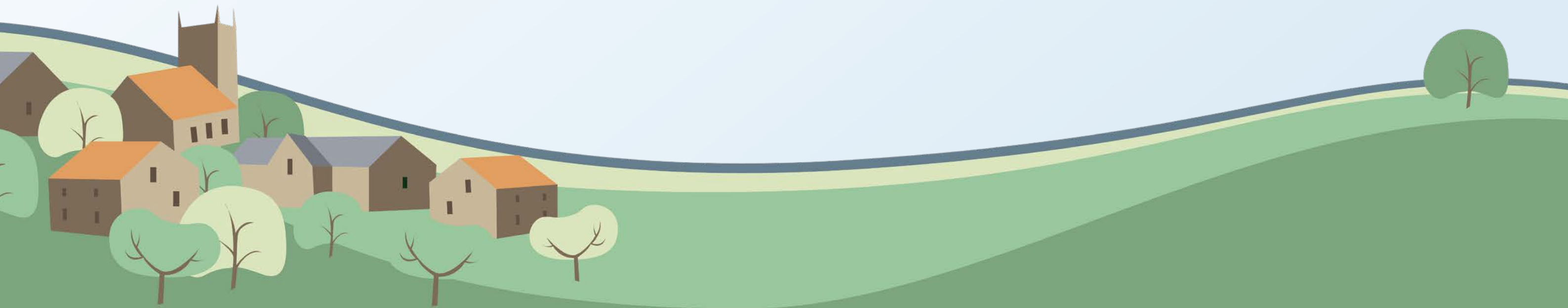


# Land South of Roughmoor Lane, Westbury-Sub-Mendip

Design Principles Document | January 2025



# Contents

<b>1.0 Introduction</b>	<b>2</b>	<b>5.0 Landscape, Ecology, Community</b>	<b>13</b>
<b>2.0 Objective</b>	<b>3</b>	5.1 Community Green	13
2.1 Using the Design Principles	3	5.2 Landscape Buffers	14
2.2 DAS & Design Principle Document	3	5.3 Street and Play Furniture	16
2.3 Compliance with Design Principles	5		
<b>3.0 Framework Plan</b>	<b>6</b>	<b>6.0 Movement &amp; Streets</b>	<b>17</b>
<b>4.0 Character</b>	<b>7</b>	6.1 Pedestrian Movement	17
4.1 Roughmoor Lane	7	6.2 Vehicular Movement	18
4.2 Rural Edges	9	6.3 Parking	18
4.3 Central Green	11		

## 1.0 Introduction

This Design Principles Document (DPD) supports the Outline Planning Application for Land south of Roughmoor Lane, Westbury-sub-Mendip. 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. The document is therefore submitted for approval and should be read in conjunction with the submitted Land Use Parameter Plan.

The application description is as follows:

Outline permission with all matters reserved except for access for the development of up to 60 homes, land for community use, public open space and associated landscaping, access, infrastructure and engineering works.

CHUR200511 Design Principles Document				
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PRELIMINARY	P1	07.11.24	HM/TW	TW
PRELIMINARY	P2	22.11.24	TM/TW	TW
PRELIMINARY	P3	28.11.24	JF	TW
PRELIMINARY	P4	05.12.24	TM	TW
PRELIMINARY	P5	07.01.25	JF	TW
PRELIMINARY	P6	14.01.25	JF	TW
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## 2.0

# Objective

The Design Principles Document has been prepared with the same guiding principles applied to the preparation of design codes.

The NPPF identifies Design Codes as a tool that local planning authorities should use to help deliver high quality inclusive design. It also mentions the National Design Guide and the National Model Design Code document should be used as a guide when preparing Design Codes, particularly in the absence of locally produced Design Guides. Both above documents describe Design Codes as:

“...A set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.”

## 2.1 Using the Design Principles

The Principles have been prepared to be a succinct and accessible document, ensuring ease of use for those involved in developing and evaluating Reserved Matters applications. The focus is on providing a clear set of design rules, emphasising that the text and images should be viewed in its entirety rather than in isolation.

