

WELCOME

Welcome to a public exhibition about our emerging proposals for a residential development in respect of **Centenary Heights Phase 3, Wembdon, Bridgwater.**

The adopted Sedgemoor District Council Local Plan (2019) identifies Land at West Bridgwater as a Strategic Development Area for the delivery of circa 1,200 homes, a local centre and primary school. Our site forms the final phase as part of this allocation.

The exhibition seeks views from local residents to help us finalise the proposals. The proposals remain a **'work in progress'** and we are interested to hear your comments and thoughts about the scheme. Comments received during this initial period of engagement with the local community will feed back into the hybrid planning application. Members of the development team are here today to answer any questions you may have. Feedback forms are available, and we would be grateful if you could take a few minutes to complete one.

Comments will be considered carefully ahead of our Planning Application submission.



100 YEARS OF BUILDING BRILLIANCE

Cavanna Homes was established 100 years ago by Philip Dennis (P.D) Cavanna and has been building beautiful new homes across the Westcountry ever since.

We are the largest independent house builder based in the South West and take great pride in constructing quality homes safely and to the highest standard.

As a family-owned business with over 100 years of house building history in the South West we have maintained our core values through decades of change, adapting to new challenges while caring for our customers, our communities, our staff and the environment surrounding us.

Our second century promises to be just as eventful as our first and we are determined to approach it with a clear commitment to shaping a better future, for the people who buy our homes, the places where we build and our colleagues and partners in the business.



A family-owned business, committed to its family values; building the right homes in the right place for the right reasons.



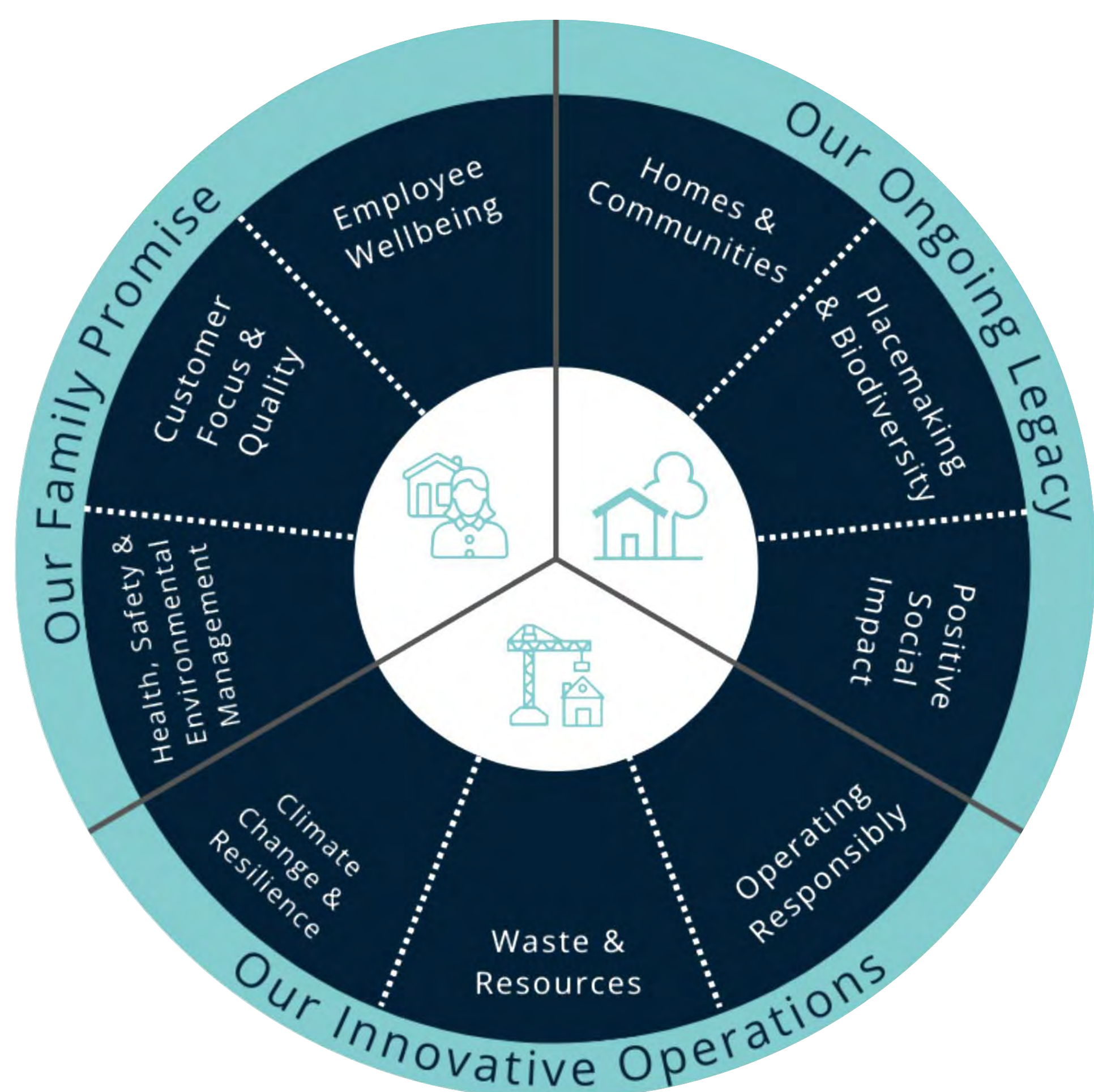
Building quality homes for more than a century, conducting business in a determined, considered and considerate manner.



