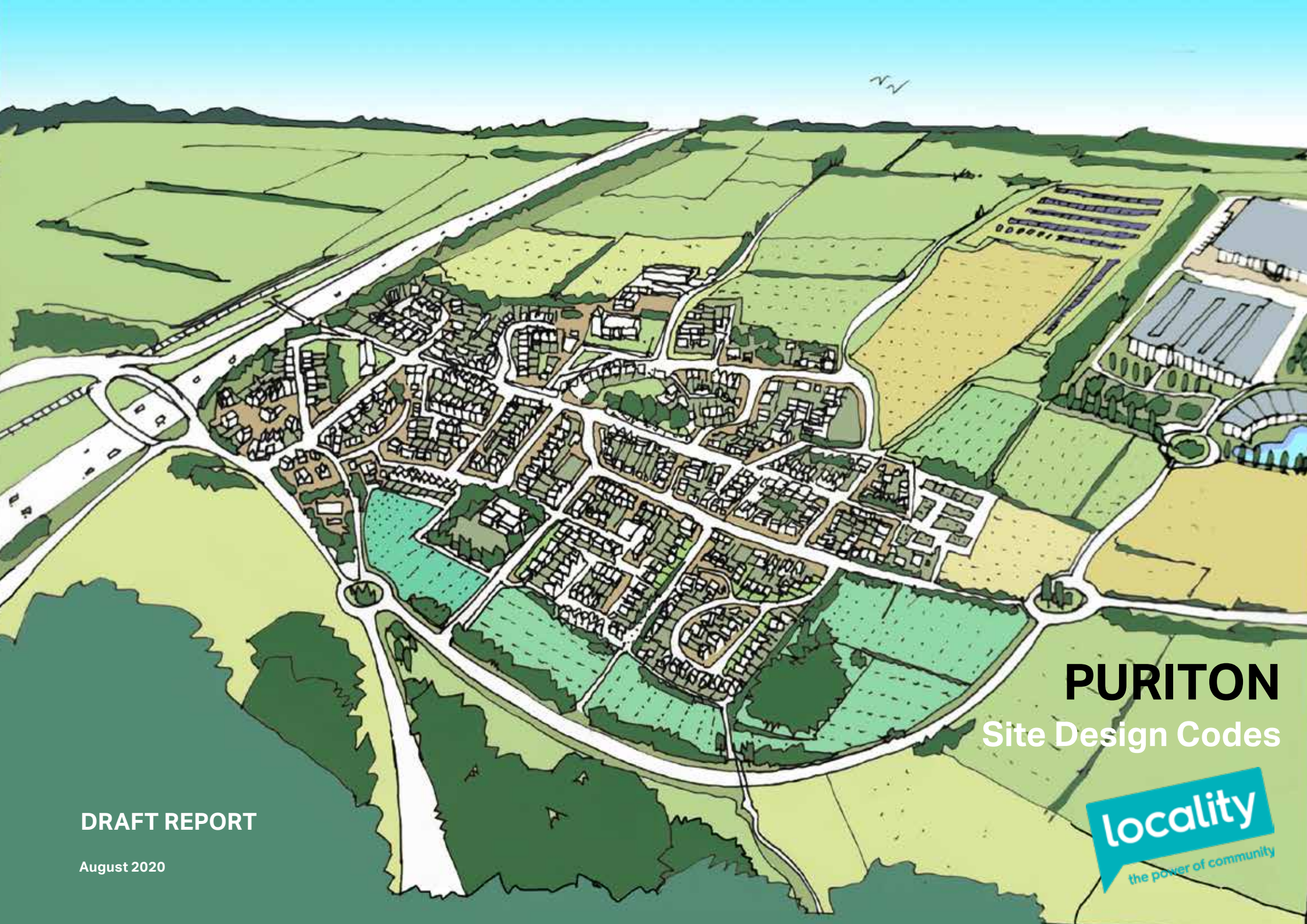




PURITON

Site Design Codes

DRAFT REPORT

August 2020



Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying Body	Puriton Parish Council	Neighbourhood Planning Group	Draft Report Submitted for comments	Puriton Parish Council	05-08-2020
Director / QA	Mark Hughes	Technical Director	Revision and approval of Draft Report	Mark Hughes	05-08-2020
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INTRODUCTION 01

1. INTRODUCTION

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Puriton Parish Council.

The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines for future development within the parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design. It advises on physical development helping to create distinctive places integrated with the existing parish.

1.2. Objective

The main objective of this document is to develop bespoke design principles and design codes that future development in Puriton can follow to retain and protect its characteristic features.

The core method to meet this aspiration can be divided in the following steps:

- **Review of relevant policy and documentation (*Local Plan, Neighbourhood Plan Questionnaire Results and Housing Needs Assessment*).** These documents constitute the base to understand the objectives and aims for the plan, incorporating both the policy and the residents' aspirations.
- **Extraction of Design Principles.** The design principles are distilled from the review of the relevant policy and documentation. They are the result of selecting a set of

objectives pertinent to Puriton. These principles are then organised around eight encompassing categories: site allocation, mobility, character, community, environment & landscape, housing mix, housing standards and energy.

- **Production of Design Codes.** The design codes constitute the specific actions that satisfy the objectives laid out in the Design Principles. These are the concrete design measures that any development in Puriton should take into consideration and implement.
- **Masterplan.** The masterplan is the spatial result of applying the design principles and codes. It is the expression of the design actions that satisfy the objectives of the policy and the views of the residents.

1.3. Process

Following an inception meeting, AECOM and the members of Puriton Neighbourhood Plan steering group carried out a high level assessment of the village. The following steps were agreed with the group to produce this report:

- Initial meetings.
- Urban design analysis.
- Preparation of design principles and guidelines to be used to assess future developments.
- Development of a masterplan for the Site South of Woolavington Road.
- Draft report with design guidelines.
- Final report.

1.4. The area of study

Puriton is a parish located on the western end of the Polden Hills in the Sedgemoor district of Somerset. The parish includes the hamlets of Dunball and Down End.

The village is immediately east of Junction 23 of the M5 and accessed from the A39. It is connected to Bridgwater via the A38 to the south and to other smaller villages to the east via local roads.

The former ROF Bridgwater site north of the village is going to be re-purposed as an Enterprise Zone (Gravity Enterprise Park) for commercial uses. A new link road by-passing the core of the parish is under construction to serve that new area.

The village is at the tipping point of becoming a larger settlement with the development of Gravity and several on-going planning applications. It is of foremost importance to promote design codes that maintain and enhance its vivid rural character and its numerous footpaths that spread from the village to open countryside.

At the 2011 census, the population of Puriton was 1,968.



Figure 1: Map showing Puriton Neighbourhood Plan Area and surroundings.



RYE



POLICY REVIEW 02

2. POLICY REVIEW

2.1. Local Plan (2011-2032) (Adopted February 2019)

Section	Page	Text	Design Action to be included in Design Principles / Codes
Strategic Policies Table 4.6	28	Tier 2 (Axbridge, Cannington, Nether Stowey, Puriton, Wedmore, Woolavington). - Focus for housing and employment growth appropriate to the settlements' scale and character. - Retention of existing and provision of new key local services/facilities and retention of existing employment opportunities. - Delivery of dwellings on existing committed sites with planning permission (approximately 170 dwellings). - Maximising development opportunities within the existing settlement through appropriate infill and redevelopment opportunities. - New strategic allocation(s) in sustainable locations outside but well related to settlement boundaries (minimum of 570 dwellings across all 6 settlements), to be identified through subsequent site allocations Development Plan Document or Neighbourhood Plans. - Releasing small scale self-build and custom build schemes well related to settlement boundaries that meet demand.	LO. Allocation. Deliver dwellings on existing committed sites with planning permission. LO. Allocation. Maximise development opportunities within the existing settlement through appropriate infill sites and redevelopment opportunities. LO. Allocation. Allocate new strategic sites outside but well related to settlement boundaries. HM. Housing Mix. Release self-build and custom build schemes well related to settlement boundaries.
Strategic Policies Policy S3	32	The Council will secure contributions from development in line with its CIL Charging Schedule for specific infrastructure identified on its Regulation 123 list. For other infrastructure necessary to make development acceptable the Council will seek provision of on-site or off-site infrastructure through the use of planning conditions and planning obligations (section 106 agreements) on a site by site basis.	N/A
Placemaking Policies Policy T2a	81	Puriton's minimum housing to be allocated is 100. Puriton's total minimum growth figure is 163 (table 5.1). Until sufficient sites to meet at least the minimum levels of growth set out before are either identified in a neighbourhood plan or allocated in a subsequent allocations document, proposals outside of the settlement boundaries that meet all of the following criteria will be supported: - Sites should normally be identified as opportunity sites within the Council's Strategic Housing Land Availability Assessment (updated annually); - The scale of development should be appropriate to the size, accessibility, character and physical identity of the settlement taking into account the minimum levels of growth above; - The development should be well related to and complement the existing built form of the settlement, providing opportunities for walking and cycling to local services and facilities. - Development that is likely to have a significant transport impact will be supported by appropriate assessments as referred to under Policy D14; - Support where appropriate access to local job opportunities, including retention of existing local job opportunities as well as on-site provision; - Contribute to local infrastructure including education, service provision, accessible open space and community facilities; - Maintains and where appropriate incorporates enhancements to the local environment, landscape, and historic environment, including where appropriate habitat creation and community woodland planting; - Provide affordable housing in accordance with the Council's requirements.	HM.01. Housing targets. Allocate a minimum number of 100 dwellings in Puriton. Puriton's total minimum growth figure is 163 dwellings. CH. Character. Design for an appropriate scale of development according to the size, accessibility, character and physical identity of the settlement. CH. Character. Design for a well-related development that complements the existing built form of the settlement. MO. Mobility. Provide opportunities for walking and cycling to local services and facilities. CO. Community. Contribute to local infrastructure including education, service provision, accessible open space and community facilities. EN. Environment. Maintain and enhance the local environment, landscape, and historic environment, including habitat creation and community woodland planting. HM. Housing Mix. Provide affordable housing.