The document emphasises the creation of distinctive character areas that define key streets and spaces. The document provides site-wide guidance and detailed design elements specific to key frontages within the site and the landscape and highway elements of the development.

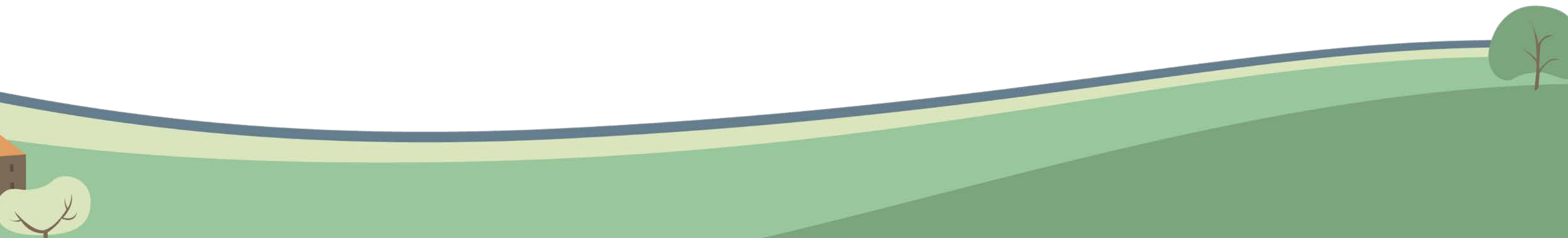
## 2.2 DAS & Design Principle Document

The Design Principles build on the analysis set out in the Design and Access Statement (DAS) and the Land Use Parameter Plan. The DAS is not however submitted for approval, whereas the DPD is submitted for approval alongside the Land Use Parameter Plan.

### Parameter and Principles Plans

The application plans include the Land Use Parameter Plan which is submitted for approval. The DAS includes ‘Principles’ which set out guidance on various design matters, these are related to the illustrative masterplan only and not intended to be prescriptive.

- Land Use Parameter Plan
- Density Principles
- Storey Heights Principles
- Green & Blue Infrastructure Principles
- Access & Movement Principles





# 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. These uses extend to:

- Extent of residential development
- Location of dedicated community land
- Location of green infrastructure including bat replacement habitat, landscape buffers and public open space
- Location of surface water attenuation basin and potential location of further SuDS features
- Pedestrian connection points
- Vehicular access