Torquay based, acquiring and developing sites in Devon, Cornwall, Somerset and Dorset and delivering for home buyers and the existing communities.



Regularly achieving 5-star status in the New Home Customer Satisfaction Survey.



02 SITE BACKGROUND

The Site comprises a number of fields enclosed by the A39 Quantock Road to the south, Skimmerton Lane to the west and existing residential development along Wembdon Hill to the north.

The Site is located on the edge of Bridgwater in the parish of Wembdon and forms part of an existing strategic allocation for residential development under Policy B2 of the adopted Sedgemoor Local Plan 2011-2032 (2019) known as 'Land at West Bridgwater', which is allocated for circa 1,200 dwellings.

Cavanna Homes, in partnership with Martin Grant Homes, have previously gained approval for the first phases of development within the B2 allocation, with consent for up to 675 new homes, a new primary school and a neighbourhood centre on the adjacent site to the east. The first phase of 238 new homes and the new access points for the wider development area are currently under construction.

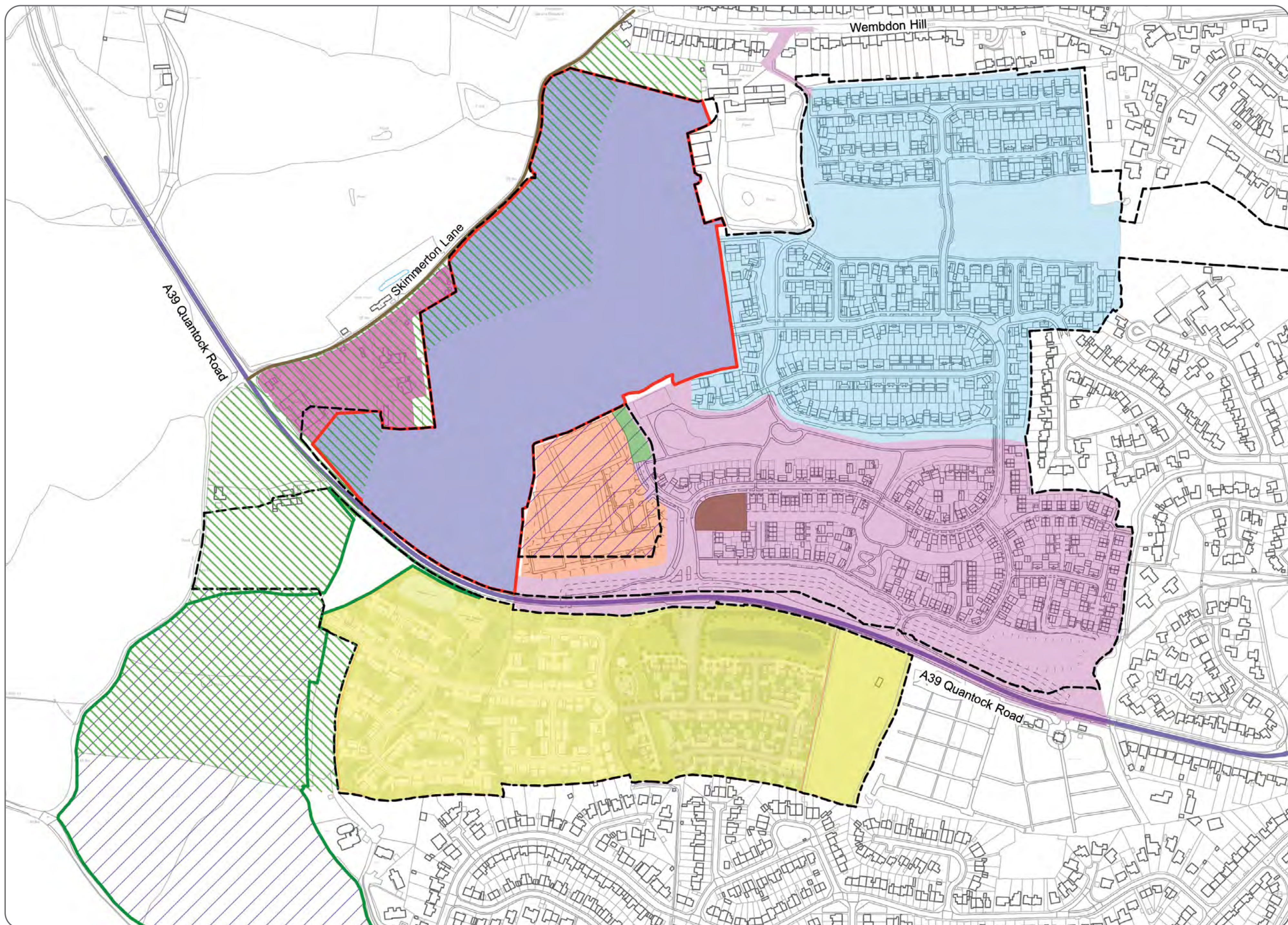