Section	Page	Text	Design Action to be included in Design Principles / Codes
Placemaking Policies Policy T2b	83	Where following the allocation or commitment of the minimum levels of growth set out in Policy T2a (table 5.1) there remains an unmet local affordable housing need, mixed tenure affordable and market housing proposals on sites specifically released for that purpose will be supported outside but well related to settlement boundaries only where it is demonstrated that it meets all of the following criteria: • It fulfils an identified local housing need for affordable housing as evidenced by an up to date assessment of local housing needs agreed with the District Council. • The affordable housing provision (notwithstanding the requirements of Policy D6: Affordable Housing) will normally be a minimum of 40% of the total number of housing units provided on the site unless provision of alternative local infrastructure priorities is agreed. • The scale of development should be appropriate to the size, accessibility, character and physical identity of the settlement. • The proposal is well related to and complements the existing built form of the settlement, providing opportunities for walking and cycling to local services and facilities. • The affordable housing should form part of the overall development and be well integrated with any market housing. • Supports where appropriate access to local job opportunities, including opportunities for on-site provision. • The development appropriately contributes to local infrastructure priorities identified, for example, in Neighbourhood plans or in agreement with Town/Parish Councils; and • Maintains and where appropriate incorporates enhancements to the local environment, landscape, and historic environment, including where appropriate habitat creation and community woodland planting. Meaningful and robust engagement and consultation with the Town/Parish Council, local community and other local stakeholders will be encouraged to ensure that the planning impacts identified by the local community have been appropriately addressed as far as possible.	HM. Housing Mix. Provide (notwithstanding the requirements of Policy D6: Affordable Housing) a minimum of 40% affordable units of the total number of housing units provided on the site unless provision of alternative local infrastructure priorities is agreed. HM. Housing Mix. Make affordable housing part of the overall development and well integrated with any market housing.
District Wide Policies Policy D1 Surface Water Drainage	104	Proposals should seek to reduce flood risk overall through creation of multi-functional green infrastructure and sustainable drainage systems. Betterment will be sought particularly where there are known flooding issues. Where development will result in an increase in the rate of surface water drainage the implications on the wider area should be considered. Sustainable drainage systems should be prioritised for proposals in areas at flood risk and are expected for all major developments (including those in Flood Zone 1). Alternatives will only be permitted where sustainable drainage is impractical or would compromise the viability of the scheme. In instances where conventional drainage systems are used it must still be demonstrated that the development will be safe and flood risk is not increased elsewhere. In all instances proposals should include clear arrangements for ongoing operation and maintenance.	EN. Environment. Reduce flood risk overall through creation of multi-functional green infrastructure and SuDS. EN. Environment. Demonstrate that the development will be safe and flood risk is not increased elsewhere.
District Wide Policies Promoting High Quality and Inclusive Design	105	The NPPF places great importance to design in the built environment and the Council requires that good design should create places that: • make places better for people contribute to positive health outcomes; • cater for the needs of different types of people; • encourage walking and cycling; • improve access to public transport; • reflect and respect local context, character, scale and distinctiveness of place; • are safe, secure, inclusive, convivial and visually attractive.	CO. Community. Make better places for people to contribute to positive health outcomes. CO. Community. Cater for the needs of different types of people. MO. Mobility. Encourage walking and cycling. MO. Mobility. Improve access to public transport. CH. Character. Reflect and respect local context, character, scale and distinctiveness of place. CO. Community. Make places that are safe, secure, inclusive, convivial and visually attractive.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Promoting High Quality and Inclusive Design	106	The Council will expect development to consider and respond positively to the following: - Local character and history: This could include references to materials, relationship to highways, orientation of dwellings on the plot, roof profiles and settlement layouts. - Local context: Designs should reference the best of the past whilst designing for the future with innovative and forward thinking design taking into account location, identity, relationships to other dwellings and whether the proposal has a positive, negative or neutral impact on the immediate context. - Existing grain and street patterns: In urban areas this can be described through the identification of character areas and design should be certain in its response to grain and pattern through density and accessibility assessments. In rural areas an 'organic' pattern of development is generally seen and design should appreciate this through ground figure studies to inform proposals. - Building: Street enclosure or more open frontages with gardens are the two likely scenarios to consider and which infill development should respond to. Green field development or urban extensions have the opportunity to create new character area types. - Local building vernacular: Materiality is generally location specific and deviation away from the vernacular can have a damaging visual impact. Careful consideration and assessment should be made to distil the best design approach. - Designated and non-designated heritage settings: Heritage setting is defined within the NPPF and is in itself not a designation but design proposals should give careful consideration to the contribution the setting makes to the significance of the heritage asset. - Relationship between built and landscape environments: The district is primarily rural in nature with different landscape character areas and design proposals must consider the effects upon views, topography, natural features and sky. The Sedgemoor Landscape Assessment and Countryside Design Summary is relevant. - Urban to rural character: Sensitive transition from urban to rural and vice versa can be difficult to achieve, it will be expected that green approaches to settlements are respected and proposals for new development should be designed sensitively at these edge of settlement locations.	CH. Character. Reference the best of the past whilst designing for the future with innovative and forward thinking design. Consider location, identity, relationships to other dwellings and make a positive impact on the immediate context. CH. Character. Acknowledge the existing grain and street patterns. In rural areas an 'organic' pattern of development is generally seen and design should appreciate this through ground figure studies to inform proposals. CH. Character. Reflect on street escapes. Street enclosure or more open frontages with gardens are the two likely scenarios to consider and which infill development should respond to. CH. Character. Suggest new character areas. Green field development or urban extensions have the opportunity to create new character area types. CH. Character. Acknowledge materiality. It is generally location specific and deviation away from the vernacular can have a damaging visual impact. CH. Character. Consider the contribution the development makes to the significance of designated and non-designated heritage assets. EN. Environment. Consider the effects of the development upon views, topography, natural features and sky. CH. Environment. Promote sensitive design at the edge of settlement locations and sensitive transitions from urban to rural. Respect green approaches to settlements.
District Wide Policies Design and Access Statements	107	The Council expects that Design and Access Statements should serve as visible proof of the design evolution and clearly demonstrate how the technical assessments of constraints have resulted in the best design response possible.	PR. Proof. Demonstrate how the technical assessments of constraints have resulted in the best design response possible.
District Wide Policies Space Standards	108	The Council has considered the adoption of 'Technical Housing Standards Nationally Described Space Standard' but has concluded that within the district it is unfeasible to demand that they are adhered to. The Council wishes to retain a flexible approach to enable developers to deliver and implement their building programmes where viability can be marginal. Nevertheless the Council will encourage applicants to take a positive approach to achieving appropriate levels of space within dwellings, with the NPPF (paragraph 17) seeking to secure a good standard of amenity for all existing and future occupants of land and buildings. Proposals which would result in oppressive or harmfully cramped living conditions for future occupants would therefore be unlikely to meet the requirements of Policy D25: Protecting Residential Amenity. Applicants will also be encouraged to consider innovative ways of accommodating additional space in dwellings such as; high level storage cupboards in bedrooms and living areas, utility rooms, utilising roof spaces in dwellings and garages, reducing garden sizes, creating terrace areas on flat garage roofs attached to dwellings, enabling and offering extensions and conservatories to standard house types off-plan, additional lean-to extensions.	HS. Housing Standards. Take a positive approach to achieving appropriate levels of space within dwellings. HS. Housing Standards. Guarantee a good standard of amenity for all existing and future occupants of land and buildings. HS. Housing Standards. Accommodate additional space in dwellings in innovative ways, such as; high level storage cupboards in bedrooms and living areas, utility rooms, utilising roof spaces in dwellings and garages, reducing garden sizes, creating terrace areas on flat garage roofs attached to dwellings, enabling and offering extensions and conservatories to standard house types off-plan, additional lean-to extensions.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Climate Change Adaptability	108	Design should cater for emerging technologies for heating and cooling and for buildings to be generally future proofed for maintenance through appropriate materiality and by simplifying design details for; junctions, roof detailing and water run-off systems. Buildings could be adaptable externally to accept retrofitted components such as; additional cladding or rain screens, window shading, eaves extensions, covered terracing, flood defence resilience.	HS. Housing Standards. Design should cater for emerging technologies for heating and cooling. HS. Housing Standards. Minimize maintenance with appropriate materiality and by simplifying design details for junctions, roof detailing and water run-off systems. HS. Housing Standards. Design adaptable buildings to accept retrofitted components such as; additional cladding or rain screens, window shading, eaves extensions, covered terracing, flood defence resilience.
District Wide Policies Sustainable Urban Drainage	108	Traditionally, water runoff is seen as an after thought of development where the design response is fixed on only managing the flood risk. Many of the techniques employed have proved to be inadequate and result in additional problems. It is important to change the traditional approach to one of accepting water as a valuable resource which should be used for beneficial purposes within the design process. There is a need to consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental and social factors in the context of climate change and urbanisation. The SuDS Manual (produced by CIRIA in 2007) should be regarded as the starting point for considering design approaches to water management. Regard should be had to Policy D1 and the advice of the Lead Local Flood Authority in respect of managing flood risk in development through the use of SuDS.	EN. Environment. Consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental and social factors in the context of climate change and urbanisation.
District Wide Policies Appearance versus architectural style	108	The Council is seeking innovation and high quality in both appearance and architectural style and challenges designers, architects, land owners, agents and developers to produce development that is not mundane; the 'pattern book standard' and the visually jarring will be questioned. Flair, innovation, style and imagination should be apparent in the application process demonstrated through: • layouts and plans • appearance and architectural style • sustainability issues • materials • mix of uses • approach to community • connectivity and transitions	CH. Character. Seek innovation and high quality in both appearance and architectural style. Produce a development that is not mundane, the 'pattern book standard' and the visually jarring will be questioned.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D2 Promoting High Quality and Inclusive Design	109	The Council is committed to achieving high quality, sustainable and inclusive design for all new developments throughout the district to deliver buildings, places and spaces that are; • Attractive and safe. • Accessible for all. • Enjoyable to use. • Convivial and socially interactive. • Environments to encourage healthy lifestyles. • Conducive to walking and cycling. • Designed with flair, imagination, style and innovation • Responsive to and reinforce local context, character, scale and distinctiveness of place. Development will need to demonstrate how it maximises its contribution to the following relevant principles, with information provided proportionate to the nature, scale and location of proposals: • High quality sustainable and inclusive design that responds positively to and reflects the particular local characteristics of the site and the identity of the surrounding area as well as taking into account climate change. • Safe and attractive public open spaces and street scenes through the creation of high quality public realm using appropriate materials/surface treatments, landscaping, public art, street lighting and furniture which is appropriate for their locations. • That it respects the amenity value of the occupiers of nearby buildings or the wider area. • The promotion of safety and security through design, location and layout in a way that reduces the incidents of anti-social behaviour, vulnerability to crime, the fear of crime and distinguishes between spaces which are private or public. • High quality design practice approach demonstrated through the Design and Access Statement and supporting plans and drawings using imagination, flair and innovation to create visually attractive places, spaces and buildings. • Design solutions that make the most efficient use of land with appropriate densities justified as part of the design process with positive treatment of the spaces around and between buildings. • Landscaping that creates new and retains and integrates existing features and assets to build a coherent structure beneficial to biodiversity and ecology and which integrates innovative and sustainable urban drainage water management techniques. • Landscape proposals have been prepared in conjunction with the site layout as the design process evolves and take into account all site constraints and opportunities and the relationship of the site to its surrounding landscape. • Accessibility to all users via a range of transport modes and which is integrated into existing patterns of movement in a legible and permeable way connecting to existing patterns of movement to facilities that people need to use. • That consideration has been given to historic character and assets, particularly in conservation areas; • That consideration has been given through the design process to climate change mitigation and adaptation, including good design of layout, aspect, massing and use of materials in order to reduce energy consumption and thereby minimise contributions to climate change.	CO. Community. Create safe and attractive public open spaces and street scenes through the creation of high quality public realm using appropriate materials/surface treatments, landscaping, public art, street lighting and furniture which is appropriate for their locations. CO. Community. Promote safety and security through design, location and layout in a way that reduces the incidents of anti-social behaviour, vulnerability to crime, the fear of crime and distinguishes between spaces which are private or public. CH. Character. Design to make the most efficient use of land with appropriate densities justified as part of the design process with positive treatment of the spaces around and between buildings. HS. Housing Standards. Design for climate change mitigation and adaptation, including good design of layout, aspect, massing and use of materials in order to reduce energy consumption and thereby minimise contributions to climate change.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Promoting High Quality and Inclusive Design Delivery	110	For housing schemes that propose ten or more dwellings the Council will use the Building for Life 12 guide (published by CABE) to assess how well development proposals are responding to the design requirements of the policy.	PR. Proof. Assess proposals using the Building for Life 12 guide (published by CABE)
District Wide Policies Sustainability and Energy in Development Approach	111	Developers will be required to demonstrate that all aspects of their proposals meet policy objectives, including those not covered by Building Regulations. The Government is developing targets for zero carbon development that will set out reduction targets implemented through compliance with building regulations. Residential developments will therefore be expected to meet these targets. It is acknowledged that these targets may be subject to change or superseded by changes to national policy. Residential development will be assessed against Building for Life 12 and it is expected that proposals perform positively against the criteria.	HS. Housing Standards. Meet targets for zero carbon development that will set out reduction targets implemented through compliance with building regulations.
District Wide Policies Sustainability and Energy in Development Approach	111	New development in certain locations can also present opportunities to draw energy supply from renewable or low carbon sources (including through decentralised energy scheme). These small scale schemes can still make a valuable contribution to meeting national carbon emission reduction targets. The development of small scale renewable energy schemes and micro-generation that provide energy for specific development proposals will therefore be encouraged where any adverse impacts can be addressed satisfactorily.	EG. Energy. Develop small scale renewable energy schemes that support micro-generation.
District Wide Policies Policy D3 Sustainability and Energy in Development	112	The Council will encourage the use of sustainable construction techniques that promote the reuse and recycling of building materials, maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential), minimising the use of non-renewable natural resources and reduce CO2 emissions. Residential development will be assessed against Building for Life 12 criteria. Relevant non-domestic development will be expected to achieve a BREEAM rating of 'Very Good' or equivalent standard, unless it can be demonstrated that this is not viable. New buildings and converted buildings will be encouraged to be supplied by renewable (or low carbon) energy, having regard to the type of development involved, its design and whether it is feasible or viable. Applications for all major development proposals (residential and non-residential) will be required to provide a statement demonstrating how sustainable construction principles have been incorporated, this should address demolition, construction and long term management. This should show how the proposal contributes towards the following relevant objectives (unless otherwise appropriately addressed through Building Regulations): • Sustainable sourcing of materials and their efficient and appropriate use, including their durability; • Minimising waste and maximising recycling; • Incorporating Sustainable Drainage Systems wherever feasible; • Addressing any risk to water resources and minimising water consumption; • Minimising energy consumption and improving energy performance; • Minimising net greenhouse gas emissions of the proposed development; • Maximising on-site low or zero carbon energy generation.	HS. Housing Standards. Use sustainable construction techniques that promote the reuse and recycling of building materials. EG. Energy. Maximise opportunities for the recycling and composting of waste on all new development proposals (residential and non-residential), minimising the use of non-renewable natural resources and reduce CO2 emissions. EG. Energy. New buildings and converted buildings will be encouraged to be supplied by renewable (or low carbon) energy, having regard to the type of development involved, its design and whether it is feasible or viable. PR. Proof. Provide a statement demonstrating how sustainable construction principles have been incorporated, this should address demolition, construction and long term management.
District Wide Policies Sustainability and Energy in Development	112	The Council will prepare a Sustainability Guidance and Design Checklist against which proposals will be assessed.	N/A
District Wide Policies Renewable or Low Carbon Energy and Heat Generation Approach	113	The council will encourage low or zero-carbon energy and heat generating projects (including small-scale schemes) that contribute positively to the aim of reducing CO2 emissions and to regional and national targets for renewable electricity production, provided that they meet the criteria set out in this policy (D4: Renewable or Low Carbon Energy and Heat Generation).	Only actions not mentioned before will be summarized here