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



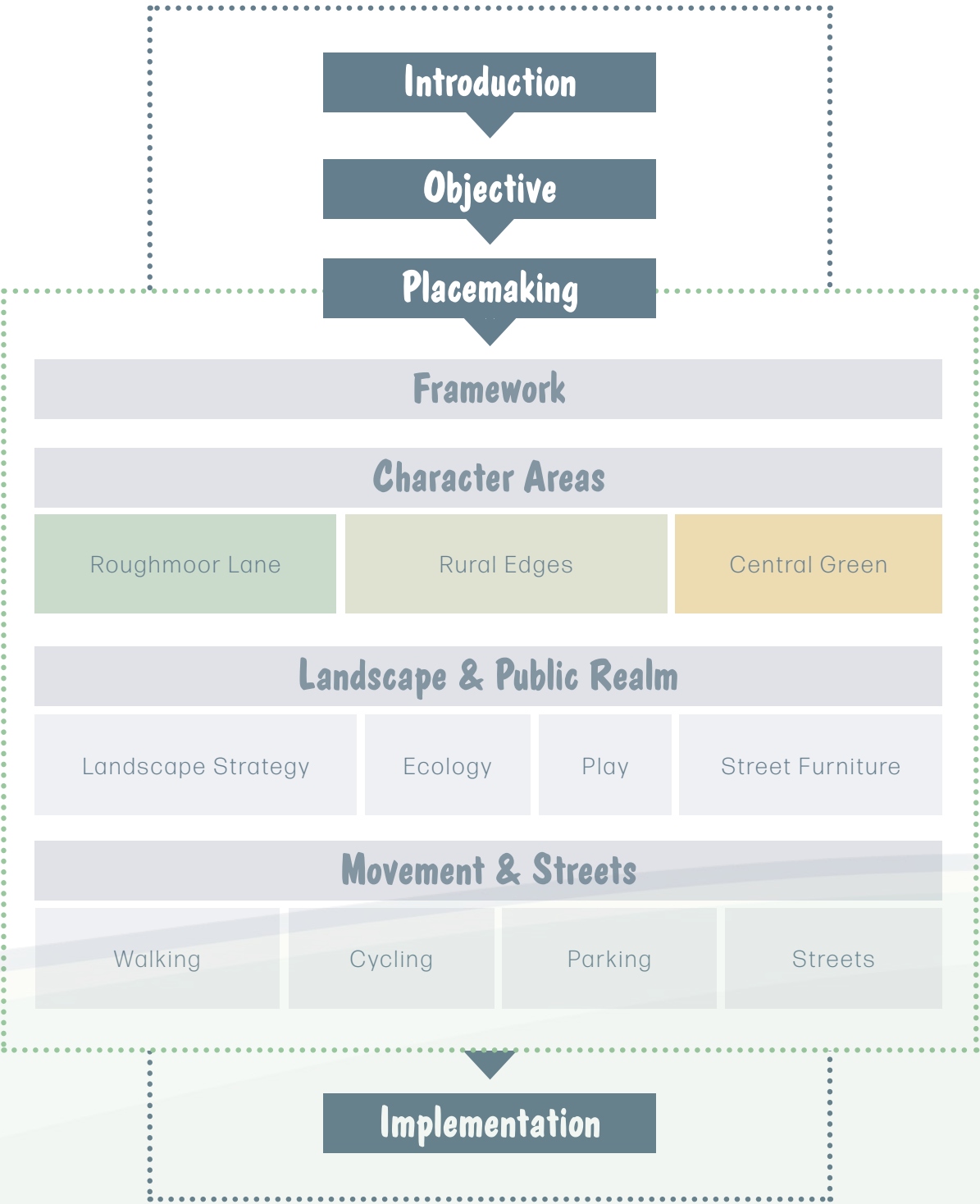
LAND USE PLAN

2.3 Compliance with Design Principles

The Design Principles do not prescribe a fixed solution, rather it presents Design Principles that the development must follow and that any Reserved Matters application should be in accordance with.

The visuals within this document serve as examples, illustrating potential ways to implement the Design Principles.

Future Reserved Matters applications will need to demonstrate compliance with these Design Principles..





### 3.0

# Framework Plan

The Framework Plan is the overarching guidance plan for the site. This plan is illustrative and does not preclude alternative development arrangements, it does however identify the key elements to be accommodated in future reserved matters applications.

