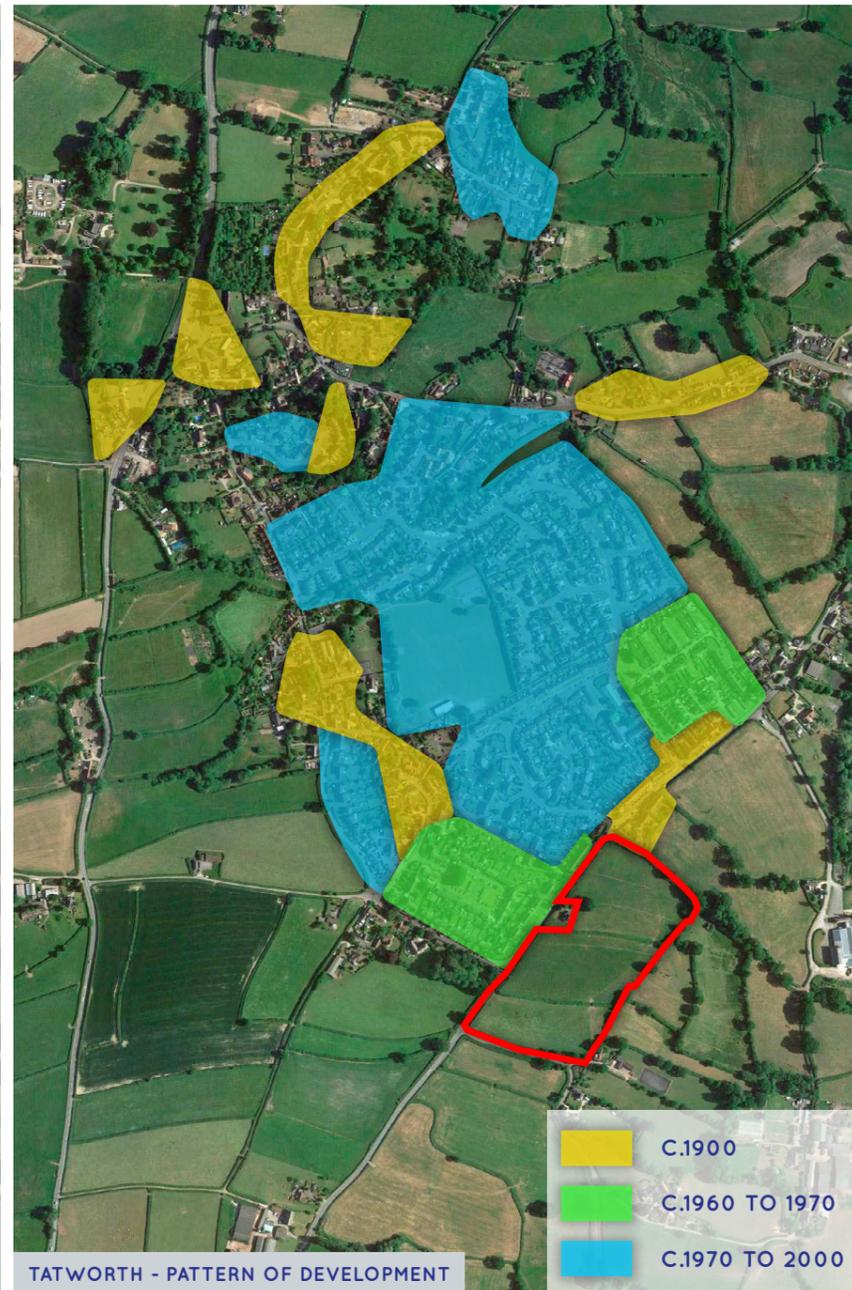




INTRODUCTION



AERIAL VIEW SHOWING SITE LOCATION



TATWORTH - PATTERN OF DEVELOPMENT

OVERVIEW

This consultation shows emerging proposals for a residential development at land off Perry Street in Tatworth.

The Crossman Group is proposing a sustainable development of up to 100 new homes including bungalows, aimed directly at the needs of older people, and affordable homes for those younger people trying to get on the property ladder, and also self-build plots.

The plans also feature public open space including a play area, for both existing and new residents and additional car parking spaces for the adjacent McColls convenience store and nearby homes. Through discussion with the parish council and consultation with local residents, there is also scope to include other community uses within the development.

SITE LOCATION

The site of circa 11 acres (4.35 hectares) is located on Tatworth's southern edge, fronting Perry Street (B3167). The site consists of low-grade agricultural land that is used for grazing cattle. It is sub-divided by a number of hedgerows, all of which would be incorporated within the proposed development.