Land to the south of the Site also forms part of the Western Expansion of Bridgwater allocation and is subject to a live planning application. Land to the south-west of the site is owned by Somerset County Council and is allocated by the adopted Local Plan for education uses.

Immediately to the West is a Petrol Filling Station, which includes a convenience store.

Access to the Site is provided via the approved development at Cokerhurst Farm to the east (Phase 1: Centenary Heights) from a new signalised junction on the A39 Quantock Road, which has now been constructed.



03 PLANNING CONTEXT



	Allocation B2: Residential Led Development		Phase 3 Site Area		Additional Residential Area [23/19/00002]		Future Phase Access - Outline
	Allocation B14: Education		Phase 1 Residential - Detailed [Approved Layout 51/19/00003]		Primary School - Outline		Existing Residential, Convenience Store, Garage, Caravan Park
	Policy D31		Phase 2 Residential - Outline [Indicative Emerging Layout]		Neighbourhood Centre - Outline		Somerset County Council Land [acquired with aspiration for new secondary school]

The Site lies within the administrative boundary of Somerset Council, formally Sedgemoor District Council.

The development plan for the area currently comprises of the adopted Sedgemoor Local Plan 2011 to 2032 (adopted 20 February 2019) and the Wembdon Neighbourhood Plan (made 31 July 2019).