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Renewable or Low Carbon Energy and Heat Generation <i>Approach</i>	113	Developers will be required to provide information on the likely impact of proposals, including information on noise and emissions generation, a visual impact assessment and an ecological survey incorporating a biodiversity impact assessment.	PR. Proof. Provide information on noise and emissions generation, a visual impact assessment and an ecological survey incorporating a biodiversity impact assessment.
District Wide Policies Policy D4 Renewable or Low Carbon Energy and Heat Generation	114	The Council will support projects that maximise the generation of energy and heat from renewable waste, or low carbon sources, including solar, biomass and tides. With regard specifically to wind energy development the Council will support projects where they accord with relevant national requirements for onshore wind development, including that the concerns of the local community have been fully addressed and the site is in an area identified as suitable for wind energy in the Development Plan (e.g. through a subsequent Neighbourhood Plan or Site Allocations DPD). Projections will be supported where adverse impacts can be satisfactorily addressed taking into account the following factors: • The impact of the scheme, together with any cumulative impact (including associated transmission , buildings and access roads), on landscape character, visual amenity, historic features, biodiversity, local economy (i.e. impact on tourist accommodation or good quality agricultural land) and the local transport network; • Evidence that the scheme has been designed and sited to address adverse impacts on the surrounding area as far as is practical for its effective operation; • Evidence (for wind energy schemes only) that pre-application consultation has been undertaken with the affected local community and that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing; • Any unacceptable adverse impact on users and residents of the local area, including the generation of emissions, odour, vibration, shadow flicker, transmission interference, water pollution, loss of tranquillity and noise; and • The balance between the adverse impacts and the extent of any direct benefits to the local area and community. Where appropriate, provision should be made for the removal of the facilities and reinstatement of the site should it cease to be operational.	N/A
District Wide Policies Housing mix <i>Approach</i>	115	The Council will seek to deliver a range of homes that will contribute to the creation of mixed, inclusive and sustainable communities. It is important that the housing stock provides a wide range of housing and offers choice. This ensures that households at different stages in their life cycle and with differing needs or living arrangements can find a home, including families with children, couples, single person households and older people.	HM. Housing Mix. Provide a wide range of housing and offers choice to ensure that households at different stages in their life cycle and with differing needs or living arrangements can find a home, including families with children, couples, single person households and older people.
District Wide Policies Housing mix Table 7.1	116	This analysis concludes that the following represents an appropriate mix of sizes for new affordable and market homes across the District over the plan period: • Market: 1 bed (5-10%), 2 bed (30-35%), 3 bed (40-45%), 4+ bed (15-20%). • Social/Affordable rented: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%). • Intermediate/Starter homes: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%).	HM. Housing Mix. Provide an appropriate mix of sizes for new affordable and market homes. The recommended mix for the district is: • Market: 1 bed (5-10%), 2 bed (30-35%), 3 bed (40-45%), 4+ bed (15-20%). • Social/Affordable rented: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%). • Intermediate/Starter homes: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%).

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D5 Housing Mix	117	In order to deliver sustainable, mixed and balanced communities, all housing development proposals for residential development (both market and affordable) will be expected to provide a suitable mix of different types and sizes of housing to meet the needs of the community, based on the best available evidence. The Council will seek a range of housing sizes to meet locally identified housing requirements and demands taking into account the latest Strategic Housing Market Assessment and relevant local housing needs assessments. To enable people to stay in their homes as their needs change an appropriate proportion of new homes on sites of 10 or more dwellings should meet M4(2) of the Building Regulation 2015 (accessible and adaptable dwellings). This will be determined on a site by site basis taking into consideration local demographic requirements, site specific circumstances, and the overall design requirements set out under Policy D2. Where step free access is not viable, due to flood risk, topography or other relevant site constraints this will be taken into consideration. Dwellings that meet M4(3) (wheelchair user dwellings) will be supported and can count towards the requirement above. The mix of housing should be appropriate to the established character and density of the neighbourhood. The characteristics of the site, design considerations and viability will also be taken into account. Proposals will be required to provide evidence, proportionate to the scale of development, to justify the mix of housing proposed.	HM. Housing Mix. Provide a suitable mix of different types and sizes of housing to meet the needs of the community, based on the best available evidence, in all residential development (both market and affordable). HM. Housing Mix. Provide an appropriate proportion of new homes that meet M4(2) of the Building Regulation 2015 (accessible and adaptable dwellings). HM. Housing Mix. Wheelchair dwellings, M4(3) of the Building regulation 2015, will count to the provision above. CH. Character. The mix of housing should be appropriate to the established character and density of the village. PR. Proof. Provide evidence, proportionate to the scale of development, to justify the mix of housing proposed.
District Wide Policies Affordable Housing Table 7.2	118	For the remainder of the district a threshold of 6 or more will be applied given that these are listed in the statutory instrument as designated areas. The relevant site size thresholds for different locations in the District and targets at which affordable housing contributions will be sought is therefore set out below (Table 7.2).	HM. Housing Mix. Provide a minimum of 6 units of affordable housing.
District Wide Policies Affordable Housing Table 7.3	119	On sites of 6-10 dwellings, 15% of the total number of units should be affordable housing if on brownfield, and 20% on greenfield. On sites of 11 dwellings and above 15% should be affordable housing on brownfield and 30% on greenfield sites. Currently, local circumstances indicate that the affordable housing tenure split should include 85-90% of dwellings as social and affordable rented properties. The number, type and tenure of affordable housing will be negotiated for each development. Factors such as local housing need, market and site conditions, and site specific development costs will be taken into account.	HM. Housing Mix. In sites of 11 dwellings and above, provide 15% of affordable dwellings on brownfield and 30% on greenfield sites. HM. Housing Mix. Provide an affordable housing tenure split that includes 85-90% of dwellings as social and affordable rented properties.
District Wide Policies Affordable Housing <i>Affordable Housing tenures</i>	120	A variety of affordable housing types should be provided to meet the identified need. The SHMA has highlighted a particular need for homes to rent, concluding the following would be a reasonable tenure mix for affordable homes across the District: 10-15%: Intermediate Housing 85-90%: social and affordable rented housing	HM. Housing Mix. Provide a reasonable tenure mix for affordable homes across the District: 10-15%: Intermediate Housing 85-90%: social and affordable rented housing
District Wide Policies Policy D7 Affordable Housing <i>Care Homes and Specialist Accommodation</i>	122	Proposals for specialist accommodation for older people, including sheltered housing, care homes and other appropriate models of accommodation for the elderly and those with particular needs, will be permitted provided that the development: - Meets a proven need for that type of accommodation; - Is well designed to meet the particular requirements of residents with social, physical, mental and/or health care needs; and - Is appropriately accessible to public transport, shops, local services, community facilities and social networks for residents, carers and their visitors.	HM. Housing Mix. Provide specialist accommodation for older people, including sheltered housing, care homes and other appropriate models of accommodation for the elderly and those with particular needs.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D14 Managing the Transport Impacts of Development	133	Development proposals that will have a significant transport impact should: • Be supported by an appropriate Transport Assessment, Air Quality Assessment, Noise and Vibration Assessment and Ecological Surveys where there are significant implications; • Engage at an early stage with relevant bodies such as the Local Authority, Somerset County Council, Highways England and Network Rail regarding the proposal and scope of supporting information required; • Include an appropriate Travel Plan outlining how the development will manage transport impacts and encourage more sustainable modes of travel; • Ensure provision is made for inclusive, safe and convenient access for pedestrians, people with disabilities, cyclists and users of public transport that addresses the needs of all; • Provide safe access to roads of adequate standard within the route hierarchy; • Ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated; • Comprehensively address the transport impact of development and appropriately contribute to the delivery of the necessary transport infrastructure; • Not prejudice existing and new safeguarded transport infrastructure (sites and routes) as shown on the Local Plan Policies Map; • Enhance and develop rights-of-way as a means of managing transport impacts of development and should not reduce the convenience and safety of existing rights-of-ways, bridle paths and cycle paths, unless suitable alternative routes are provided; • Ensure car parking and vehicle servicing at levels appropriate to the development and in accordance with the parking standards detailed within the Somerset County Council Parking Strategy; and • Adequately assess and provide any required improvements to level crossings where development may result in a material increase in pedestrian and/or vehicular use of a level crossing, in consultation with Network Rail.	PR. Proof. Provide a Travel Plan outlining how the development will manage transport impacts and encourage more sustainable modes of travel. MO. Mobility. Provide an inclusive, safe and convenient access for pedestrians, people with disabilities, cyclists and users of public transport that addresses the needs of all. MO. Mobility. Ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated. MO. Mobility. Enhance and develop rights-of-way as a means of managing transport impacts of development and should not reduce the convenience and safety of existing rights-of-ways, bridle paths and cycle paths, unless suitable alternative routes are provided. MO. Mobility. Ensure car parking and vehicle servicing at levels appropriate to the development and in accordance with the parking standards detailed within the Somerset County Council Parking Strategy. MO. Mobility. Adequately assess and provide any required improvements to level crossings where development may result in a material increase in pedestrian and/or vehicular use of a level crossing, in consultation with Network Rail.
District Wide Policies Policy D19 Natural Environment <i>Landscape</i>	147	Elsewhere in the district proposals should ensure that they enhance the landscape quality wherever possible or that there is no significant adverse impact on local landscape character, historic landscape, scenic quality and distinctive landscape features as identified in the Sedgemoor Landscape Assessment and Countryside Design Summary. In particular through: • Siting and landscaping that takes account of visibility from publicly accessible vantage points; • The form, bulk and design of buildings having proper regard to their context in respect of both the immediate setting and the defining characteristics of the wider local area; • Protecting and enhancing natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers/river corridors, ditches, open space, archaeological remains and rural buildings; and • Taking account of the predicted long-term impacts of climate change on landscape. It will be a requirement. A Landscape and Visual Impact Assessment (LVIA) should accompany planning applications where it is judged that the landscape and visual amenity may be adversely affected by the proposed development and it is considered necessary to understand the likely effects as part of the appraisal of the development. This is to understand both the significance of and the effects of change on the landscape (as an environmental resource) and/or on visual amenity. In undertaking LVIA's reference should be made to information in relevant National Character Area profiles and the Sedgemoor Landscape Assessment and Countryside Design Summary. Where development is necessary and could result in significant adverse effects on the landscape and on visual amenity, appropriate mitigation measures should be provided. (...)	EN. Environment. Enhance the landscape quality. Ensure there is no significant adverse impact on local landscape character, historic landscape, scenic quality and distinctive landscape features. EN. Environment. Use siting and landscaping that takes account of visibility from publicly accessible vantage points. EN. Environment. Protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers/river corridors, ditches, open space, archaeological remains and rural buildings.

