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

> > acces

Greenview Farm

> Secure gate Managemen access only

Too many individual driveways from Greenlands Road, which is not in accordance The plans are an overengineered 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.

with the outline planning permission.

Response from Ward Councillors 23.08.18 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.



...We did

Fewer homes means fewer retaining structures are needed.

> Materials and details of new development are in keeping with the surrounding area.

3

4

Greater distance between new proposed homes and existing neighbouring properties. 17m distance from proposed rear garden to 45 Hillside View compared to 11m previously; and 28m to rear of proposed new house.

ORCHARD / ALLOTMENT AREA (TBC)

New proposed site layout

5

Bespoke, split level dwellings work better with the topography of the site, reducing

Public open space with play area central to the new development.

the development's visual impact. 3-storey dwellings appear 2-storey from outside the development.

> New layout works with the contours of the land and sloping nature of the site.

6

Fewer driveways off Greenlands Road, maintaining available street parking.

PRIVATE

PRIVATE DRIVE

80

Significantly more green open space, from 2 acres of landscaping to around 3.5 acres proposed by the new scheme.

Retention of existing trees and hedges.

7

29



Access and Parking

2

With less homes the new scheme would generate less vehicle movements than the existing planning permission - around 18 less during the morning peak hour, and 16 less in the evening peak hour.

ORCHARD / ALLOTMENT AR (TBC)

4

3

The development will meet B&NES Parking Standards, with an average of over 2 spaces per dwelling as well as visitor spaces. Based on the current 51 home scheme, we're proposing 115 spaces with 10 visitor spaces. This is well in excess of the B&NES average which is 1.54 vehicles.

Vehicle access will be provided via a simple priority-controlled T-junction, as per our current approved scheme. There will also be a minor crossover access to a private parking court with 10 car spaces.

6

PRIVATE

PRIVAT

Allocated parking spaces with electric car charging points to encourage residents to park at the rear of their homes.

6

Pedestrian access to the site will be through the main entrance with another separate footpath from Greenlands Road.

5

The site also benefits from two pedestrian connections onto a public footpath running parallel to the eastern boundary of the site which provides an additional route to Bath Road.

4

mon s.



Landscaping





Engineering

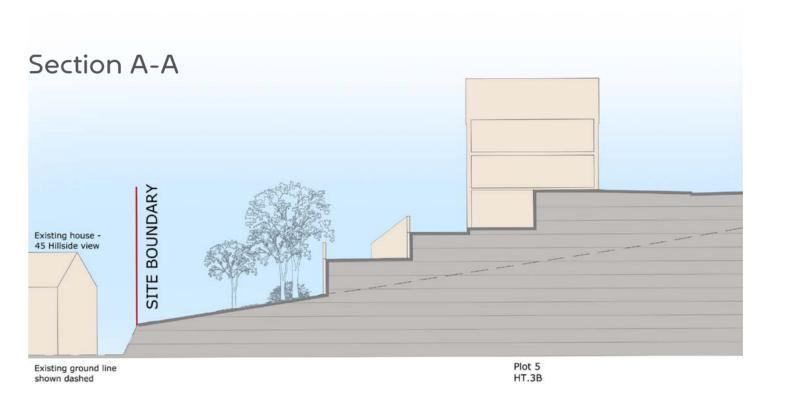
Site Levels

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

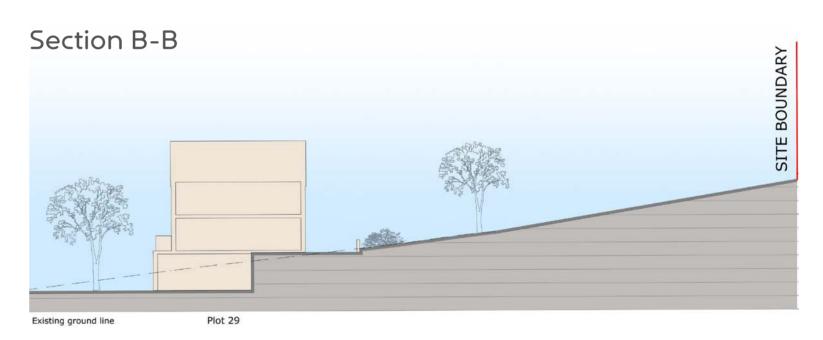
The site currently comprises open fields that drain northwards. Due to the steep topography of the development, only using open attenuation features such as basins and ponds won't be possible due to the significant land remodelling that would be required to achieve the necessary volume of attenuation. 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.



