

Planning Context

Planning background

The site was originally granted outline planning permission by an Inspector at appeal in June 2014 for 89 dwellings (72 houses and 17 flats), open space and vehicular access from Greenlands Road. A 'Reserved Matters' application was approved in April 2018. This granted permission for the precise details of the scheme, such as where the homes would be located, what they would look like, how much parking they would have and what open space would be provided. This planning permission remains in place and allows Curo to build 89 homes on the site.



You said...

These were the points raised by the local community and stakeholders about our approved scheme of 89 homes:



Harmful to views to and from the Cam Brook Valley in comparison with outline layout.

Visual harm due to scale of development and height of the dwellings.

Overdevelopment of the site - too many dwellings.

Design does not compliment Peasedown St John's character and heritage.

Response from Dunkerton and Tunley Parish Council as referenced in Planning Officers report to Committee 06.03.18.

At outline stage indicative information was provided to suggest that the proposed development would largely follow the existing contours of the land.

A road accessing all areas of the site, to adopted standards is paramount.

Proposed level changes should be the minimum required to achieve the access, number of dwellings proposed, policy compliant off-street parking provision and a good quality layout.

Extract from the Planning Officers Committee Report 06.03.18



The plans are an over-engineered solution to try and meet planning constraints on a steeply sloped piece of land.

This has resulted in split level 3 storey dwellings on built up sections of the site towering above existing developments such as Hillside View.

A smaller scale development would be more appropriate.

Response from Peasedown St John Parish Council as referenced in Planning Officers report to Committee 06.03.18.

Too many individual driveways from Greenlands Road, which is not in accordance with the outline planning permission.

Response from Ward Councillors 23.08.18



...We did



Access and Parking



Landscaping



Engineering

Site Levels

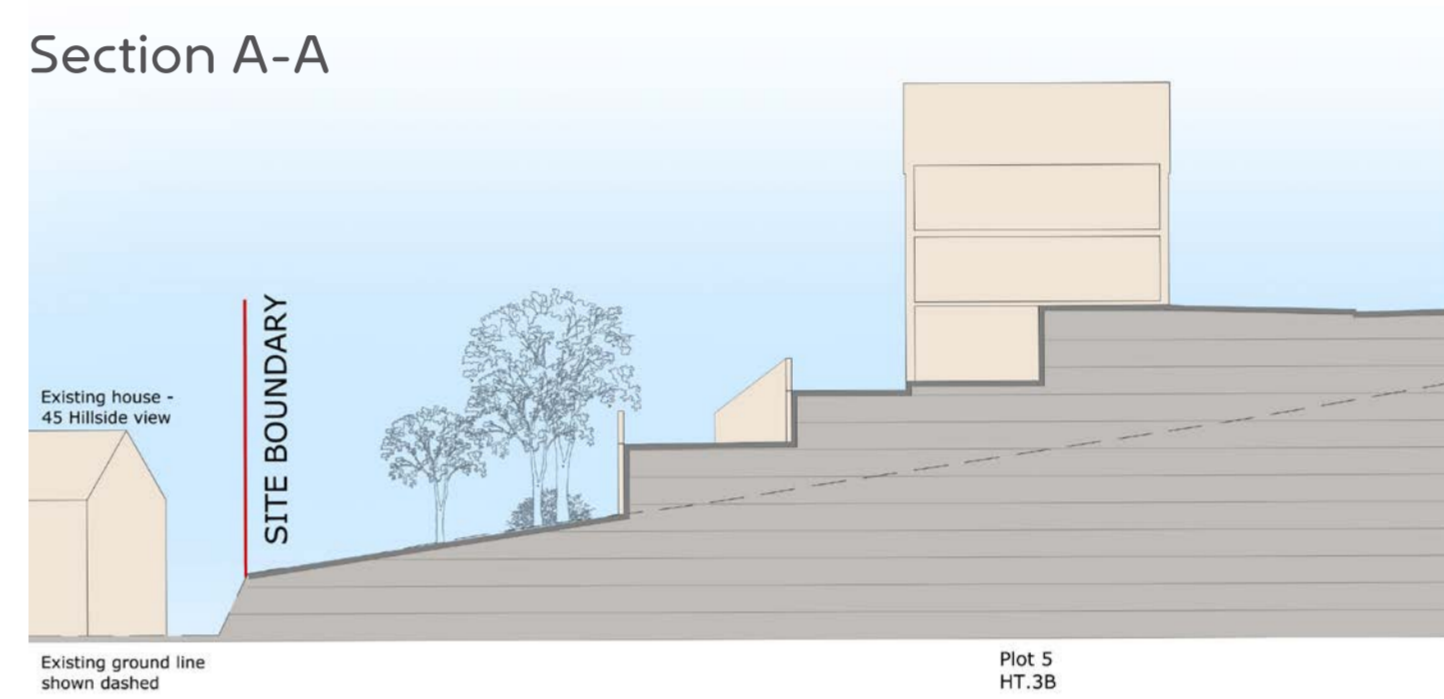
One of our main priorities for the new proposals was to minimise changes in the site levels. The main development junction has been slightly adjusted, leading to an internal road layout that works with the existing topography and achieves road gradients that are acceptable to B&NES Highways. We're proposing more split-level homes to fit better with the sloping nature of the site. While some retaining walls will still be needed, landscaped slopes are to be used where possible instead of hard engineering solutions such as retaining walls. Where rear gardens are sloped, we're proposing terrace levels to make the most of the available garden space.