	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D20 Natural Environment <i>Biodiversity and Geodiversity</i>	149	Development will be supported where: - As well as ensuring the protection of internationally and nationally designated sites, it ensures the appropriate protection of the nature conservation interest of local sites designated for their nature conservation value; - It retains or enhances features as appropriate, such as wetlands, watercourses, coastal features, geological interests, hedgerows, soils, trees, copses and ponds which provide wildlife corridors, links or stepping stones from one habitat to another; and - It makes appropriate positive provision for wildlife through urban and rural habitat creation/restoration (having particular regard to Ecological Networks), including tree and hedgerow planting, and subsequent management.	EN. Environment. Retain or enhance features as appropriate, such as wetlands, watercourses, coastal features, geological interests, hedgerows, soils, trees, copses and ponds which provide wildlife corridors, links or stepping stones from one habitat to another. EN. Environment. Provide for wildlife through urban and rural habitat creation/restoration (having particular regard to Ecological Networks), including tree and hedgerow planting, and subsequent management.
District Wide Policies Policy D21 Natural Environment <i>Ecological Networks</i>	151	All development proposals should protect and, where possible, enhance the coherence and resilience of Somerset's Ecological Network within the Sedgemoor District. In the first instance proposals should avoid causing significant harm to components of Somerset's Ecological Network and where possible enhance its components. Where it is demonstrated avoidance is not possible proposals that are reasonably likely to cause significant harm to components of Somerset's Ecological Network must demonstrate how the impacts will be appropriately mitigated.	EN. Environment. Enhance the coherence and resilience of Somerset's Ecological Network within the Sedgemoor District.
District Wide Policies Policy D22 Natural Environment <i>Trees and Woodland</i>	152	Where possible development should seek in the first instance to avoid or minimise the loss of or damage to trees, woodland and hedgerow. Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of irreplaceable habitats, such as ancient woodland and veteran trees will only be supported if the need for, and benefits of, the development in that location clearly outweigh the loss or damage. In these circumstances, if the loss or damage is deemed to constitute significant harm to biodiversity, then the developer will need to provide adequate mitigation and/or compensation in accordance with Policy D20: Biodiversity and Geodiversity. Adequate tree and/or ecological information (proportionate to the nature and scale of the potential impact) will be required where it is judged that development proposals may affect trees, woodland or hedgerow. Development proposals that include a planting scheme should be accompanied by a Landscape Masterplan (proportionate to the scale of development) that incorporate the planting of native tree and hedgerow species that are characteristic of the local landscape and provide benefits to local wildlife. Development that seeks to enhance and expand the district's tree and woodland resource will be encouraged and supported where it accords with the policies in the Local Plan as a whole. Conditions and/or planning obligations will be used to secure the commensurate replacement of trees, woodland and hedgerows or their protection during the course of development.	EN. Environment. Avoid or minimise the loss of or damage to trees, woodland and hedgerow. EN. Environment. Provide a planting scheme accompanied by a Landscape Masterplan that incorporate the planting of native tree and hedgerow species that are characteristic of the local landscape and provide benefits to local wildlife.
District Wide Policies Policy D23 Natural Environment <i>Bat Consultation Zones</i>	154	Planning Applications for development on sites within the Bat Consultation Zone could require a 'test of likely significant effect' under the Habitats Regulations to be carried out, including consultation with Natural England. Where required, applicants must provide with the application all necessary information to enable such a test to be conducted, including any necessary survey work, reports and avoidance and mitigation measures as advised in the Technical Guidance for the Special Areas of Conservation supporting bat species.	N/A

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D24 Natural Environment <i>Development in the Vicinity of Existing Sources of Pollution</i>	155	Where development is proposed close to an existing source of potential pollution, the following matters should be taken into consideration: - The risk of pollution from the normal operation of the potential pollution source. - The impacts of the potential pollution source, taking into account the sensitivities of the proposal. - The extent to which the risks can be managed through the design of the proposal.	EN. Environment. Assess the impact of existing sources of potential pollution on the development.
District Wide Policies Policy D25 Protecting Residential Amenity	156	Development proposals that would result in the loss of land of recreational and/or amenity value, or unacceptably impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings, will not be supported. Particular consideration will be given to (but not limited to) the extent that the proposal could result in unacceptable impacts relating to: - loss of privacy and overlooking - overbearing and visual dominance - loss of light (daylight/sunlight) - noise or disturbance odours, - fumes or vibration; and - the living conditions of future occupants.	CO. Community. Assess the impact of development proposals that would result in the loss of land of recreational and/or amenity value, or unacceptably impact upon the residential amenity of occupants of nearby dwellings and any potential future occupants of nearby or proposed dwellings.
District Wide Policies Policy D26 Non-designated Heritage Assets	159	Non-designated heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on the assets significance and the magnitude of any harm. Harm or loss will only be permitted where it is judged that the benefits of the development outweigh the local significance of the asset and the scale of harm caused. Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The retention, repair and re-use of non-designated heritage assets will be encouraged.	CH. Character. Identify non-designated heritage assets early in the design process to ensure that the impact on their significance is addressed in any development proposal.
District Wide Policies Policy D28 Being Healthy <i>Health and Social Care Healthy Lifestyles</i>	164	All development proposals where appropriate should enable healthy and active living. Proposals which enable the following will be supported: - Safe walking and cycling; - Accessibility of green spaces and contributing to enhancing the green infrastructure network; - Enhancement of the quality and quantity of recreational, sport and leisure facilities and children's play space and access to them. - To facilitate healthy lifestyles, financial contributions from development will be secured where necessary via S106 Agreement where provision relates to a site specific impact. Otherwise, CIL receipts will be used to deliver strategic provision. - Health Impact Assessments may be requested to support major planning applications.	Only actions not mentioned before will be summarized below: CO. Community. Enhance the quality and quantity of recreational, sport and leisure facilities and children's play space and access to them. PR. Proof. Provide Health Impact Assessments to support major planning applications.
District Wide Policies Policy D29 Protection and Enhancement of Existing Green Infrastructure Resources	167	Green Infrastructure (GI) will be safeguarded, maintained, improved, enhanced and added to, as appropriate. Development proposals which compromise the integrity of the Green Infrastructure network will be resisted. The impact of new development on existing Green Infrastructure should be properly considered. Any new development which is likely to increase usage of existing green infrastructure should recognise that increased usage may result in degradation of the existing standard of provision. In addition, maintenance costs for those who own and maintain the infrastructure may increase, and any such costs or improvements necessary should be borne by the development. Masterplanning of Strategic Site Allocations on greenfield sites should make provision for a network of green spaces linking the site to the wider Green Infrastructure network.	EN. Environment. Safeguard, maintain, improve, enhance and add to Green Infrastructure.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D30 Green Infrastructure Requirements in new Developments	167	Where appropriate the creation of Green Infrastructure in new developments should meet the following criteria: • be of an appropriate type, size and standard and make appropriate provision for future maintenance including where appropriate a management plan agreed with the LPA; • S106 contributions will be sought for appropriate off-site provision if on-site provision is not possible; • the provision of green spaces (wherever possible) within new developments should have particular regard to extending the connectivity of the existing Green Infrastructure network; • the provision of green spaces (wherever possible) within new developments should have particular regard to contributing to the enhancement and improved coherence of identified ecological networks; • in the interest of reducing recreational pressure on sensitive Natura 2000 sites all residential compliant development should be ANGst or otherwise appropriately contribute to improving access to natural green space; • make appropriate use of natural resources, encourage the use of sustainable materials and minimise the production of waste; • should have regard for the protection of trees, woodland and hedgerow; the planting of trees and hedgerow; and woodland creation for public amenity and climate change mitigation; • should have regard to the multi-functional benefits and roles of green infrastructure; • if loss of existing Green Infrastructure assets is unavoidable in order to accommodate necessary development, appropriate mitigation of the loss will be required; and • in all cases, including proposals for increased access to rural areas, development will need to demonstrate that there are no significant adverse impacts on biodiversity interests as set in Policy D20: Biodiversity and Geodiversity. Opportunities for the development to be an exemplar of best practice and innovation in the design and management of new Green Infrastructure will be encouraged.	Only actions not mentioned before will be summarized here: EN. Environment. Provide green spaces in new developments to extend the connectivity of the existing Green Infrastructure network. EN. Environment. Provide green spaces in new developments to enhance and improve the coherence of identified ecological networks. EN. Environment. Development should be ANGst or otherwise appropriately contribute to improving access to natural green space. PR. Proof. Demonstrate in all cases that there are no significant adverse impacts on biodiversity interests.
District Wide Policies Countryside around Settlements	168	Green Wedges, Green Edges and Strategic Gaps around settlements as areas of countryside closest to our towns and villages are significant in terms of: • maintaining a pattern of urban development which retains links with surrounding countryside, • thereby having a positive, visible landscape context and enabling towns people to enjoy reasonable countryside access; • retaining approach routes and perceptions of a settlement; • preventing the coalescence of adjacent settlements; • the need to protect and enhance significant views; and • providing natural corridors and habitats for wildlife.	EN. Environment. Green Wedges, Green Edges and Strategic Gaps are significant to maintain a pattern of urban development which retains links with surrounding countryside.
District Wide Policies Policy D31 Countryside around Settlements (continues in next page)	169	Areas of land which have particular importance as 'Countryside around Settlements' are defined on the Policies Map. Whatever their individual character and function, these are predominantly open areas, outside settlement boundaries, which retain a largely rural character and appearance. • Development which does not have a detrimental effect on the landscape, countryside access, amenity, or nature conservation functions of these areas will be supported. • For sites not allocated within the Local Plan, development within the designated areas will be justified where the proposal is consistent with the other policies in the Local Plan and meets the following objectives: • Provide hedgerows, trees and woodland which are important in helping to absorb the development into its surrounding landscape;	Only actions not mentioned before will be summarized here: EN. Environment. Provide hedgerows, trees and woodland which are important in helping to absorb the development into its surrounding landscape. EN. Environment. Maintain a pattern of development which retains links with the surrounding countryside. CH. Character. Protect and enhance approach routes and perceptions of a settlement. CH. Character. Prevent the coalescence of adjacent settlements.

Section	Page	Text	Design Action to be included in Design Principles / Codes
District Wide Policies Policy D31 Countryside around Settlements <i>(from previous page)</i>	169	- Maintain a pattern of development which retains links with the surrounding countryside; - Protect and enhance approach routes and perceptions of a settlement (where applicable); - Prevent the coalescence of adjacent settlements (where applicable); and - Protect and enhance significant views (where applicable). For allocated sites that fall partly within areas of 'Countryside Around Settlements' the Council will consider the above objectives as part of the required Development and Design Principles documents, to ensure they are appropriately addressed.	
District Wide Policies Policy D33 Protection of Existing Public Recreational Outdoor Space	172	Development which would result in the loss of or negatively impact on formal or informal recreational outdoor space will not be permitted unless: - A replacement facility of equivalent sports and/or recreation benefit is made available; or - The proposed development provides sports and/or recreation facilities of greater benefit than the long-term recreational value of the open space that would be lost; or - An assessment has been undertaken which has clearly shown the land to be surplus to requirements.	N/A
District Wide Policies Policy D34 Outdoor Public Recreational Space and New Residential Areas	172	All new housing developments (of 8 or more dwellings) which can potentially be occupied by households with children should include appropriate provision for children's outdoor playing space. In determining the form of facilities to be provided, account will be taken of the nature of existing facilities in the vicinity and appropriate provision or contributions made to meet the needs of the site in accordance with the following standards: a. increase the stock of children's play space at a rate of 13 square metres per new dwelling; and b. ensure a suitable range of designated or equipped play spaces are accessible as follows: all new houses to be within 100 metres of a "Local Area for Play" (LAP); - all new houses to be within 400 metres of a "Local Equipped Area for Play" (LEAP); - all new houses to be within 700 metres of a "Multi-use games area" (MUGA) or other similar outdoor provision (i.e. skatepark); and - all new houses to be within 1000 metres of a "Neighbourhood Equipped Area for Play (NEAP). With the above standards taken in to consideration, developments of 8 or more dwellings will be expected to provide LAP(s) on-site, developments of 39 or more dwellings will be expected to provide LAP(s) and LEAP(s) on site, developments for 201 or more dwellings will be expected to provide LAP(s), LEAP(s) and a MUGA on-site and a development for 501+ dwellings will be expected to provide LAP(s), LEAP(s), a MUGA and a NEAP on-site. Where the requirement for play space cannot be fully met on site, the developer will be expected to make contributions for appropriate new or improved off-site facilities. With regard to informal recreational space all new housing development should ensure appropriate provision to meet Natural England's Accessible Natural Greenspace Standard (ANGst), in accordance with Policy D30: 'Green Infrastructure Requirements in New Development'. In the case of large development sites it may be appropriate that the space for outdoor sport is provided on-site, perhaps as an element of a local park where this contributes to the delivery of the objectives of the Playing Pitch Strategy. In most instances contributions will be sought for improvements to existing facilities or for new off-site facilities (if justified) via appropriate delivery mechanisms. The design and master-planning of development proposals should, where appropriate, embrace the role they can play in supporting healthy lifestyles by facilitating participation in sport and physical activity. To do so they will, as far as is relevant to the specific development proposal, demonstrate consideration of Sport England's Active Design Principles.	CO. Community. Provide children's outdoor playing space in developments over 8 dwellings. CO. Community. Increase the stock of children's play space at a rate of 13 square metres per new dwelling CO. Community. Ensure a suitable range of designated or equipped play spaces are accessible as follows: - all new houses to be within 100 metres of a "Local Area for Play" (LAP); - all new houses to be within 400 metres of a "Local Equipped Area for Play" (LEAP); - all new houses to be within 700 metres of a "Multi-use games area" (MUGA) or other similar outdoor provision (i.e. skatepark); and - all new houses to be within 1000 metres of a "Neighbourhood Equipped Area for Play (NEAP).