The site is also well connected to services in the village and served by the Perry Street bus stops which provide regular services to Axminster, Chard, Ilminster and Taunton.

The Crossman Group would like to share the proposals and invite feedback from the community and stakeholders before finalising the scheme and submitting an outline planning application to South Somerset District Council later this year.



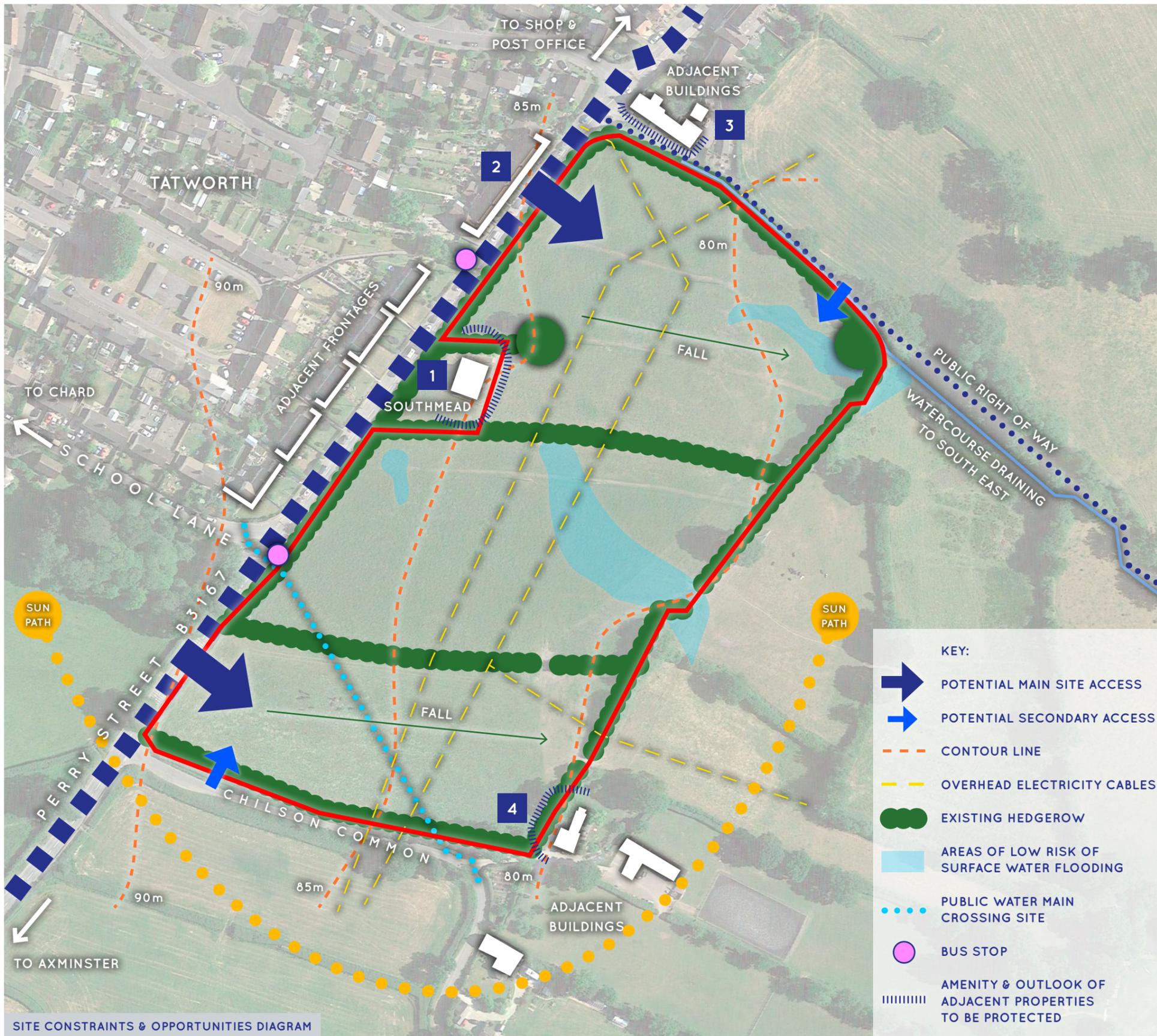
VIEW SOUTH ALONG PERRY STREET



VIEW SOUTH ALONG PERRY STREET



VIEW NORTH ACROSS SOUTHERN PART OF SITE



SITE CONSTRAINTS & OPPORTUNITIES DIAGRAM

KEY:

- POTENTIAL MAIN SITE ACCESS
- POTENTIAL SECONDARY ACCESS
- CONTOUR LINE
- OVERHEAD ELECTRICITY CABLES
- EXISTING HEDGEROW
- AREAS OF LOW RISK OF SURFACE WATER FLOODING
- PUBLIC WATER MAIN CROSSING SITE
- BUS STOP
- AMENITY & OUTLOOK OF ADJACENT PROPERTIES TO BE PROTECTED



1 ADJACENT DWELLING AN IMPORTANT CONSIDERATION IN TERMS OF EXISTING AMENITY AND OUTLOOK



2 ADJACENT DWELLINGS



3 ADJACENT DWELLINGS



4 ADJACENT DWELLING AN IMPORTANT CONSIDERATION IN TERMS OF EXISTING AMENITY AND OUTLOOK



CONVENIENCE STORE & POST OFFICE



BUS STOP ADJACENT TO SITE

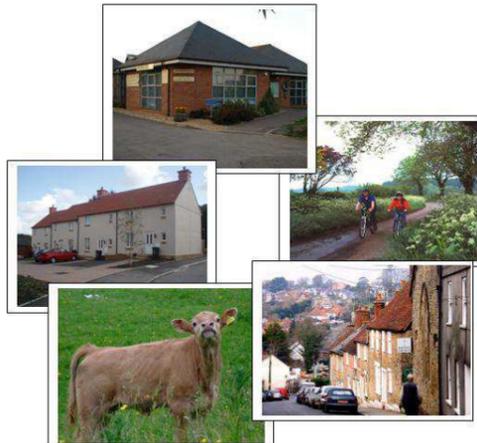


TATWORTH PRIMARY SCHOOL



HOUSES ALONG PERRY STREET

SOUTH SOMERSET LOCAL PLAN (2006 – 2028)



ADOPTED MARCH 2015



The planning application will be determined in accordance with policies contained in South Somerset District Council's adopted local plan. The National Planning Policy Framework which sets out the Government's planning policies will also be an important consideration.

According to the local plan, the site is not located within the green belt, or subject to any other planning designations that would prevent its development. The local plan policy most relevant to the determination of the planning application is policy SS2. In relation to proposals for housing, this policy requires that new development:

- 1) Meets an identified housing need;
- 2) Creates or enhances community facilities; and
- 3) Is of an appropriate scale to the settlement.

IDENTIFIED HOUSING NEED

An assessment of Tatworth's development needs has been undertaken. This has confirmed a need for the following types of housing:

- Older people's housing in the form of bungalows to enable downsizing;
- Affordable housing for younger people to enable them to take their first step on the property ladder;
- A small number of self-build plots for those individuals seeking to build their own home; and
- Traditional open market housing of varying sizes to facilitate the sustained growth of Tatworth.

CREATES OR ENHANCES COMMUNITY FACILITIES

The proposal will include the following community uses that will be accessible to existing residents of Tatworth as well as future residents of the development:

- Land safeguarded for a community use, details of which will hopefully be determined as part of this consultation;
- Dedicated car parking area for patrons of the adjacent McColl's convenience store;
- Additional informal parking arrangements for existing residents on Perry Street;
- Children's play area;
- Public open space.

APPROPRIATE SCALE OF DEVELOPMENT

Tatworth is the largest rural settlement in the district, although it has experienced only limited growth in comparison to other settlements.

Over the last 15 years, the number of dwellings in the ten largest rural settlements, on average, has increased by 33%. In comparison, the number of dwellings in Tatworth has only increased by 20%.

It is this restricted supply of new housing that prevents people from buying the type of home they need.

Tatworth has a wide range of services and amenities to meet the needs of the proposed development, and which includes: a primary school, village hall, shop, pub, playing fields, allotments, a church and local bus service.



SITE LAYOUT

The preliminary proposals provide up to 100 new dwellings with associated car and cycle parking, private and public amenity space, along with informal public car parking for existing dwellings and the McColls convenience store. The proposal also includes land safeguarded for other community uses.

ACCOMMODATION TYPE

The preliminary proposals provide a mixture of dwelling sizes and tenures from one to four bedroom, and both affordable and open market dwellings. The mix of accommodation is expected to include:

- 50 open market houses (a mix of sizes);
- 10 open market bungalows;
- 35 affordable homes (including 5 affordable bungalows); and
- 5 self-build plots.

AFFORDABLE HOUSING PROVISION

Affordable housing will be provided in accordance with South Somerset District Council requirements. An overall target of 35% affordable is to be achieved, which will comprise both social rented and low cost tenure dwellings.

LAYOUT, SCALE, APPEARANCE & LANDSCAPING

The preliminary proposals include bungalows, two storey houses and associated garages, all of which will be of an appropriate design for Tatworth.

