

INTRODUCTION

Welcome to the first edition of 'Williton This Week', an electronic newsletter prepared by Lovell Homes to keep you updated on the plans for the new residential development, at the land off Priest Street, Williton. Lovell Homes is one of the UK's leading housing developers and is part of the Morgan Sindall Group. The company operates across the UK with seven regional offices across England, Scotland and Wales. The 'South West and South Wales' Regional team will be delivering the scheme in Williton.

The Lovell head office is in Tamworth and our regional office is in Bristol & Cardiff, we have current projects across the south west and have also recently completed schemes in North Somerset and Wiltshire.

If you would like any further information about the company and about what we do, please visit our website at www.lovell.co.uk



A BIT OF SITE HISTORY

The land is currently owned by the Wyndham Estate and is used for agricultural purposes, its was allocated in the West Somerset Local Plan in 2016 as a key strategic development. The allocation also requires compatible non residential uses, enhancement of the designated heritage assets (Battlegore Barrow Cemetery) and the development must be facilitated by appropriate provision of transport, community and flood risk.

The scheme was submitted for outline planning for the erection of up to 350 dwellings, approximately 1,000sqm of flexible uses within Use class E (limited to offices, R&D and light industrial) in January 2020 and given a resolution to grant outline in November 2021, subject to the completion of the Section 106 Agreement.

IN THIS ISSUE.....

INTRODUCTION

A BIT OF SITE HISTORY

PLANNING UPDATE

OUR PROPOSALS

LOVELL LEGACY

HAVE YOUR SAY

OUR PROPOSALS

Our proposed layout and initial images are shown on the following page. The key principle as set out in the outline DAS is;

“To deliver a well-designed, high quality and healthy new community within the established village of Williton. A place that provides a wide range of housing to meet all local needs, a place that is accessible from, and well connected to the established village, supporting and enhancing the range of services and facilities, and somewhere that provides a network of public open spaces and places for residents to enjoy.”

We will look to deliver the by applying the below design features;

- The delivery of a residential development for 350 new homes, with a mix of 2,3 & 4 bed houses of which 35% will be affordable housing
- The creation of a pleasant and soft entrance point, establishing an area of public green to retain the village feel.
- The use of short lengths of narrower shared surface roads and private drives around the edges to reflect the more rural nature of Williton
- Retain routes based around known landscapes including the informal access North West to the woodland (Outmoor Wood)
- Create a heart to the development with an informal village green with a LEAP
- Provide a wide spine road lined with near continuous frontages
- Provide network of green spaces and green links forming pedestrian / cycle routes
- Sustainable urban drainage (SuDS) integrated into the design of streets and spaces
- Retention of existing hedges where possible and the provision of a continuous publicly accessible landscape strip around the perimeter of the site.

INDICATIVE STREET SCENE—CENTRAL SPINE



LOVELL

WILLITON THIS WEEK

MAY 2022

LAND OFF PRIEST STREET, WILLITON

FIRST EDITION

PERSPECTIVE VIEW— SITE FRONTAGE



ECOLOGY

Following the work completed for the outline planning application we have conducted an updated desk and extended Phase 1 habitat survey which has demonstrated that there have been no significant changes to the nature, management and distribution habitats onsite, such that potential constraints and opportunities to development identified during progression of an outline application remains relevant. The following design principles have been accounted for in the design of our Reserved Matters application;