Drainage

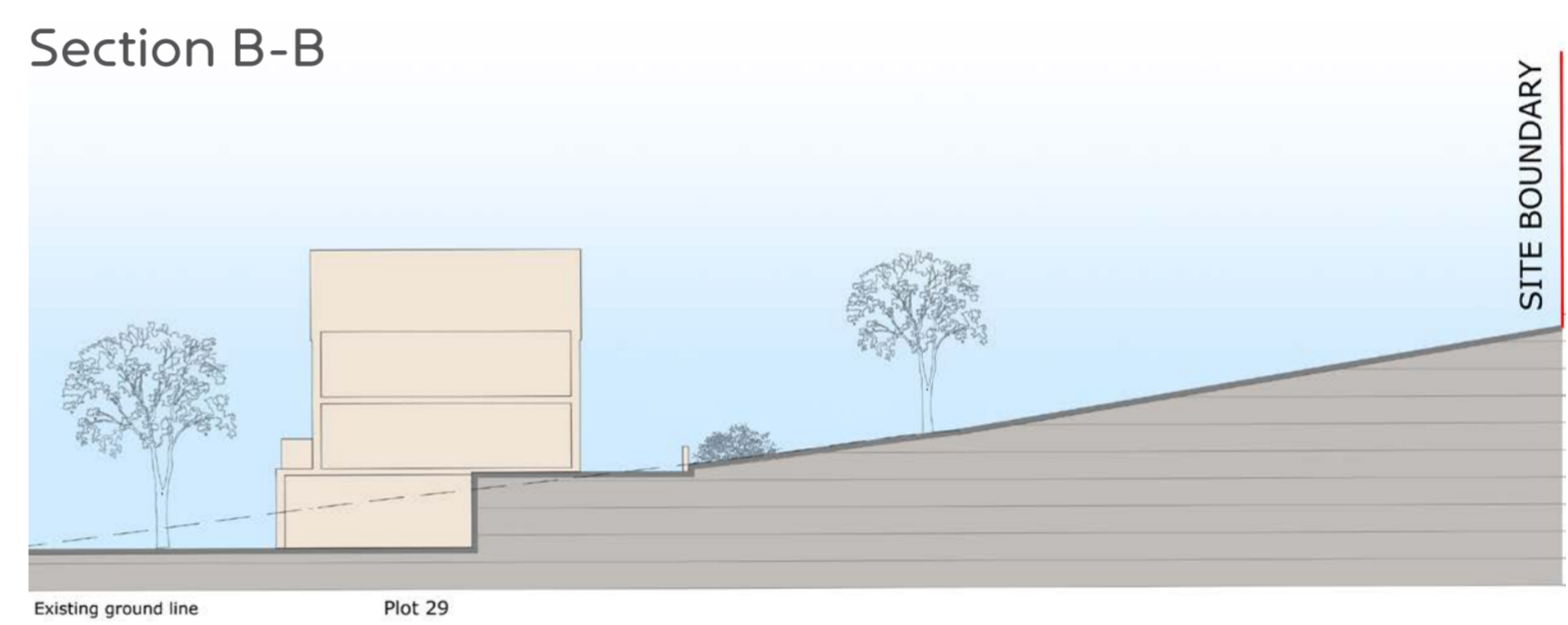
The site currently comprises open fields that drain northwards. Due to the steep topography of the development, only using open attenuation features such as basins and ponds won't be possible due to the significant land remodelling that would be required to achieve the necessary volume of attenuation. Therefore, surface water will be captured and stored in an underground storage tank. The water will then be slowly released to the existing ditch and culvert system which flows northwards towards Cam Brook at a lower rate than currently occurs. To provide water quality improvements, the drainage will outfall into a new swale (shallow ditch) within the development boundary which will help trap sediment and any residual pollution before discharging offsite.