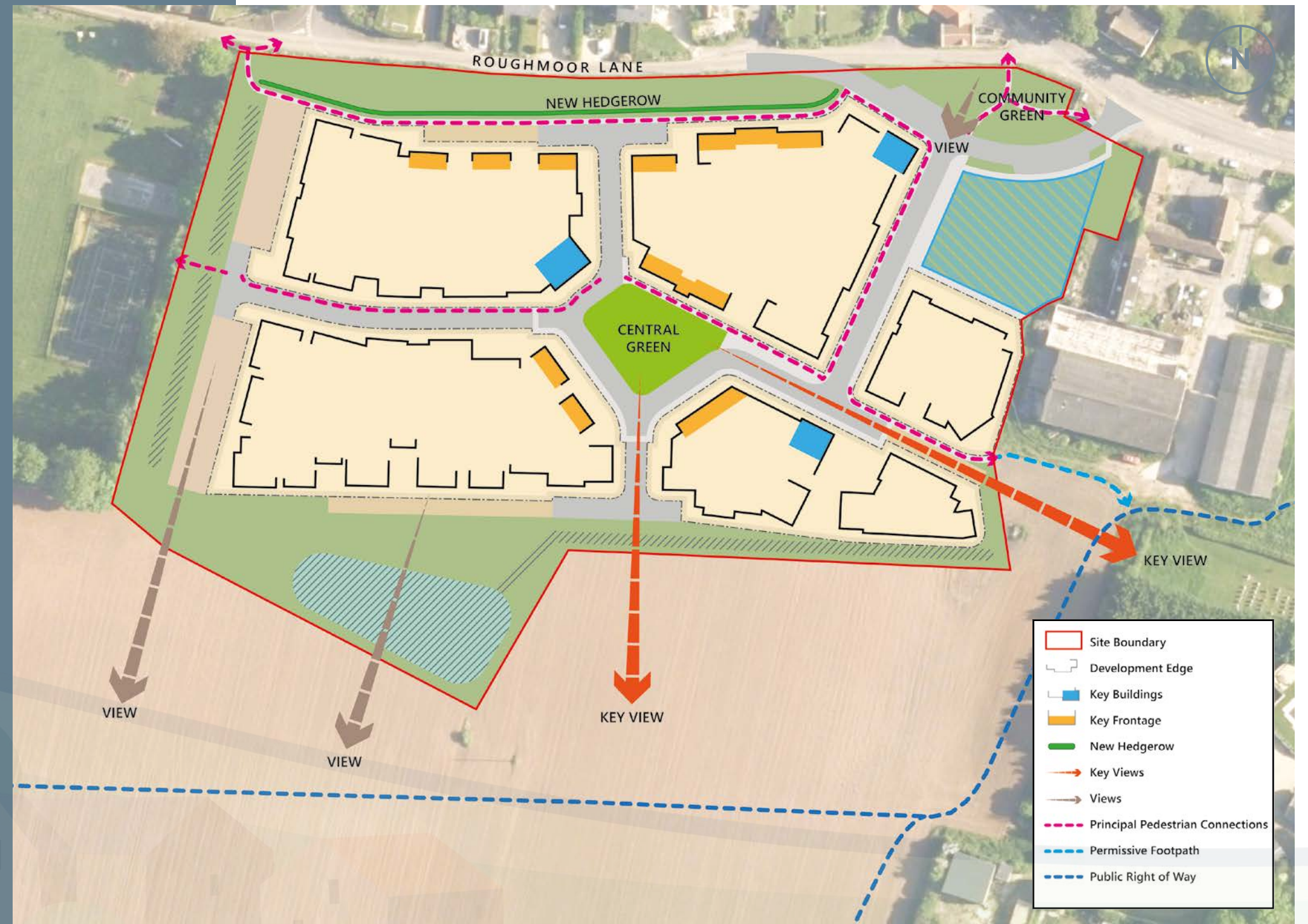
This plan builds upon the Land Use Parameters Plan (submitted separately to this document) and defines the key elements that should be accommodated with any reserved matters application to create a distinctive townscape and coherent character within the development.

The Framework Plan is the first point of reference for the designer in applying the Design Principles, providing the foundations for the design of the development.

Note: Internal highways arrangement, development blocks and key buildings are indicative.

The Framework Plan – Key compliance elements:

- Vehicular access point
- Pedestrian connections
- Key vistas and views
- Key frontages
- Central green
- Community green
- Open space and landscape buffers
- Surface water attenuation
- Community land



ILLUSTRATIVE FRAMEWORK PLAN



4.0

# Character

This chapter offers more specific design detail on how the important elements of the Framework Plan are to be executed in each area, to create a varied, yet coherent character for the development.