- The implementation of development in accordance with appropriate licenses in respect of dormouse, badger and water vole;
- Retention and protection of boundary hedgerow, mature/semi-mature trees and adjacent woodland habitats as far as possible to maintain the Study Site's connectivity to the wider landscape combined with their enhancement and sensitive management in the long term;
- Retention of mature/semi-mature trees with potential to support roosting bats with further inspections of those to be removed to confirm presence/infer absence of a bat roost;
- The maintenance and protection of key habitat corridors of value to a bat assemblage to maintain the Site's connectivity with the wider landscape;
- New shrub, tree, hedgerow and grassland planting to compensate for habitat loss whilst promoting biodiversity;
- Displacement/translocation of a water vole population from the construction footprint with enhancement of retained aquatic habitats and/or habitat creation;
- Displacement/translocation of a common reptile population from the construction footprint with provision of new grassland/shrub/scrub planting to enhance the Study Site for populations of common reptile species;
- Implementation of a sensitive lighting strategy to maintain dark corridors along key habitat corridors of value to a bat assemblage and dormouse; and
- The inclusion of habitat features to enhance the Study Site for nesting birds, roosting bats, dormouse and common reptiles



LANDSCAPE DESIGN

The landscape character of our proposals play a key role in supporting high quality placemaking and helping to define the different character areas within the site:

The Central Spine

Front gardens will be defined by low shrub planting and defining hedgerows with boundary walls in key locations. Tree planting will be irregular to create a strong green character through the centre of the site.

design is available to view below:

- Large Street Tree Species: *Carpinus betulus* 'Frans Fontaine' and *Tilia cordata* 'Street wise'
- Hedgerow Species: *Carpinus betulu*



Green Open Spaces

Deep front gardens allow for tree planting, lawn and a defining hedgerow frontage which will provide a transition between the private residential spaces and the adjacent open spaces. Planting within this area will be of greater native providence to provide for ecological benefit.

- Large Street Tree Species: *Sorbus aria* *Lutescens*,, *Prunus* 'Amanogawa'
- Small Street Tree Species: *Crataegus pruni folia*
- Hedgerow Species: *Ligustrum ovalifolium* 'Aureum' and '*Sarcococca confus*'



Rural Edge

Development focused on a single sided road routes, with views out towards the existing boundary hedgerows, open fields to the west and Outmoor Wood to the north. Variance in front garden depths allows for hedgerow and tree planting, providing transition between the existing green corridor and private front garden

- Large/Medium Street Tree Species: *Quercus Robur* 'Fastigia', *Acer campestre* 'Elsrijk', *Malus domestica*
- Small Street Tree Species: *Crataegus monogyna* 'Stricta'
- Hedgerow Species: *Acer campestre*, *Carpinus betulus* and *Corylus avellana*



LANDSCAPE DESIGN

Secondary Streets

Streetscape is tighter in layout, making tree planting more informal and irregular.. Variance in road width allows for greater 'islands' of tree and shrub landscaping to break up expanses of parking and provide traffic calming. Front gardens are smaller, with hedgerow presence being more varied and ornamental.

- Medium Street Tree Species: *Magnolia kobus*, *Sorbus aucuparia* 'Sheerwater Seedling'
- Small Street Tree/Large Shrub Species: *Amelanchier lamarckii*, *Prunus lusitanica*, *Syringa vulgaris* 'Charles Joy'
- Hedgerow Species: *Photinia* — *fraseri* and *Ligustrum vulgare*