2.2. Neighbourhood Plan Questionnaire Results (June 2019)

Section	Page	Text	Design Action to be included in Design Principles / Codes
Highways, Traffic & Transport	n/a	Q1: Where do you think that highway and / or pedestrian safety improvements are needed? Users could select more than one area, and more than one improvement, and the two highest areas identified for improvement were Riverton Road (near the butchers) and Woolavington Road. - The breakdown of improvements for Woolavington Road is: speed restrictions (130), traffic calming (84), pedestrian crossing, (28) and dropped kerbs (9). - The following areas were also identified as needing improvements and have been ranked in order of importance as dictated by the responses: Riverton Road near the Village Hall, Hillside, Riverton Road around the shops, Motorway junction, Puriton Park to the 37 Club, Hall Road, Downend.	MO. Mobility. Assess the need for traffic calming measures/speed restrictions in Woolavington Road. MO. Mobility. Assess the need for pedestrian crossing in Woolavington Road.
Highways, Traffic & Transport	n/a	Q2: Do you think there are problems/issues with the on-street parking in the village? 80% of those that answered this question (352) felt parking was an issue.	See Q3.
Highways, Traffic & Transport	n/a	Q3: Parking solutions The breakdown of responses is as follows: off-street parking (145), more off-street restrictions (127), enforce current restrictions (99) and residents only scheme (95). Cars parked along Woolavington Road were noted, both as a informal way of producing traffic calming and as a need for older houses without drive-in or parking spaces.	MO. Mobility. Avoid on-street parking in new development. MO. Mobility. Consider traffic calming measures in Woolavington Road fronting new development.
Highways, Traffic & Transport	n/a	Q4: Thinking about travel around the village and beyond, where you would like to see improvements? The majority of answers suggested cycle/footpaths to Woolavington (437), followed by: cycle/footpaths to Bridgwater (298), cycle/footpaths to Downend and Dunball (213). Other comments included: 'bridleways – there's nowhere safe to ride' and 'places to lock bicycles'.	MO. Mobility. Improve cycle and footpaths to Woolavington, primarily, and to Bridgwater and Downend & Dunball, secondarily.
Housing Needs	n/a	Q11: With more housing proposed, what type of dwellings do you think the community needs? The breakdown of responses is as follows: bungalows (153), sheltered housing (138), 2 bed house (134), 3 bed house (127), retirement village (84), 1 bed house (82), 4+ bed house (61), care home (54), nursing home (44), flats (33), gipsy site (4). Some comments of the section included: 'maybe affordable bungalows for people who have lived in village for years and want to downsize to a bungalow or apartment', 'affordable self builds sites and homes', 'mixed development', 'social housing where villagers are given priority'.	HM. Housing Mix. Propose varied typologies that include bungalows, sheltered houses and 2 and 3 bed houses.
Housing Needs	n/a	Q12: Do you think there is a need for more affordable housing in the village? The breakdown of responses is as follows: Yes (176) , no (132) and don't know (60).	HM. Housing Mix. Include affordable housing in the form of starter homes and shared ownership/rent to buy.
Housing Needs	n/a	Q13: If yes to Q12, what type? The breakdown of responses is as follows: starter homes (c20% below market value) (137), shared ownership/rent to buy, etc (105) and affordable rent (102).	See Q12.
Housing Needs	n/a	Q14: For new developments, which of the following do you consider important? The breakdown of responses is as follows: parking (292), garden (234), green spaces (228), eco-friendly (204), design (193), adaptable (185), modern design (29). Some comments of the section included: 'Also making sure people in the new houses have access to public transit, so the new part of the community doesn't become a dead-zone where only car access is feasible ', 'No more big money making builders. Need small community or self build schemes', 'More facilities in village before more housing', 'Protection of existing wildlife and commitment to its future preservation' and 'Innovative modern design incorporate stone design but with linking the two!'.	HS. Housing Standards. Design houses that include off-street parking, have a garden/green spaces, are eco-friendly and adaptable.

Section	Page	Text	Design Action to be included in Design Principles / Codes
Housing Needs	n/a	Q15: Any general comments you would like to make in this section. There were 26 specific comments mentioning (amongst other things) a need for more/different amenities, parking, smaller properties for downsizing and the Exchange Inn. There were 23 suggestions which include (amongst others) the need for more school places, recognition that new developments will occur, but infrastructure needs to be in place to support this and not rushing through any future planning applications for new developments. There were 52 general comments which overwhelmingly demonstrated concerns over the amount of development, a desire for no more development to be allowed, lack of facilities to accommodate more development and a feeling that Puriton is losing its village character and turning into a town.	N/A
Local Facilities/ Amenities and Employment	n/a	Q16: What local amenities are important? The breakdown of responses is as follows: butcher & store (253), post office (247), footpaths (205), Village Hall (188), Puriton Inn (163), play areas (140), church (130), Sports Centre (128), school (124), Church Hall (103), 37 Club (93), nursery (92), hairdresser (92), playing fields (86), allotments (56).	CO. Community. Treat footpaths as communal amenities for the parish.
Local Facilities/ Amenities and Employment	n/a	Q17: Suggestions for improving facilities. In relation to Puriton Park Park: updated equipment (4), tarmac access path (2), maintained equipment (1), increase size (1).	N/A
Local Facilities/ Amenities and Employment	n/a	Q19: Where should CIL be used? In relation to Woolavington Road: 'Street lighting and footpath on the Puriton to Woolavington Road', 'an additional bus stop at Puriton Park', 'benches around the village. The square of land at the end of woolavington road developed into decent play area. Pavement reinstated where possible on woolavington road going into the village', 'traffic calming on Woolavington Road. Trim Trail activity/fitness around the village', 'safeguarding the area between the new ROF bypass road and the village properties along it's length, 'tree planting and landscaping along here for visual appeal, recreation, reduce traffic noise and help with emission pollution. Create better links with the countryside - although we are bordered by rural land, it's quite hard/not allowed to access most it. A new wild, ecological, rural recreation area with spaces for sitting and enjoying the countryside. The woods are great but not easily accessed by many in the community and seemingly only used by dog walkers. To be able to enjoy the rural environment easier, for all ages and abilities (...)'.	MO. Mobility. Consider including street lighting along Woolavington Road. MO. Mobility. Consider including a bus stop at Woolavington Road. MO. Mobility. Include pavement along Woolavington Road. MO. Mobility. Consider creating a Trim Trail activity/fitness around the village. MO. Mobility. Create better links with the countryside and woods. EN. Environment. Safeguard the area between the new ROF bypass road and the village properties along it's length
Character and Appearance of the Village	n/a	Q23. Are there any streets/areas you would like to see protected? In relation to access to the village: 'improve look of access to the village, clear rubbish, seating', 'bit late for that when new builds have ruined the entrance to the village', 'entry to the village could easily be enhanced with planting and perhaps drystone wall to add character.' In relation to green areas: 'green bridge for new road between woods and Cypress Drive as per plans,' 'the fields around Puriton park'. In relation to character: 'all character features that make a village', 'new development should be spaced out. 'Lego house developments would ruin the character and appearance', 'new buildings have already changed the character. Already lost the village feel'.	CH. Character. Improve look of access to the village. Enhance the character at the entry to the village. CH. Character. Consider character features that make a village.
Character and Appearance of the Village	n/a	Q26. Which green spaces need protecting? Some responses included: Puriton woods, fields opposite Puriton Park, public footpaths.	See Q19
Character and Appearance of the Village	n/a	Q.28. Location of trees/hedges for protection Some responses included: hedges along woolavington road, trees and hedgerows on access to Puriton Park, beech trees at end of Puriton Pk, other trees by Puriton Park, hedges around fields by Puriton Park.	EN. Environment. Protect trees and hedgerows in Puriton Park and Woolavington Road.

Section	Page	Text	Design Action to be included in Design Principles / Codes
Character and Appearance of the Village	n/a	Q.29. Any general comments Some responses included: 'plan should include a tree and hedgerow survey identifying those worthy of protection', 'the exit from Puriton Park is dangerous as the hedge to the field is always overgrown and when cut is not maintained to help visibility', 'all trees/hedgerows are important for wildlife i.e. crested newts in little wood by Puriton Park', 'when the new bypass road is built to the south of the village it would be good to protect the are between Puriton Park/Cypress Drive and the new road from housing development', 'would like to see the old walls, limestone laid in courses, which are such a feature in the lower half of the village protected so they can't be demolished to allow development. These give the old part of the village it's character. As well as various street scene features, eg mounting blocks, milk churn stands, old steps, house features', 'ensure developers follow preservation of hedges, trees & woodland', 'need to plant more native trees + maintain our original hedges', 'need to plant more native trees + maintain our original hedges', 'keep as much green space in the village as possible', 'we are a village in the countryside, if we lose the fields and woods we are no longer in the countryside', 'green areas on the edge of the village are important for recreational walking, well being and appearance - no more houses to be built'.	EN. Environment. Protect the area between Puriton Park/Cypress Drive and the new road from housing development. CH. Character. Include village vernacular features into the design, such as: old walls, limestone laid in courses, mounting blocks, milk churn stands, old steps, and specific house features. CH. Character. Protect the fields and woods on the edge of the village to maintain countryside character of the parish.
Concerns & Hopes for the Future	n/a	Q30: Greatest concern for the future? The breakdown of responses is as follows: getting too big / too many houses (155), losing community / village feel (113), traffic / parking (71), not enough facilities for the growth (50), loss of green space (27), impact of ROF development (16), youth crime / crime generally (12), lack of affordable housing (6).	N/A
Concerns & Hopes for the Future	n/a	Q31. What one thing would make the biggest difference for the future of the village? Some responses included: 'sensitive development that preserves the feeling of community', 'future development is kept to the edges of the villages and any land available within the village to be kept as community/leisure areas', 'restriction to the amount of future development - build only that which is necessary for the sustainment of the village', 'planning restrictions i.e. development, but not large areas which alter too greatly the overall size of the village', 'the new road - for the better! There are a huge amount of lorries going through the village (starting from 5.30am!), this would decrease with the new road making it feel more like a village again!', 'maintain a green corridor around the village', 'to as much as possible restrict growth at the village and if possible have the village or villagers purchase green spaces within the village', 'I feel the new road is a huge opportunity. Somehow the adjacent land needs to be captured for benefits to the village - both rural access, recreation and for the school (new access and future enhancements), 'development restrictions on what will be left of the fields when the new road is completed', 'I would like BFL12 applied to all new developments', 'will the fields behind Puriton Park and Cypress Drive and the new road be sold off for further development? This would seriously de-value the houses there. People who bought in good faith to have the views and countryside close to them, NOT a major road', 'ensuring the new road has the green bridge built. A number of solar farms have popped up over the years, has any thought been given to the village investing in these (new one) and using the money made to invest back into the village? eg transport or subsidising the local shop making it cheaper for locals'.	EN. Environment. Maintain a green corridor around the village. CO. Community. Capture the adjacent land needs for benefits to the village - both rural access, recreation and for the school (new access and future enhancements).

2.3. Housing Needs Assessment

Section	Page	Text	Design Action to be included in Design Principles / Codes
Findings of RQ 1: Tenure and Affordability	8	It is recommended that for Puriton around 83% should be Affordable housing for rent tenures, specifically social rent, in line with the SHMA. In addition to this, 17% should be for intermediate tenures, of which all should be delivered as shared ownership to reflect the relative unaffordability of Discounted Market Sale as discussed above.	HM. Housing Mix. Provide 83% affordable housing for rent tenures, specifically social rent and 17% intermediate tenures, of which all should be delivered as shared ownership.
Findings of RQ 2: Type & size	8	The recommended house size mix in Puriton is 30.1% of dwellings in new developments should have 1 bedroom, 42.8% should have two bedrooms, 19.2% should have three bedrooms, 3% should have four bedrooms and 4.9% should be 5 or more bedrooms.	HM. Housing Mix. Provide 30.1% of dwellings in new developments as 1 bedroom, 42.8% as two bedrooms, 19.2% as three bedrooms, 3% as four bedrooms and 4.9% as 5 or more bedroom.





SITE ANALYSIS 03

3. SITE ANALYSIS

3.1. Mobility

Puriton is adjacent to the motorway M5, that links the parish to Bridgwater to the south and Highbridge to the north. Parallel to the motorway, a railway line connects Bristol to Exeter. The nearest railway stop to the village is in Bridgwater.