Section A-A

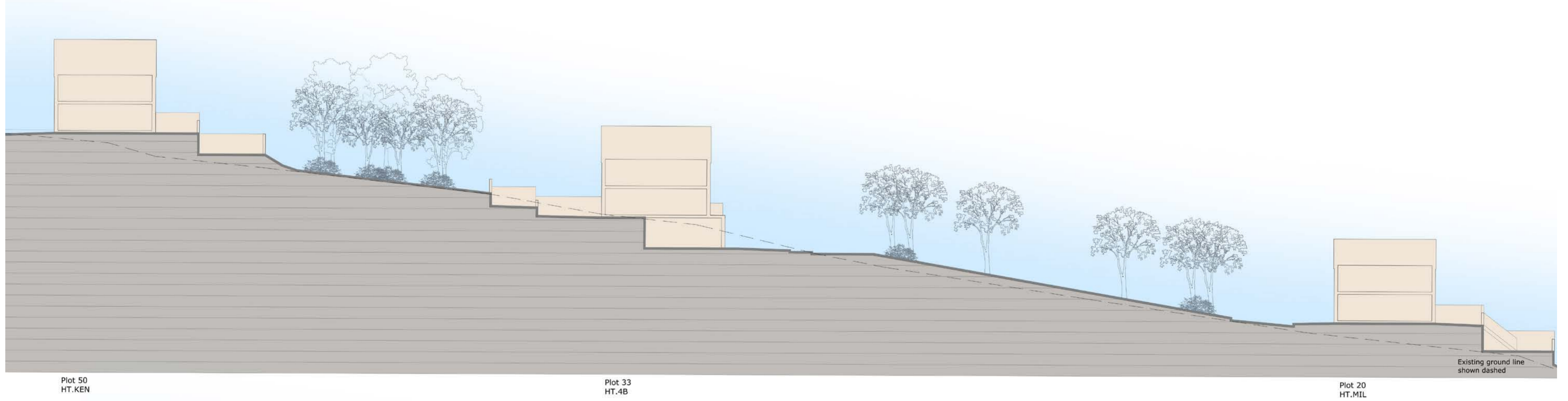


Section B-B

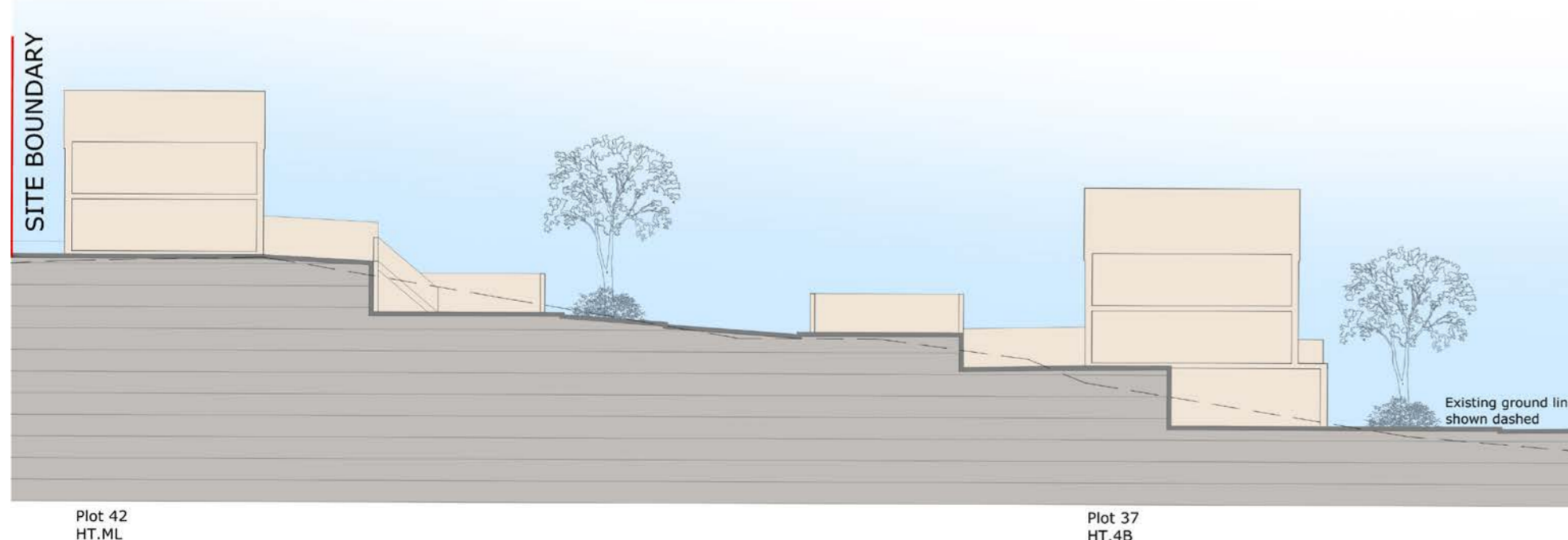


Above and below: Site sections from the proposed new scheme.

Section C-C



Section D-D



Homes

The final proposals are still evolving and may be amended due to feedback received from this consultation and further design development.

The current proposed scheme shows a total of 51 homes, with 36 for sale through a range of 2-4 bed homes. 30% of the development (c.15 homes) will meet the local authority criteria for affordable housing.

11 homes will be available at social rent and four homes will be sold through the low cost homeownership scheme, shared ownership. The affordable homes will be built to the same high standards as our homes for sale.

Number of Bedrooms	Number of Homes
Open Market Homes	
2 bedrooms	4
3 bedrooms	17
4 bedrooms	15
TOTAL	36

Number of Bedrooms	Number of Homes
Social Rent Homes	
1 bedroom maisonette	2
2 bedrooms	5
3 bedrooms	4
TOTAL	11

Shared Ownership Homes	
2 bedrooms	4
TOTAL	4

AFFORDABLE HOUSING TOTAL (30%)	15
---------------------------------------	-----------



Above: Illustrative elevations of the proposed scheme.

The proposed dwellings to Greenlands Road will be faced with reconstituted stone while the remainder of the development will be constructed using two colours of brick – buff and red. Most roofs will have plain grey tiles while some will have profiled red/brown tiles. Materials have been chosen to reflect the architecture of buildings found locally in Peasedown St John.

The scheme has been designed with a contemporary style. Some homes will include balconies to take advantage of the distant views to the north over the Cam Brook Valley.



The majority of the house types have been designed to be split level to accommodate the steep gradient of the site, as shown in the example above.

Other Curo Developments



Mulberry Park, Bath



Mulberry Park, Bath



Mulberry Park, Bath



Mulberry Park, Bath



Woodland View at Hygge Park



Eaton Park



Next Steps

Curo will submit a new planning application to Bath and North East Somerset Council. If we can secure planning consent for the new scheme, we aim to start works on site by early 2024 with a view to complete the development by 2027.



Artist's Impression of the proposed residential development on land at Greenlands Road, Peasedown St John

Let us
know what
you think

Ask one of the project team for a feedback form to let us know what you think about the plans shown here today. You'll also be able to view the exhibition boards and comment on the proposals from Thursday 21st July via our website:

www.curo-group.co.uk/hawthorn-rise

Thank you!