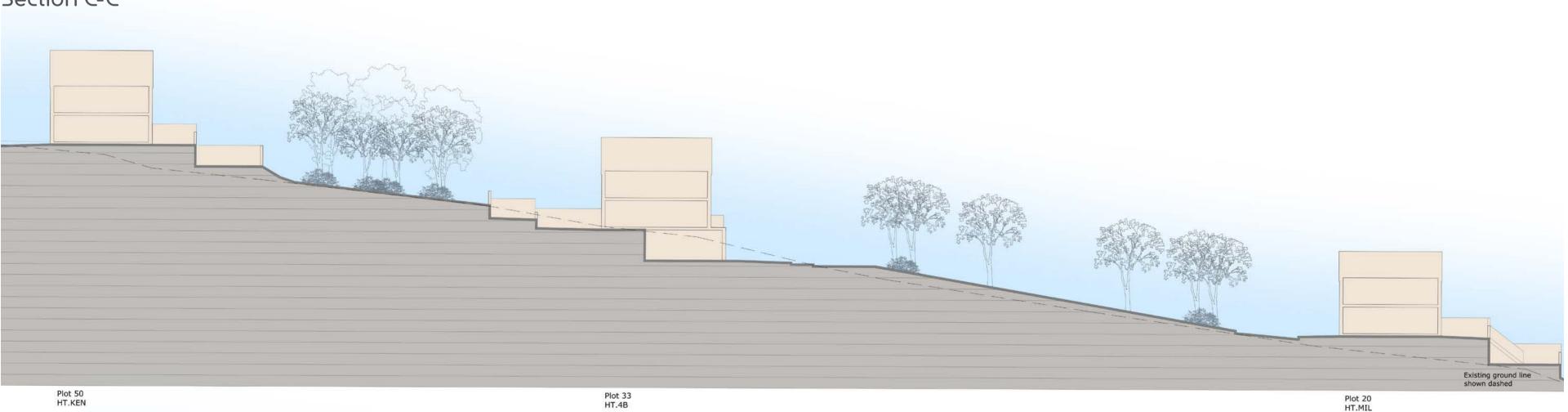




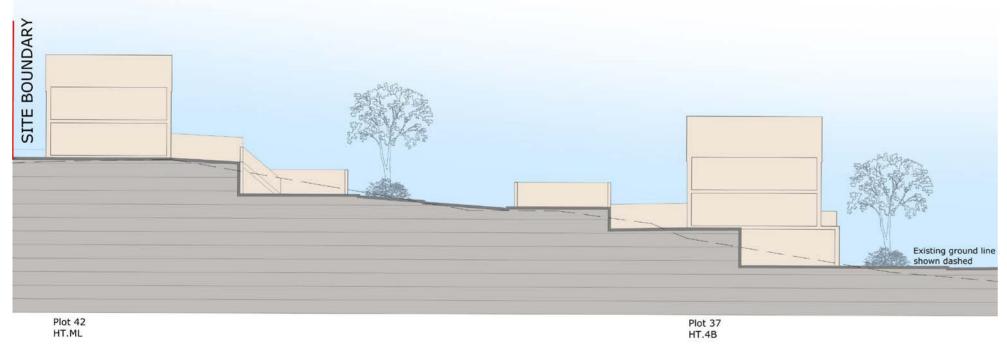




Above and below: Site sections from the proposed new scheme.



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	Number of Bedrooms
Open Market Homes		Social Rent Homes
2 bedrooms	4	1 bedroom maisonette
3 bedrooms	17	2 bedrooms
4 bedrooms	15	3 bedrooms
TOTAL	36	TOTAL

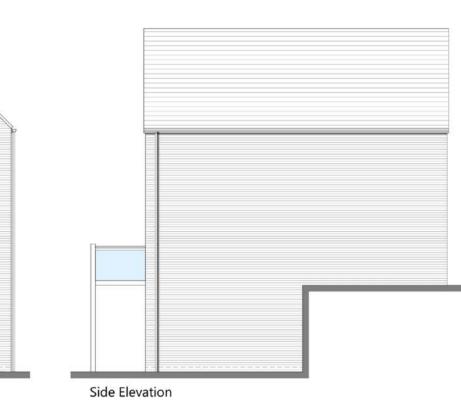
Number of Bedrooms	Number of Homes
Social Rent Homes	
1 bedroom maisonette	2
2 bedrooms	5
3 bedrooms	4
TOTAL	11

Shared Ownership Homes		
2 bedrooms	4	
TOTAL	4	

AFFORDABLE	15
HOUSING TOTAL (30%)	15



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





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.

Submit planning application Late summer 2022

Target determination 2023 Start on site (subject to planning) Early 2024

First homes delivered 2025

Target completion 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!

