future changes.

Lifespan - Made to last

All buildings will be built to high standards to ensure the building's envelope is protected. Architectural character will respond to local traditional character using quality materials and robust building detailing.

The outline application is supported by a set of Design Principles and framework plan to ensure that high quality design will be delivered at the Reserved Matters stage.

Use of sustainable materials that can be easily recycled or easily disposed in the future will be considered.



Building for a Healthy Life

A balanced design approach has been taken for this residential housing addition to Westbury-sub-Mendip to ensure the successful integration of people with nature and public spaces.

The structure and place making strategy of the masterplan follows the 12 healthy life considerations set out in the 'Building for a Healthy Life' (BHL) document which has three key objectives - creating integrated neighbourhoods, distinctive places and streets for all.

The following checklist indicates how this design concept for Land South of Roughmoor Lane conforms with the BHL considerations, which will provide benefits to both residents and the natural environment through the creation of an attractive and sustainable design proposal. Given the Building for a Healthy Life considerations, the illustrative masterplan incorporates the following:



BUILDING FOR A HEALTHY LIFE CONSIDERATIONS	THE ILLUSTRATIVE MASTERPLAN INCORPORATES:
<p>1) Natural connections Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</p>	<p>New connections that integrate with existing context, new formal and informal footpaths that could connect to local trails/paths. New green corridors that connect habitats and provide new recreational routes in a natural environment.</p>
<p>2) Walking, cycling, + public transport Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</p>	<p>Incorporating walking and cycling routes with access to nearby existing bus stops, promoting sustainable means of transportation.</p>
<p>3) Facilities and services Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</p>	<p>A generous public open space provision that facilitates new play areas and wildlife habitats, all of which are connected via recreational footpaths.</p>
<p>4) Homes for everyone Varied housing + tenure forms should be dispersed across the Site, and all residents deserve equal opportunities.</p>	<p>A varied dwelling mix that meets local housing need, inclusive of a 30% affordable housing provision that will be evenly distributed and tenure blind.</p>
<p>5) Making the most of what's there Transform urban + natural threats into unique opportunities through asset enhancement.</p>	<p>Ecology corridors and existing natural habitats have been retained and enhanced. An extensive area for BNG enhancement will also provide a soft landscaped buffer to the development for natural urban integration.</p>



BUILDING FOR A HEALTHY LIFE CONSIDERATIONS	THE ILLUSTRATIVE MASTERPLAN INCORPORATES:
<p>6) A memorable character Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</p>	<p>Following a local character analysis, the Design Principles and masterplan framework has been designed to follow local distinctiveness and create characterful streets.</p>
<p>7) Well defined streets and spaces Transform the streets into a genuine experience by designing active and interesting edges.</p>	<p>The Design Principles will ensure the streets and spaces are designed in accordance with Manual for Streets design guidance. The masterplan infrastructure facilitates legible, inclusive routes that are defined by attractive landscapes features with a clear hierarchy.</p>
<p>8) Easy to find your way around Character areas, landmarks, and nodal points should assist in the proprioception of residents.</p>	<p>The Design Principles provide the basis for following Reserved Matters Applications to provide a clear street hierarchy with key buildings, spaces and vistas to provide legibility.</p>
<p>9) Healthy streets Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</p>	<p>The masterplan is designed to ensure the development promotes a safe, liveable place. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets.</p>
<p>10) Cycle and car parking Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</p>	<p>The scheme will provide policy compliant cycle and car parking provision, inclusive of visitor spaces conveniently located. A range of parking solutions is promoted to allow variety and elements of car free frontage.</p>
<p>11) Green and blue infrastructure Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.</p>	<p>A key concept of the masterplan is to provide a landscape led development which respects existing landscape features whilst promoting biodiversity and well-being for local residents. The design parameters incorporate generous natural open space that integrates with existing and proposed blue infrastructure.</p>
<p>12) Back of pavement, front of home Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.</p>	<p>The Design Principles will ensure public and private realm will be clearly defined throughout the design proposals with the use of appropriate boundary treatments, hard surfacing and landscape strategies.</p>

14.0

Key Benefits & Summary

The development proposals can sustainably deliver up to 60 new homes in Westbury-Sub-Mendip with a mix of housing size and tenure, including affordable housing.

The Land Use Parameter Plan and Illustrative Masterplan accompanying this application has been designed with due care consideration of the extensive consultation process and feedback received from stakeholders and the community. A succession of changes to the proposals have been made to accommodate suggestions and address concerns wherever possible.

Existing green infrastructure has been enhanced and protected providing for a richer landscape and ecological diversity than the current use as arable farmland. The proposed SuDs infrastructure will further enhance these opportunities.

The new primary access will provide for a safer connection with Roughmoor Lane and provide space for the 'Community Green'.

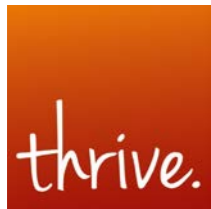
Provision is made for dedication of land for community use.

The Land Use Parameter Plan and Illustrative Masterplan, as well as the Illustrative Landscape Masterplan, promote strong visual connections with existing landscape and heritage assets.

Future Reserved Matters Applications will be expected to comply with the Design Principles and Land Use Parameter Plan, this will ensure proposals are properly prepared and provide development that is designed to respect village morphology and character.







Thrive Architect Ltd.

Unit 5, Middle Bridge
Business Park, Bristol Road,
Portishead, Bristol, BS20
6PN

Tel; 01275 407000