The A38 and A39 connect the parish with local centres, such as Bridgwater and Glastonbury, respectively.

The parish centre itself is split longitudinally by a trident of roads, from Riverton Road to the west to Rye Street, Middle Street, and Woolavington Road to the east. The later connects Puriton to the neighbouring village of Woolavington. The site in consideration is directly south of this local link.

From this network of local roads, a branching structure of smaller driveways and cul-de-sacs boast access to the residential areas. This kind of streets does not provide continuity in access or permeability. This hermetic layout results in car-dominated street escapes, and does not provide many alternative mobility options.

To the north-east of the parish, Gravity Enterprise Park, on a former ROF site, is planned to be re-purposed as an Enterprise Zone for commercial use. A link road that connects the A39 and the M5 roundabout to the Enterprise site is near to completion. This access road is expected to reduce the through-traffic inside the parish. This road forms the southern and eastern boundary of the Site South of Woolavington Road.

The parish also has multiple Public Rights of Way (PRoW) that connect it to the surrounding countryside. A green bridge is expected to be completed south of the considered site. It will bridge the north and south sides of the village over the link road



Figure 2: Mobility plan

KEY

Site South of Woolavington Road	Motorway	A road
Gravity Enterprise Park	Public Right of Way	Secondary Road
Railway	Byway open to all traffic	Local Road



Figure 3: Map showing landscape types

Site South of Woolavington Road	Flood zone 2	Green space	Drain
Approved planning applications	Flood Zone3	Traditional orchard	Railway
Gravity Enterprise Park	Deciduous woodland	Formal recreational outdoor space	Public Right of Way
Solar farm	Broadleaved woodland	Tree Preservation Order (TPO) - Region	Byway open to all traffic
Retail area	Shrub woodland	Tree Protection Order (TPO) - Single tree	

3.2. Environment & Landscape

Puriton is surrounded by open rural land to the east, north and south of the village. Several pathways connect the built core of the settlement with the surrounding landscape.

A strip of woodland is located to the south of the parish and can be accessed by the network of public rights of way mentioned above. These forests are composed by sections of deciduous, broadleaved and shrub forests. The only portion of woodland in the core of the settlement is the one adjacent to the site South of Woolavington Road.

Some of the trees in the village have been recently protected with a TPO, most of them situated to the east of the village, including three trees in the site South of Woolavington Road.

The parish has some small recreational outdoor spaces that tend to be in the periphery of the settlement. The only green space central to the village is the green around St. Michael's Church, the rest are in perimeter locations between the built area and the rural landscape that tend to be enjoyed by dog walkers and passers-by.

Part of the village is subject to flood risk. The lower portions of the village to the north have been included in Flood Risk Zones 2 and 3. The site south of Woolavington Road is outside of those areas.

3.3. Character

Eight distinct character areas can be identified within the village. They are shown on the opposite map.

- *Historic Core*, around St. Michael's Church, Rye and Middle Street.
- *Woolavington Road*, between Middle Street & Woolavington Road.
- *Hillside*, off Hillside and Woolavington Road.
- *Puriton Park*, including the properties built in 1970s around an inner ring street.
- *Rowlands Rise*, including the developments off Rowlands Rise developed in 1960s.
- *Newlyn Crescent*, north of Riverton Road.
- *Puriton Gate (PG) & Riverton Gardens (RG)*, including the new developments to the east of the parish.
- *The Village Green*, off the Village Hall and the Puriton Inn.
- *Site South of Woolavington Road*

Heritage assets

There are three listed buildings in Puriton and one listed monument:

- *Church of St Michael and All Angels* (LEN: 134466), is a Grade I listed building situated on Rye street. It is an Anglican parish church built during the 13th to the 15th centuries.
- *Manor Farmhouse* (LEN: 1060137), situated on Rye street. It is a Grade II listed building with a heavy oak door frame with a flat-shouldered head. It was built in the 16th century and altered several times after construction.
- *Gateway to Puriton Manor* (LEN:1296223), is located at the junction of Rye and Middle Street. It is a Grade II listed building built around 18th century. It has three archways with flat-pointed arch heads.
- There is a tomb included as a listed monument in the church yard.

Facilities

Puriton includes different facilities such as: a primary school, a parish church, a pub, a post office, a butcher and a hairdresser as shown on the map on this page.



Figure 4: Map showing character areas, heritage assets and existing facilities

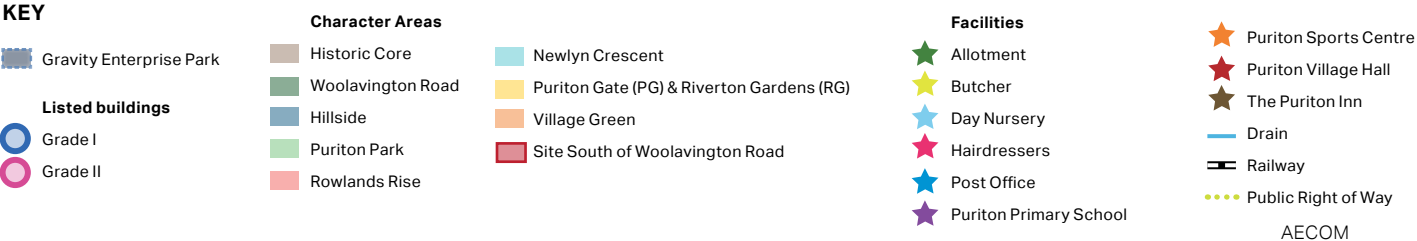




Figure 5: Map showing the site analysis for site south of Woolavington Road



3.4. Site south of Woolavington Road

The site is located south of Woolavington Road, the local road that connects Puriton to Woolavington to the east.

The site borders with the access street to the Puriton Park development along its north western boundary and to the woods of the same name along its south west limit. Beyond the forest, the back gardens of the properties in Puriton Park are facing the site.

A public right of way is shown as crossing the western part of the site running through Puriton park woodland. However, the physical layout of the path is not so evident on site.

The new link road to the Gravity Enterprise Park, currently close to completion, borders the site to the south-east. At the southernmost point of the site, a Green Bridge is going to be built over the link road. The bridge is designed as a 8 metre bridge with a 3 metre pathway, cycleway and bridleway and two landscape strips at either side.

There are some protected trees on the site and significant hedgerows running east to west on the site.

The site is also in proximity of the parish allotment site north of Woolavington Road and other recreational outdoor spaces as illustrated on Figure 5. The different views towards and from the site, marked up on Figure 5, are shown on the next two pages.



Figure 6: View 1.



Figure 7: View 2.



Figure 8: View 3.



Figure 9: View 4.



Figure 10: View 5.



Figure 11: View 6.



Figure 12: View 7.



Figure 13: View 8.



Figure 14: View 9.



Figure 15: View 10.



Figure 16: View 11.



Figure 17: View 12.



Figure 18: View 13.



Figure 19: View 14.



Figure 20: View 15.



Figure 21: View 16.

3.5. Constraints

In the Neighbourhood Plan Questionnaire results a need for traffic calming measures was raised, in particular on Woolavington Road, which limits the site to the north.

This stretch of road lacks pavement from the westernmost corner of the site. The 37 Sports and Social Club, in the way to Woolavington, remains virtually inaccessible to pedestrians due to the lack of pavement.

There is a lack of adequate crossing areas providing safe access to the opposite side of the road, where a bus stop is requested by some residents.

The link road can be a source of pollution, visual disturbance and noise when in operation. In the plans for the road, mitigation is suggested until the end of Puriton Park woods, but the eastern side of the site remains open to the road. No mitigation is being proposed in this location.

The site is not within a flood risk zone, however it slopes from south to north, creating a risk of surface water run-off to the lower portions of the site.



Figure 22: Map showing character areas and existing facilities

KEY

- Site South of Woolavington Road
- Lack of crossing
- Traffic calming needed

- Lack of pavement
- Slope direction

- Link road noise
- Lack for proposed mitigation



Figure 23: Map showing the site analysis for site south of Woolavington Road



3.6. Opportunities

The completed new link road connecting to Gravity Energy Park creates an area of left-over space between the parish and the mentioned road. This residuary space is currently used as amenity for dog walkers and residents alike.

This space could be consolidated as a green loop that connects the site to the western parts of the parish. It could be formalised as an amenity, leisure and active corridor for the parish, with new paths and furniture linking to the green bridge and the countryside beyond. This open green space will help to mitigate the noise and visual impact of the link road to the southern band of the village.

This green loop can be accessed from the existing streets that end in green wedges and turn into paths to the countryside. It has the potential to be understood as a part of a larger green connection that starts at the back of the Primary School and crosses Woolavington Road and ends in the allotments.

Any new development should be sympathetic to this condition and enhance its connectivity to the pathway network, the green loop and the countryside.

The site is at the easternmost point of the parish. It connects to the link road roundabout and acts as the gateway to the settlement from the west, Gravity Park and Woolavington Village. Any new development should make the most of the opportunity to acknowledge the parish gateway position of the site next to the roundabout.

There is an opportunity to locate a new bus stop to serve the new development on the opposite side of Woolavington Road. The need for a crossing can be an additional opportunity to implement traffic calming measures along that street in relation to that intersection.



CYCLING
PROHIBITED

← Sports
Centre

A photograph of a residential street scene. In the foreground, a rough stone wall runs across the frame. Behind the wall is a dense green hedge. To the left, a large, leafy tree stands. In the background, a white caravan is parked on a driveway. To the right, a two-story stone house with a red-tiled roof is visible. The sky is overcast.

DESIGN PRINCIPLES 04

4. DESIGN PRINCIPLES

LO. Site Allocation

Puriton is identified as a Tier 2 Settlement by the Local Plan. Along with Bridgwater, Burnham-on-Sea and Highbridge, Tier 1, and Tier 2 settlements are considered to have the greatest opportunity for appropriate sustainable development.

The focus for Puriton is to deliver housing on sites with planning permission and maximising infill and redevelopment opportunities.

New strategic locations are considered when related to settlement boundaries, encouraging small scale self-build and custom-build schemes.



LO.01. Planning permission

Deliver dwellings on existing committed sites with planning permission.



LO.02. Infill & redevelopment

Maximise development opportunities within the existing settlement through appropriate infill sites and redevelopment opportunities.



LO.03. Settlement boundaries

Allocate new strategic sites outside but well related to settlement boundaries.

MO. Mobility

New developments should encourage sustainable modes of transport and provide inclusive, safe and convenient access for pedestrians, users of public transport, cyclists and the disabled.

The mobility scheme should enhance and develop rights-of-way, bridle paths and cycle paths that cater for the different user requirements.

An special effort should be made to ensure that the impact of the car on the development is minimised by the use of conscious street design that incorporates traffic calming measures to reduce speed and noise.

Car parking should not dominate the street scape and active design measures such as should be incorporated to mitigate the visual impact.



MO.01. Walking & cycling

Provide opportunities for walking and cycling to local services and facilities.



MO.02. Public transport

Improve access to public transport. Consider including new crossings, enlarged pavements and bus stops to enhance the connectivity of the new development.



MO.03. Traffic

Reduce the impact of traffic on the new and existing road network outside and within the development by implementing traffic calming measures. Reduce traffic speed and noise.



MO.04. Parking

Avoid on-street parking. Ensure a integral street design that harmonizes parking needs and traffic calming mitigation. Consider housing typologies that consolidate off-street parking.



CH.01. Appropriate scale

Design for an appropriate scale of development according to the size, accessibility, character and physical identity of the settlement.



CH.02. Built form

Design building typologies that are sensible to the existing heights and vernacular elements in the settlement.



CH.03. Access

Protect and enhance approach routes and perceptions of a settlement.



CH.04. New character

Green field development or urban extensions have the opportunity to create new character area types.

CH. Character

New developments should take local character into consideration. They should be able to acknowledge gateways and accesses to the village and the development and be pro-active in developing their own distinct character in harmony with the existing built and natural assets of Puriton.

Designs should reference the best of the past whilst designing for the future with innovative and forward thinking design, taking into account location, identity, relationships to other dwellings, the open space and street scape and between the built environment and the landscape.

New developments should strive for an appropriate scale according to the size, accessibility, character and physical identity of the settlement and be sensible to existing features of the village.



CH.05. Materiality

Acknowledge materiality. It is generally location specific and deviation away from the vernacular can have a damaging visual impact.



CH.06. Heritage assets

Consider the contribution the development makes to the significance of designated and non-designated heritage assets.



CH.07. Innovation & quality

Seek innovation and high quality in both appearance and architectural style. Produce a development that is not mundane.



CH.08. Density & open space

Design to make the most efficient use of land with appropriate densities justified as part of the design process with positive allocation of open spaces around and between buildings.