More detailed proposals showing the finalised layout, scale, appearance and landscaping will be subject to a future reserved matters planning application.



- PRIMARY ROUTE
- SECONDARY ROUTE
- PEDESTRIAN ROUTE
- PARKING



- LAND SAFEGUARDED FOR COMMUNITY USES, EG. ORCHARD, ALLOTMENTS, WILDFLOWER MEADOW, SKATE PARK, EXERCISE AREA ETC.



ACCESS & MOVEMENT

The preliminary proposals indicate a new principal vehicle, pedestrian and cycle access into the site from the north-west off Perry Street.

A new adoptable road runs through the site serving the development with secondary roads and private drives serving new dwellings.

A new, continuous foot and cycle path is provided along the western boundary to provide access to the site and new dwellings fronting onto Perry Street.

PUBLIC TRANSPORT & CONNECTIONS

The site is located in a sustainable location on the southern edge of Tatworth, to the east of the B3167 Perry Street.

This road is served by local bus routes with existing bus stops in close proximity. Local shops and a post office are nearby and Tatworth Primary School is located along School Lane.

VEHICLE PARKING & CYCLE PROVISION

Vehicle parking and cycle storage will be in accordance with the requirements of the Somerset Residential Parking Zone Guidance (October 2013):

- 1-bedroom dwelling - 2 parking spaces
- 2-bedroom dwelling - 2.5 parking spaces
- 3-bedroom dwelling - 3 parking spaces
- 4-bedroom dwelling - 3.5 parking spaces
- 0.2 visitor spaces per dwelling
- Electric vehicle charging points
- Cycle storage - 1 space per bedroom

OPEN SPACE & LANDSCAPING

The preliminary proposals incorporate a large area of land which is to be safeguarded for community uses. It is anticipated that public open space including a children's play area will form part of the outline proposals along with other community uses identified through this consultation.



PUBLIC BENEFIT

SOCIAL

Provision of 100 dwellings in a settlement that has experienced limited growth in comparison to other locations in South Somerset. The dwellings will comprise:

- 50 open market homes aimed at first time buyers and those seeking to move-up the property ladder.
- 30 affordable homes, to help young people and others who have low earnings to access the property market and own or rent their own home.
- 15 bungalows (5 to be affordable) to meet the needs of older people in Tatworth. This will enable older people to downsize, thereby freeing-up housing for younger families.
- 5 serviced self-build plots for those individuals seeking to build their own home.

Tatworth currently has an ageing population, as younger people move away as they are unable to afford a new home. The proposed development provides accessible housing for younger people which will help address this age imbalance.

Provision of land safeguarded for a new community use.

Additional pupils for Tatworth Primary School which is currently experiencing a declining pupil attendee roll.

New resident population to help sustain existing services in Tatworth, such as shops, the church and bus services.

A new children's play area that will be accessible to future and existing residents.

ECONOMIC

Creation of c.90 jobs during the construction phase over a three year period, creating work opportunities for local residents either directly or indirectly.

Gross value added of c.£3m to the economy, with additional spend in the local area, benefiting businesses and individuals in Tatworth such as shops and local services.

ENVIRONMENTAL

The provision of dedicated car parking for the McColls store and also informal parking for existing residents on Perry Street which will ease congestion on the main road.

Seek to deliver a pedestrian crossing on Perry Street.

Development will result in an overall improvement in surface water run-off, helping to reduce flood risk.

Opportunities for bio-diversity enhancement through native species planting and dedicated habitat creation.



CONSULTATION FEEDBACK

The Crossman Group is inviting feedback on these outline proposals from the community and other stakeholder groups and organisations.

An online feedback survey can be found at the following website:

www.surveymonkey.co.uk/r/PerryStreet

If you would prefer a paper copy of the feedback survey, then please contact Avril Baker Consultancy on the details below.

NEXT STEPS

Feedback and comments received during the public consultation will be carefully considered by the design and planning team as they finalise the scheme and prepare to submit an outline planning application later this year.

The application will seek permission for the principle of residential development and access arrangements. It will also include information about proposed uses, scale and height of the buildings and an indicative site layout.

Once the application has been registered, South Somerset District Council will carry out further statutory consultation and notify adjacent neighbours and other key stakeholders. This will provide a further chance to comment on the proposals via the council's online planning portal.

More detailed plans and designs for the buildings and landscaping will be consulted on as part of a future reserved matters planning application. This is expected to come forward in 2023.

If you have any questions about the consultation, or would like a printed copy of the proposals and survey, please contact Avril Baker Consultancy at:

e: info@abc-pr.co.uk

t: 0117 977 2002