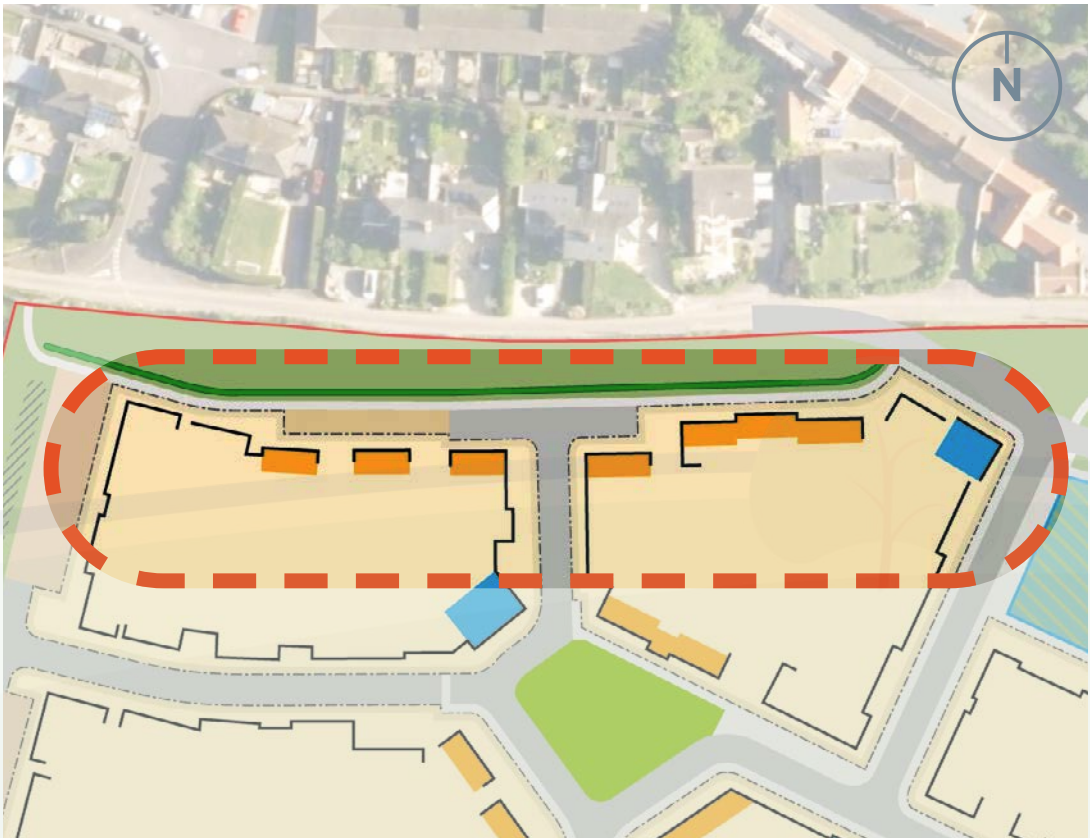
The following sections will focus on defining the physical characteristics that distinguish three Character Areas.

Buildings will be traditional in character reflecting the local architecture and development patterns.

## 4.1 Roughmoor Lane

Roughmoor Lane is currently a single sided lane with properties along the northern edge. The proposals are cognisant of this character and seek to maintain this by setting development back from the Lane at a considerable distance. A deep landscape buffer is provided which will be largely meadow grass. Levels fall away so the new properties will be at a lower level than the Lane. The character of Roughmoor Lane will therefore remain relatively open.

L A Y O U T	Building Type	Small grouping of semi/ terraced & detached
	Plot width	Primarily wide fronted properties, element of narrow frontage in conjunction with semi/ terraced groupings
	Building line	Generally arranged to provide frontage to the Lane, element of non-car frontage to be achieved at the eastern section
	Set Back	Minimum 2.0m
	Parking	On plot to detached. Rear court to terraced/ semi
S C A L E	Building Height	Up to two storey
	Massing	Generally traditional rectangular building forms with minimum 40 degree roof pitches. Frontage gables to be 45 - 50 degrees



ROUGHMOOR LANE CHARACTER AREA





NORTHERN LANDSCAPE BUFFER - ILLUSTRATIVE



4.2 Rural Edges

The southern boundary is currently adjacent open farmland with views across the levels and beyond. It is therefore important to maintain a feeling of openness to this boundary. This will be achieved with a variety of terrace, semi-detached and detached development. Consisting primarily of semi-detached homes separated with garages to present a broken frontage.

Landscape treatment to this boundary will be mainly hedgerow with intermittent tree planting. A SuDs swale will also provide the opportunity for 5.0 – 6.0m development set back from the boundary.

The western boundary is defined with the existing tree belt. Immediately beyond the tree belt is the village recreation ground providing sports pitches and play areas.