The Site is identified as part of a larger allocation for residential development under Policy B2 of the adopted Sedgemoor Local Plan known as 'Land at west Bridgwater'. The principle of development is established by the Site's allocation for residential led development in the adopted Sedgemoor Local Plan.

The allocation requires:

- About 1,200 new homes, including affordable housing
- A new primary school
- A neighbourhood centre
- Public open space and comprehensive green infrastructure

The development of the Site would provide the final phase of development of the allocation.

The proposals have been developed through ongoing discussions and collaboration with Somerset Council and were also presented to the Quality Review Panel. Engagement with the Council will continue as the project progresses.

04 SITE CONTEXT



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|  Centenary Heights Phase 3 |  Garage and Convenience Store |  St. George's Primary School |  St. Matthew's Fields |
|  Other Residential Phases of the B2 Allocation |  The Cottage Inn PH |  St. Mary's Primary School |  Bridgwater Cricket Club |
|  Public Right of Way |  The Quantock PH |  St. Joseph's Primary School |  Allotments |
|  Signed On Road Cycle Network |  The Horse and Jockey PH |  Westover Green Primary School |  Victoria Park |
|  Health Centres |  The Malt Shovel PH |  Haygrove School |  Wembdon Common - Wembdon Community Centre and Cricket Club |



05 SITE CONSTRAINTS



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| Phase 3 Site Area | Ecology Buffer to Hedgerows | Phase 1 Play Spaces | Vehicular Access From Phase 1 & 2 |
| Phase 1 & 2 Consented Development Area | Phase 1 & 2 Strategic Open Space | Listed Building [Cokerhurst Farm] | Existing Public Right of Way |
| Policy D31 | Existing Water Features | Existing Retail | Pedestrian Connectivity Within Phases 1 & 2 |
| Primary School Site | Phase 1 & 2 Drainage Features [Indicative] | A39 Quantock Road | Strategic On Road Cycle Network on Wembdon Hill (B3339) |
| Existing Vegetation | Existing Overland Exceedence Route | Skimmerton Lane | |

- 1 Access from consented development
- 2 Existing vegetation divides the site into smaller parcels
- 3 Grade II Listed Cokerhurst Farmhouse has a strong relationship with part of the site
- 4 Surrounding landform contains the site and largely conceals it from wider views
- 5 Distant views to the Quantock Hills and across development to the south
- 6 Open boundaries to adjacent properties in the south and the north
- 7 Existing properties on Wembdon Hill overlook the site from an elevated position
- 8 Existing Public Right of Way
- 9 Flood route



HERITAGE:

Cokerhurst Farmhouse, within the Cokerhurst Farm complex is a Grade II listed building. It is mainly screened from the majority of the Site, but appropriate buffers will be incorporated for development adjacent with localised views retained.

06 TECHNICAL CONSIDERATIONS



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| Phase 3 Site Area | Green Open Space | Phase 1 & 2 Drainage Features [Indicative] | A39 Quantock Road |
| Phase 1 & 2 Consented Development Area | Indicative Development Parcels | Listed Building [Cokerhurst Farm] | Skimmerton Lane |
| Policy D31 | Proposed Overland Exceedence Route | Existing Retail | Vehicular Access From Phase 1 & 2 Including Potential Bus Route |
| Primary School Site | Indicative Phase 3 Drainage | Approved Neighbourhood Centre Site | Indicative pedestrian/cycle connectivity throughout all phases of development [including Public Right of Way] |
| Existing Vegetation | Existing Water Features | Proposed Key Frontage | Strategic on Road Cycle Network on Wembdon Hill 9B3339) |

Technical and environmental assessments of the site are in progress. The key findings to date are illustrated and summarised on this board.