CO. Community

New developments should contribute to local infrastructure provision, building better places for the residents. They should encourage inclusive places that cater for the different needs of different types of people, promoting health and well-being through sport, play and convivial public open spaces.



CO.01. Local infrastructure

Contribute to local infrastructure. Consider education, service provision, local shops, accessible open space and community facilities.



CO.02. Health & inclusivity

Make better places for people to contribute to positive health outcomes. Cater for the needs of different types of people.



CO.03. Play & sport

Provide children's outdoor playing space in developments over 8 dwellings. Ensure a suitable range of accessible & equipped play spaces.



CO.04. Safe & attractive spaces

Make public open spaces and street scenes that are safe, secure, inclusive, convivial and visually attractive.

EN. Environment & landscape

New developments should consider the local environment.

Puriton is surrounded by countryside and design proposals must consider the effects of the development upon views, topography, and natural features, enhancing green approaches to the parish and being sensitive to the urban to rural transition by retaining links to the surrounding countryside.

New developments should mitigate any detrimental effects on the natural environment while enhancing the existing landscape features and promoting habitat creation.



EN.01. Local environment

Maintain and enhance the local environment, landscape, and historic environment, including habitat creation and community woodland planting, where appropriate.



EN.02. Flood Risk

Reduce overall flood risk through the creation of multi-functional green infrastructure and SuDS. Demonstrate that the development does not increase flood risk elsewhere.



EN.03. Surface water

Consider the amenity and aesthetic value of surface water in the development alongside long term environmental and social factors in the context of climate change and urbanisation.



EN.04. Topography & views

Consider the effects of the development upon views, topography, natural features and sky. Identify potential new views by taking advantage of the topography of the site.



EN.05. Urban to rural edges

Promote sensitive design at the edge of settlement locations and sensitive transitions from urban to rural. Respect green approaches to settlements.



EN.06. Landscape quality

Enhance the landscape quality. Protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape.



EN.07. Mitigation

Where development is necessary and could result in significant adverse effects on the landscape and on visual amenity, appropriate mitigation measures should be provided.



EN.08. Pollution & noise

Assess the impact of existing sources of potential pollution and noise on the development.



EN.09. Green infrastructure

Provide green spaces in new developments that connect and extend the existing Green Infrastructure network and its access.



EN.10. Landscape features

Retain or enhance features such as wetlands, hedgerows, soils, trees, copses and ponds which provide wildlife corridors, links or stepping stones from one habitat to another.



EN.11. Wildlife

Provide for wildlife through urban and rural habitat creation/ restoration including tree and hedgerow planting, and subsequent management.



EN.12. Development pattern

Maintain a pattern of development which retains links with the surrounding countryside.

HM. Housing Mix

Sedgemoor District Council has provided Puriton with a minimum figure of 163 dwellings to be accommodated within the Neighbourhood Plan area by the end of the Local Plan period.

Any new development should provide a suitable mix of different types and sizes of dwellings that meet the local needs.

The tenure mix should include affordable and accessible housing. Please refer to design codes HM.02 and HM.03 for more detail.



HM.01. Housing targets

Puriton’s minimum number of housing to be allocated is 100 dwellings. Puriton’s total minimum growth figure is 163 dwellings.



HM.02. Housing mix

Provide a suitable mix of different types and sizes of housing to meet the needs of the community, based on the best available evidence, in all residential development.



HM.03. Affordable housing

Provide a reasonable number and tenure mix for affordable homes.



HM.04. Accessible housing

Provide an appropriate proportion of new homes that meet M4(2) (3) of the Building Regulation 2015 (accessible and adaptable dwellings).

HS. Housing Standards

New developments should seek to achieve innovative housing solutions that achieve appropriate levels of space within dwellings, that take the opportunity to accommodate additional space within the dwellings.

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably maximising opportunities for recycling.



HS.01. Interior space

Take a positive approach to achieving appropriate levels of space within dwellings.



HS.02. Additional space

Accommodate additional space in dwellings in innovative ways.



HS.03. Heating & cooling

Design should cater for emerging technologies for heating and cooling.



HS.04. Maintenance

Minimize maintenance with appropriate materiality and by simplifying design details for junctions, roof detailing and water run-off systems.



HS.05. Adaptability

Design adaptable buildings to accept retrofitted components and are easy to modify in the future.



HS.06. Climatic design

Design for climate change mitigation and adaptation, including good design of layout, aspect, massing and use of materials in order to reduce energy consumption.



HS.07. Net Zero Carbon

Meet targets for zero carbon development that will set out reduction targets implemented through compliance with building regulations.



HS.08. Sustainable construction

Use sustainable construction techniques and promote reuse and recycling of building materials. Use prefabrication as a way to improve efficiency.



EG.01. Micro-generation

Develop small scale renewable energy schemes that support micro-generation.



EG.02. Recycling & composting

Maximise opportunities for the recycling and composting of waste on all new development proposals during construction and in use after completion.



EG.03. Renewable energy

New buildings will be encouraged to be supplied by renewable (or low carbon) energy, having regard to the type of development involved, its design and whether it is feasible or viable.

EG. Energy

New developments should meet targets for zero carbon development that will set out reduction targets implemented through compliance with building regulations.

Some new development in certain locations can also present opportunities to draw energy supply from renewable or low carbon sources (including through decentralised energy scheme).

Small scale schemes will be encouraged to be supplied by renewable (or low carbon) energy.



MOORE STREET



DESIGN CODES
05

5. DESIGN CODES

MO.01. Walking & cycling

New developments should provide opportunities for walking and cycling to local services and facilities and the countryside beyond.

Residents have suggested to improve the cycle and footpath connection to Woolavington, enhancing the connectivity with the landscape beyond the Parish.

They are also concerned about the safety of the current connection to Woolavington, that lacks walkable pavements, and the lack of place to lock bicycles.

Actions

- Connect the development to existing paths and cycle lanes within the settlement and to the surrounding countryside.
- Propose new paths and cycle lane to connect the development to key network nodes, public realm elements or services and facilities.
- Provide places to lock bicycles next to key elements of public realm.
- Provide safe pavements and street lighting within the development and to the boundary of the development when it faces an existing road.
- Include safe bicycle storage space at the front of the properties, at the back gardens with safely accessed gate on the side of buildings or within their defensive space limit.

MO.03. Traffic

New developments should strive to make places that are safe, secure, inclusive and convivial. Developments should acknowledge the existing grain and street patterns and include traffic calming measures at the core of their design.

Actions

- Differentiate a hierarchy of streets based on their predicted traffic flow and character.
- Embed traffic calming measures in any proposed street typologies.
- Provide planting schemes that contribute to traffic calming and help recognise the different suggested street characters.
- Consider specific ad hoc traffic calming measures in Woolavington Road fronting new development.
- Assess the need for a new pedestrian crossing and bus stop in Woolavington Road and the best location for both elements in relation to the development.

Need for a bus stop and pedestrian crossing

Traffic calming measures in Woolavington Road

Cycle parking next to public spaces

Safe pavements & street lighting

Provide safe bicycle storage

Different planting schemes in streets

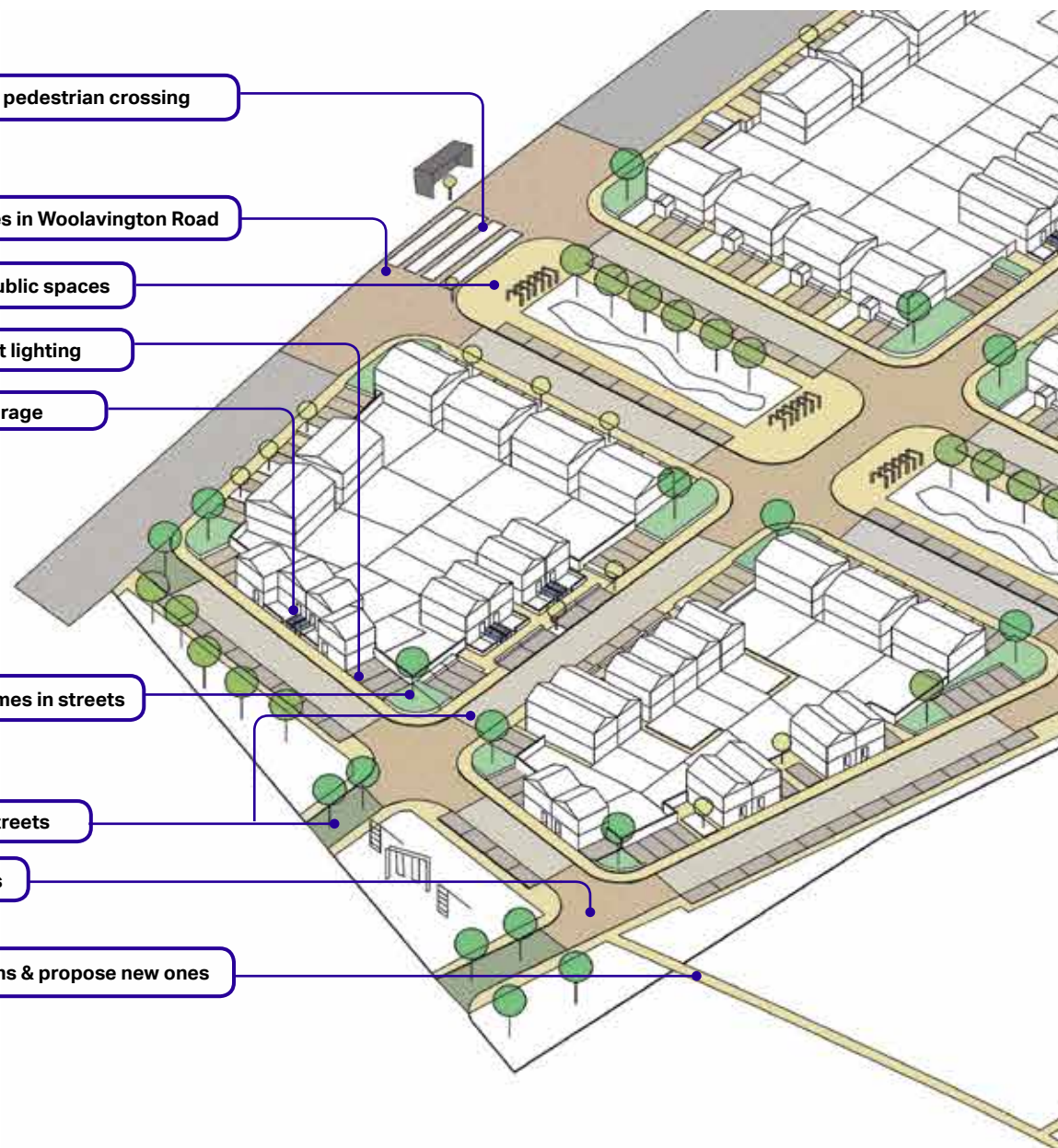
Different hierarchy of streets

Traffic calming on roads

Connect to existing paths & propose new ones

KEY

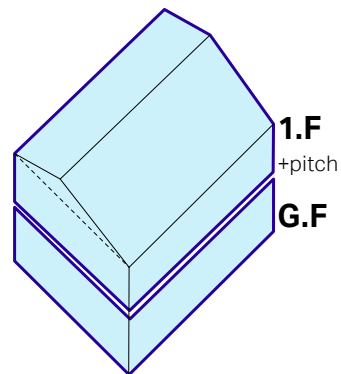
- Road
- Pavement
- Traffic calming pavement
- Car parking space



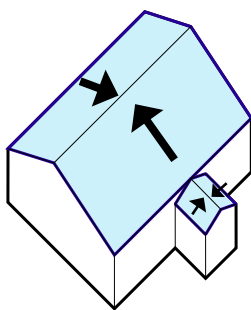
Total housing 120 dw	70% Market housing	7.5% 1 bed 	32.5% 2 bed 	42.5% 3 bed 	17.5% 4 bed 		
	84 dw 228 beds	6 dw 6 beds	27 dw 54 beds	36 dw 108 beds	15 dw 60 beds		
	30% Affordable housing	32.5% 1 bed 	32.5% 2 bed 	27.5% 3 bed 	7.5% 4 bed 		
	36 dw 77 beds	11 dw 11 beds	12 dw 24 beds	10 dw 30 beds	3 dw 12 beds		
Cars		x1.5 spaces/dw	x2 spaces/dw	x2.5 spaces/dw	x3 spaces/dw	Total	Split (off /on-street)
		26	78	115	54	273	232 (off-st) / 41 (on-st)
Motorcycles (at 1 parking sp./dw ratio)						24	24 (on-street)
Bicycles (at 1 parking sp./bedroom ratio)						305	240 (off-st) / 65 (on-st)

Note: refer to design codes HM.02 and HM.03 for a more detailed breakdown of the housing mix that informs this section.