The development here is to be set back clear of the trees and associated root protection zones. A landscape buffer provides further protection for the trees. The recreation ground is relatively isolated from the village with little surveillance. Frontage development is therefore important here to provide a degree of activity and surveillance. A direct link to the recreation ground is provided midway along the boundary at the point of an existing stile. A link is also provided at the existing northern access to the recreation ground.

L A Y O U T	Building Type	Detached/Semi-detached/terraced
	Plot width	Narrow fronted and wide fronted
	Building line	Frontage development to provide active space
	Set Back	Minimum 2.0m
	Parking	Frontage parking in perpendicular bays with tree/ landscape every 4 – 6 spaces. On plot parking with garages
S C A L E	Building Height	Up to two storey
	Massing	Generally traditional rectangular building forms with minimum 40 degree roof pitches. Frontage gables to be 45 – 50 degrees



RURAL EDGES CHARACTER AREA





*PRECEDENT IMAGES OF SWALES AND RURAL EDGE*



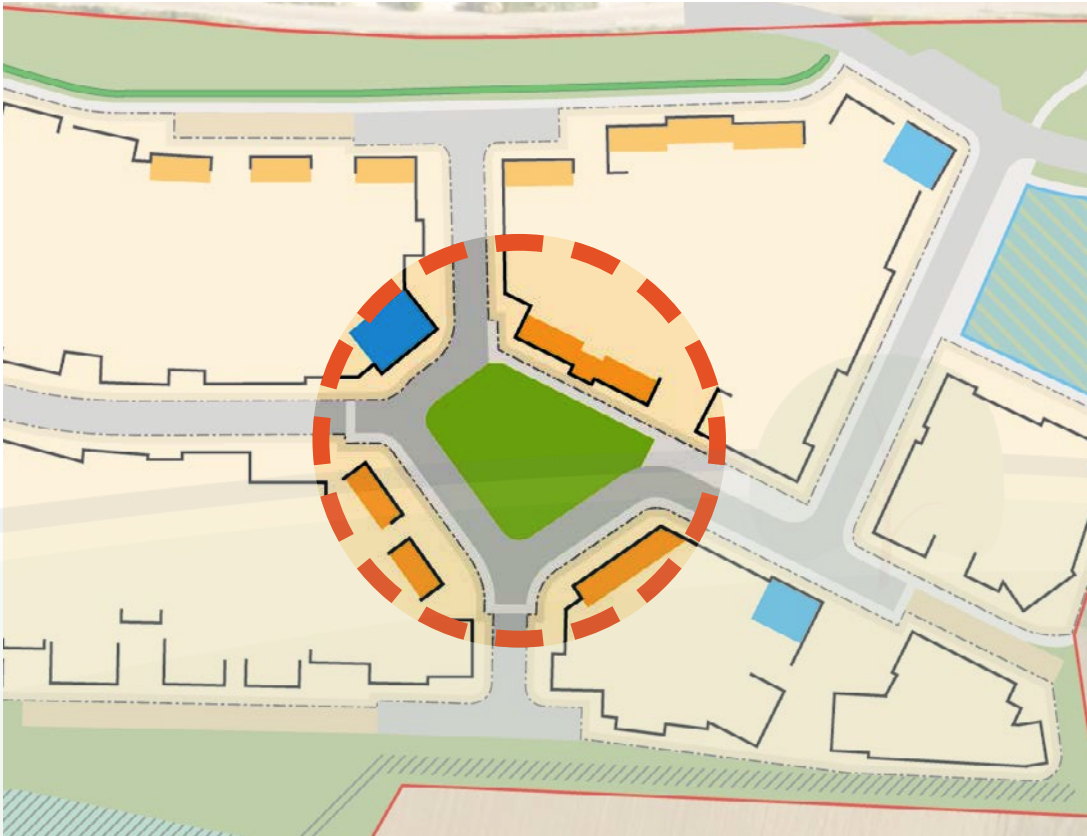
4.3 Central Green

This space is focal centre of the masterplan. All parts of the site are accessed from this central location. The space will provide a play area (LAP) and public seating. Seating should be orientated to provide direct views south across the Levels and beyond.