ACCESS AND MOVEMENT:

- 1 Majority of existing vegetation to be retained and incorporated into a network of green spaces
- 2 Drainage features to be incorporated into green spaces
- 3 Development to be set back from Cokerhurst Farmhouse to respect the setting of the Listed Building
- 4 Pedestrian/cycle network to connect communities and facilities, to be incorporated into green spaces where possible
- 5 Building frontage to be offered to open spaces and to prominent edges of the Site
- 6 New planting opportunities to Skimmerton Lane and currently open boundaries to help screen the development in local views
- 7 Vehicular access from approved developments

- Vehicular and pedestrian access will be provided via the approved development at Centenary Heights, Cokerhurst Farm to the east, including a new signalised junction on the A39 Quantock Road, which has now been constructed.
- Pedestrian and cycle links will be carefully incorporated into the layout to maximise connectivity with the previous phases and with Skimmerton Lane to the west.
- The proposed development will provide a continuation of the spine road which will facilitate a bus route through phase 1, 2 & 3.
- There are a number of signed off-road and on-road cycle routes from Wembdon providing linkage to Bridgwater and the surrounding areas and also to National Cycle Network Route 3 which runs south to Taunton and beyond, and east to Glastonbury and beyond.
- Potential opportunity to incorporate strategic cycle corridor from Bridgwater to Cannington through development on to Wembdon Hill via Skimmerton Lane.
- Transport Assessment to be submitted with the application.

07 TECHNICAL CONSIDERATIONS



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|  Existing Vegetation |  Indicative Drainage Features |  Play Spaces |
|  Open Space |  Ecology Buffer to Retained Hedgerows | |

LANDSCAPE AND ECOLOGY:

- Landscape visual impact assessment, tree survey and ecology surveys to accompany application.
- Development of the Site up to the existing physical boundary of Skimmerton Lane, and the existing dwellings and other uses located along the road, would be contained within the existing topography.
- Landscape-led approach, responding to the natural topography and preserving key environmental features.
- The development of the Site would respond appropriately to the rural character of Skimmerton Lane with regard to Policy D31 of the adopted Local Plan.
- The proposals will include a minimum biodiversity net gain of 10%.
- Proposed Development of the Site has been carefully considered so that ecological features, such as hedgerows, woodland, and existing habitats, will be preserved where possible.
- Proposals for the Site have been carefully considered so that ecological features of interest have been retained and protected, and will avoid impacts to key hedgerows where possible, through the inclusion of undeveloped green buffers and provision of complementary habitat types.
- New habitats will be introduced, including wildflower meadows, native hedgerows, aquatic habitats (within SuDS basins), and native tree planting.

DRAINAGE & FLOOD RISK:

- The vast majority of the site is in 'Flood Zone 1', the lowest probability of flooding (a less than 0.1% chance of flooding from surface water each year).
- Development will be located outside the existing surface water flow path in central part of Site and will not increase flood risk on or off site.
- The development will incorporate a range of Sustainable Drainage Systems features to manage surface water run-off, ensuring that greenfield run-off rates are achieved.
- Surface water will be directed to attenuation basins within a linear east-west green corridor that follows the valley floor from Phase 2 of Cokerhurst Farm development.
- Flood Risk Assessment and Drainage Strategy to accompany application.

08 FRAMEWORK PLAN



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| Phase 3 Site Area | Primary School Site | Primary Streets | Skimmerton Lane | Emergency Access to Skimmerton Lane |
| Phase 1 & 2 Consented Development Area | Listed Building [Cokerhurst Farm] | Secondary Streets | Primary Route Connecting Phases Including Bus Route | |
| Residential Parcels | Existing Vegetation | Private Drives | Potential pedestrian/cycle connectivity throughout all phases of development | |
| Potential For Other Uses | Open Space | Existing Retail | Strategic On Road Cycle Network on Wembdon Hill (B3339) | |
| Approved Neighbourhood Centre Site | Ecology Buffer to Retained Hedgerows | A39 Quantock Road | Play Spaces | |
| Network of Green Corridors | Ped/Cycle Movement within green corridors | Positive definition of open spaces | Setting of listed farmhouse | |
| Blue Infrastructure | Legible hierarchy of streets | Relationship with existing development and Skimmerton Lane | Key buildings and building groups | |

We will create a high-quality, sustainable development which reflects the identity and character of Wembdon, while also building on the character established in Phases 1 & 2.