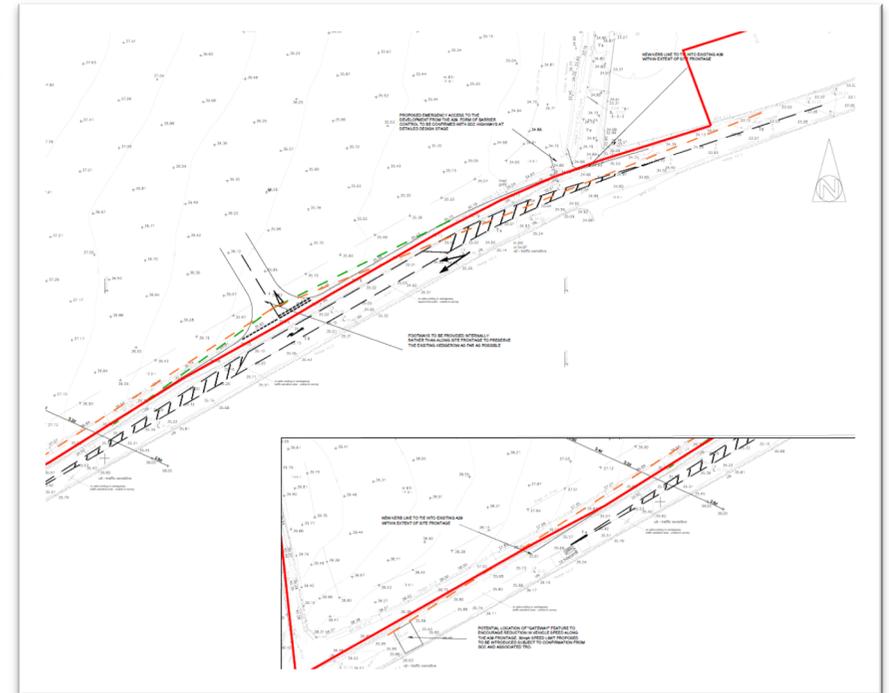


SITE ACCESS & SUSTAINABLE TRANSPORT

Access to the site will be from a singular point of access at the southern end of the site off the A39 as agreed in principle as part of the outline, the proposal does also include an emergency access off the A39 which will be barrier controlled but the specific details are to be confirmed through liaison with the Highways department.

In conjunction with the above we are also proposing

- Multiple linkages to the village through the adjacent fields via pedestrian/cycle paths
- Urban realm improvements to Williton as agreed in the S106
- Upgrades to local bus stops
- The production of a travel plan to aid sustainable travel
- A contribution of land and funds towards creating the Steam Coast Cycle track (Linking Williton to Watchet)
- All homes to have EV charging point and cycle storage



CONSTRUCTION MANAGEMENT PLAN

This drawing indicates our phasing plan for the development, giving a rough idea of our build route. We have highlighted where our site compound area would be, located centrally.

Prior to site start we will hold a community information event to inform local residents of any traffic management and works that could cause disruption. To ensure effective communication we will situate Community information boards near the site entrances, which will provide up to date information regarding the construction process.



THE LOVELL LEGACY

We always look to engage with local stakeholders such as residents, businesses and schools to ensure that we leave a positive legacy in every community.

We will work with these groups to provide added value to the scheme and to help to improve local facilities which will benefit the whole Williton community.

We would welcome any suggestions from local residents/ business as to how this legacy can be delivered for the scheme at Williton. Are there any particular community groups which could benefit from some training, improvements to their building or meeting place?

If you have any suggestions, please get in touch at Enquiries.williton@lovell.co.uk in the first instance to register your proposal or send us your proposal in the post to ;

Williton Comments, Lovell Partnerships Ltd, Unit 5, Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais, Cardiff, CF15 7AB



HAVE YOUR SAY

We have provided this document in order to share our proposals for Williton with you and be presenting this at the public consultation.

Importantly this gives you the chance to have your say about our proposals for Williton by leaving your comments and/or questions for the Lovell team and our specialist consultants who have worked on the design of the scheme with us on the website.

We know that there will be matters about the development and construction works which will still require further explanation, such as our strategy for construction traffic, provision of drainage and services and future management of ecological areas/open space amongst others. Further information about these matters will be contained within the full information pack to be submitted for planning and also further practical information will be available at the “**Community Information Event**”, which will be held closer to the construction start date, which is currently targeted for late 2022.

Don't forget, you will also have the opportunity to comment on the proposals once the planning application has been made to Somerset & West Taunton. This is currently targeted for June, so keep a look out on the Council's planning website.

We encourage you to take the opportunity to review our proposals and provide your comments, either via the website, via our email address or in writing at:

Enquiries.williton@lovell.co.uk or

**Lovell Partnerships Ltd, Unit 5, Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais,
Cardiff, CF15 7AB**