This space will also contain SuDs features in the form of rain gardens as part of the overall blue infrastructure strategy.

Built form around the green is intended to provide a relatively continuous frontage with minimal parked vehicle presence.

L A Y O U T	Building Type	Semi-detached/ terraced/ detached
	Plot width	Primarily wide fronted
	Building line	Consistent to provide enclosure and activity
	Set Back	Minimum 2.0m
	Parking	Primarily on plot parking and courtyard
S C A L E	Building Height	Up to two storey
	Massing	Generally traditional rectangular building forms with minimum 40 degree roof pitches. Frontage gables to be 45 - 50 degrees



CENTRAL GREEN CHARACTER AREA





*VISUALISATION OF DIVERTED ROUGHMOOR LANE AND COMMUNITY GREEN - ILLUSTRATIVE*



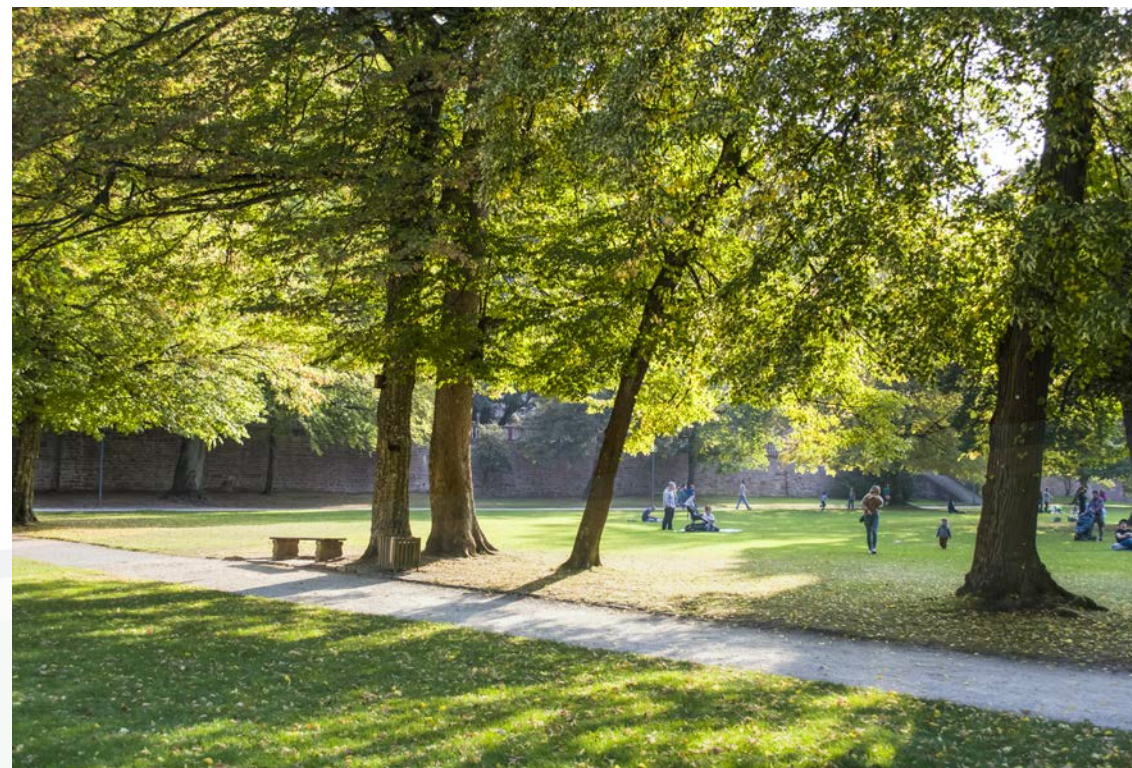
## 5.0

# Landscape, Ecology, Community

## 5.1 Community Green

This space is of primary importance as it provides the transition between the A371 and the site. It is formed by the proposed new access and diversion of the existing Roughmoor Lane. This creates a space that is envisaged as community green. This has potential to become a key space within the village providing a green area refuge from the busy A371 and will be provided with seating and landscaping. There is also the opportunity to provide 'legacy' tree planting with indigenous species such as oak/ beech, etc.