At this stage the Proposed Development includes the following:

- Around 230-275 new homes.
- Policy compliant level of affordable housing, that responds to local need.
- A range of housing types, sizes and tenures likely to include bungalows.
- House designs and materials that reflect the character of the local area.
- Vehicular and pedestrian access will be provided via the approved development at Cokerhurst Farm to the east.
- Open space buffer to Cokerhurst Farmhouse Grade II listed building.
- The layout supports pedestrian and cycle connectivity, maintaining the public right of way and enhancing site permeability.

- Public open space is proposed to offer amenity space for future residents of the Site and existing residents in the area.
- Green buffers are included along the southern boundaries of the Site and also along the eastern boundary to ensure separation from the proposed new primary school to the southeast.
- Retained trees and hedgerows, with additional planting proposed throughout the development.
- Car and cycle parking for each property, including electric vehicle charging points.
- Drainage basins to manage surface water run-off from the development.

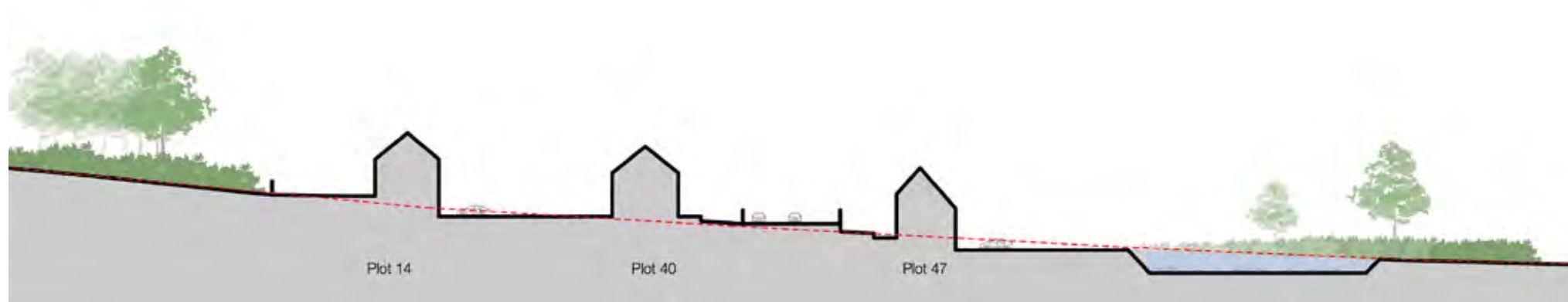
Our planning applications will be in two parts. We will be applying for full planning permission on the central section of the site. For the remaining part, we will first apply for outline planning permission, with reserved matters planning applications following later on.

09 EMERGING SITE LAYOUT



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| Phase 3 Site Area | Open Space | Shared Surface Streets | Primary Route Connecting Phases Including Bus Route |
| Phase 1 & 2 Consented Development Area | Indicative Drainage Features | Play Spaces | Existing Public Footpath Incorporated |
| Approved Neighbourhood Centre Site | Ecology Buffer to Retained Hedgerows | A39 Quantock Road | Potential pedestrian/cycle connectivity throughout all phases of development |
| Primary School Site | Exceedence Route | Skimmerton Lane | Emergency Access to Skimmerton Lane |

10 EMERGING PROPOSALS



Emerging Proposed Section A



Emerging Proposed Section C



Emerging Proposed Section B



Emerging Proposed Section D



Emerging Proposed Street Scene 1



Emerging Proposed Street Scene 2



Emerging Proposed Street Scene 3