Extensive tree planting is proposed throughout the development to enhance biodiversity net gain and integrate the new homes with their rural setting. 66 new trees will be planted across the site, in addition to new hedgerow trees



PRECEDENT IMAGES OF LANDSCAPE FEATURES, COMMUNITY GREENSPACE



5.2 Landscape Buffers

Landscape buffers are provided to the western, southern and northern boundaries.

These perform various landscape and ecological functions.

NORTHERN BUFFER	Dimensions	Minimum 8.0m from site boundary
	Existing landscape	Hedge along Roughmoor Lane to be gapped up
	New planting	Hedge re planted along diverted lane. New 'second' hedge along southern edge. Meadow grass and occasional trees.
	Ecology	Provides 0.13 Ha Bat replacement habitat
	SuDs	No SuDs
	Pedestrian access	Permissive only, mown paths. Connection to existing gate to Recreation Field



PRECEDENT IMAGES OF LANDSCAPE FEATURES, BUFFERS



WESTERN BUFFER	Dimensions	Minimum 8.0m
	Existing landscape	Existing tree belt retained (these trees sit outside of the site boundary).
	New planting	Meadow grass only
	Ecology	Potential Bat corridor
	SuDs	Swale adjacent to the access road
	Pedestrian access	Direct link to the recreation fields via new gate



SOUTHERN BUFFER	Dimensions	Variable 4.0 – 6.0m
	Existing landscape	None
	New planting	New boundary defining hedge with occasional tree planting between buildings
	Ecology	No existing features
	SuDs	4.0 – 6.0 wide swale along south eastern section, attenuation basin in western section
	Pedestrian access	Limited to western section access



PRECEDENT IMAGES OF LANDSCAPE FEATURES, BUFFERS



### 5.3 Street and Play Furniture

Provision of street and play furniture should be predominantly of timber/ natural materials. This is to ensure these items assimilate into the village context where harsh urban solutions would be inappropriate. The precedents shown to the right is indicative representation of what will be expected.



PRECEDENT IMAGES OF LANDSCAPE FEATURES, STREET AND PLAY FEATURES



# Movement & Streets

## 6.1 Pedestrian Movement

Provision is to be made for pedestrian connectivity across the site and to ensure integration with the wider village. The following provisions shall apply:

Boundary Connections	
Main access	New adoptable connections with A371
Roughmoor Lane	New footpath on southern side of landscape buffer connecting lane diversion to recreation field.
Western boundary	New gated link at site of existing stile
Eastern boundary	Informal mown footpath connecting to PRoW

Note: the internal movement arrangement is indicative only, however, the principles for the street hierarchy have been established for future design.



INDICATIVE ACCESS & MOVEMENT PLAN



6.2 Vehicular Movement

(Subject to Somerset County Council adoption procedures)

Lane Diversion		Primary Access	
Width	5.5m	Width	5.5m
Footpaths	1.8 x 1	Footpaths	2x 1.8m
Parking	Court	Parking	On plot, court
Secondary Access		Private Drive	
Width	5.5m	Width	Min 4.5m
Footpaths	2x 1.8m	Footpaths	n/a
Parking	On plot, court	Parking	On plot, frontage

Note: The internal movement arrangement is indicative only.

6.3 Parking

Vehicular parking is to be provided in accordance with Somerset County Council Parking Strategy 2013. Westbury-sub-Mendip falls within Zone C of the Somerset County Parking Zone definition (or subsequent iterations or guidance).

Parking can be provided in the following forms and in conjunction with table at 7.2

Terraced homes	On plot, frontage, court
Semi-detached	On plot, frontage, court
Detached	On plot



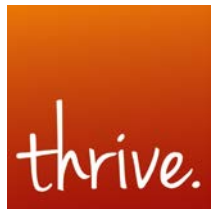
STREET HIERARCHY PLAN





*VISUALISATION OF CENTRAL GREEN - ILLUSTRATIVE*





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