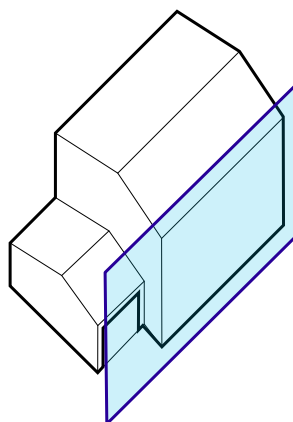
Buildings should not be over 2 levels and pitch.



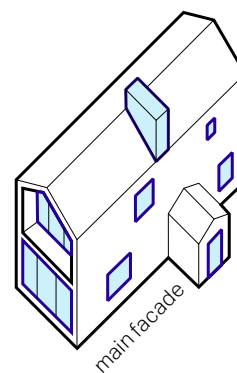
Avoid flat roofs and plastic tiles.



Garages should be recessed or in line with the building facade.



Avoid picture windows in the main facade.
Showcase traditional feature elements.



MO.04. Parking standards

Ensure car parking and vehicle servicing at levels appropriate to the development and in accordance with the parking standards detailed within the Somerset County Council Parking Strategy (Residential Parking Standards. 2013).

Actions

- Bicycles: provide a minimum of 1 space per bedroom
- Motorcycles: provide a minimum of 1 motorcycle parking space per 5 dwellings or 1 motorcycle space per 20 car spaces, whichever is the greater.
- Cars: provide 1.5 spaces per 1 bed dwellings, 2 spaces per 2 bed dwellings, 2.5 spaces per 3 bed dwellings and 3 spaces per 4 bed dwellings.
- Cars: no visitor parking required if half of parking is unallocated. Provide 0.2 visitor spaces if less than half of parking is unallocated.
- Electrical cars: in all new residential developments, provide access to 16 amp electric vehicle charging point for all dwellings.
- Blue badge: Provide advisory bays if no off-road space is provided.

CH.02. Built form

Differentiate housing typologies with specific and distinct heights, floorplan proportions and housing mix. These typologies should be informed by the character of the village, the specific conditions of local landscape, and historic environment.

Actions

- Propose housing typologies aligned with the character of the village. Delineate specific heights, proportions and functionality.
- No dwelling should be over than two levels + pitch roof.
- Roof heights and pitches of any new building should visually enhance the surroundings and blend with adjacent buildings. Pantiles, slates or thatch are favoured. Flat and single pitch roofs and plastic tiles should be avoided.
- Garages should be behind or in line with the building, never positioned ahead of the building line.
- Door and window openings should be in accordance with the village character. Large picture windows should be avoided on the main facade of the dwelling. Rethink and showcase traditional elements such as chimneys as key features of the massing.

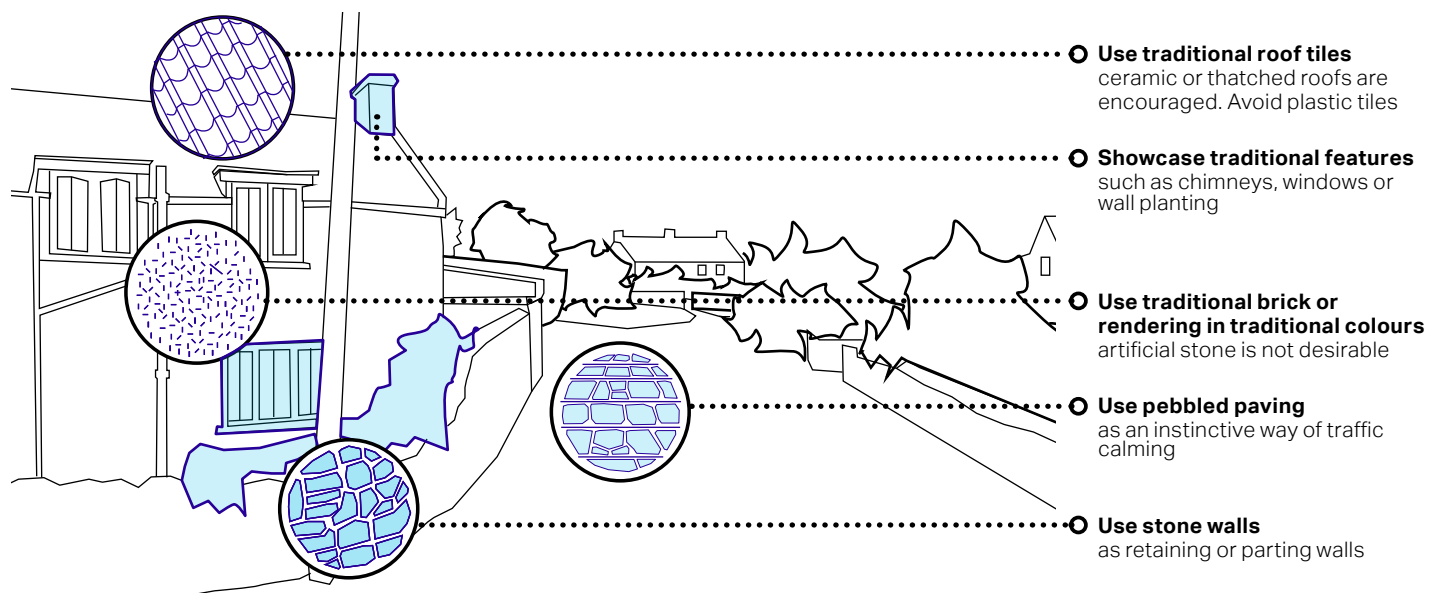
Note: these diagrams are illustrative of the design codes. Proposals should take them as a reference and adapt them to the reality of the application.

CH.05. Materiality

New developments should follow local character and history. Materiality is generally location specific and deviation away from the vernacular can have a damaging visual impact. Careful consideration and assessment should be made to distil the best material selection.

Actions

- Traditional brick or rendering in traditional colours or flint should be used. Good and innovative design is encouraged, however surface finishes should be in sympathetic materials and should not conflict with their surroundings. Artificial stone is not desirable.
- Any retaining wall or stand-alone wall construction required in new developments should take reference in the traditional dry stone walls found in the St. Michael's Church, Rye street and Middle street area. This includes any bare walls that limit the block defensive space towards the street.
- Consider using pebbled paving when necessary in sections of road to enhance the street character and take advantage of its functionality as a natural traffic calming measure.
- Showcase traditional elements, such as roof tiles, chimneys, windows, and wall planting.



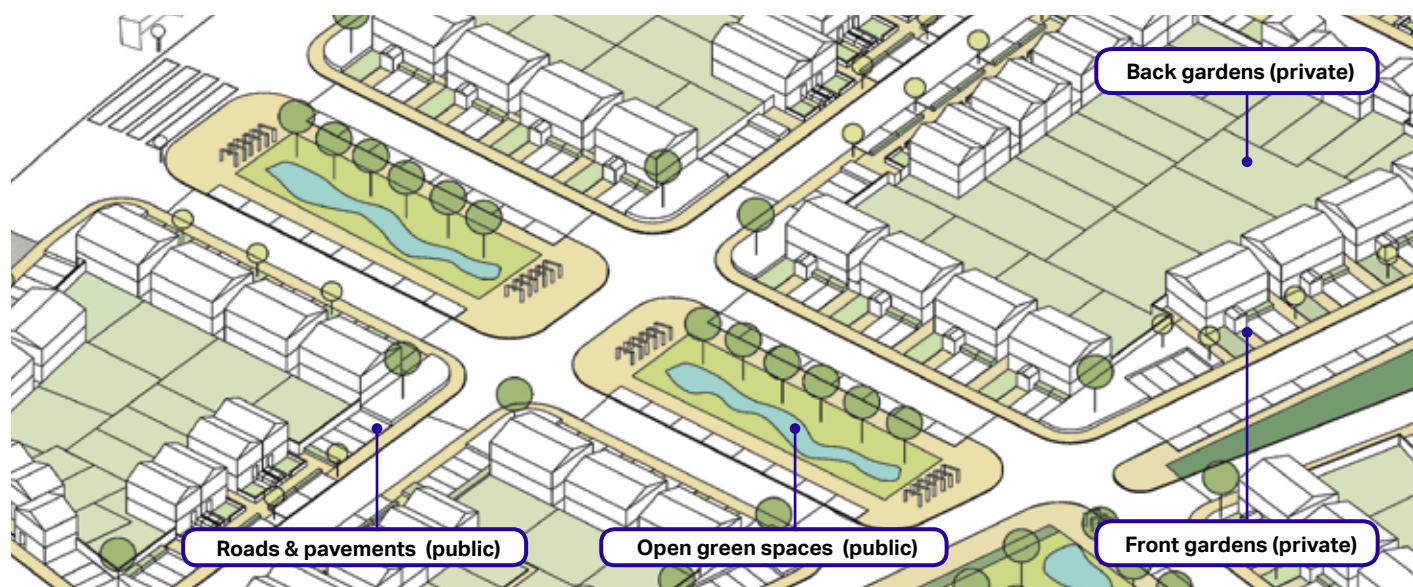
CH.08. Density & open space

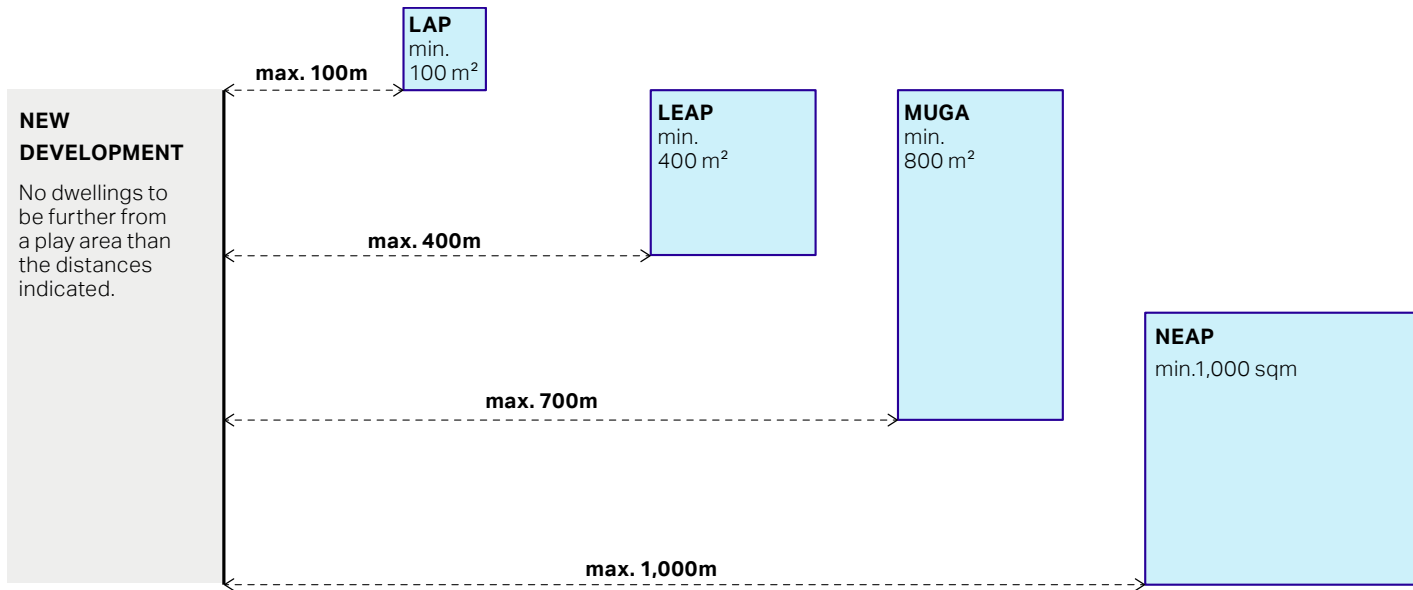
The identification of character areas and design should be certain in its response to existing grain and pattern through density and accessibility assessments.

The site south of Woolavington Road is 3.40 ha, of a similar size of the suggested character areas of the village. It has the critical mass to become a new character area on its own. It is also at the edge of the settlement, between a urban and rural/natural condition. Any new autonomous character suggested for the development has to be well informed by the context of the existing village.

Actions

- Justify an appropriate density for the new development, in light of identified character areas and the edge location of the development.
- Propose a suitable proportion of open spaces, in light of the aforementioned conditions. Breakdown this figure into public and private open space and justify such division.
- Propose ground-figure studies at full village extent to inform proposals of any new development.



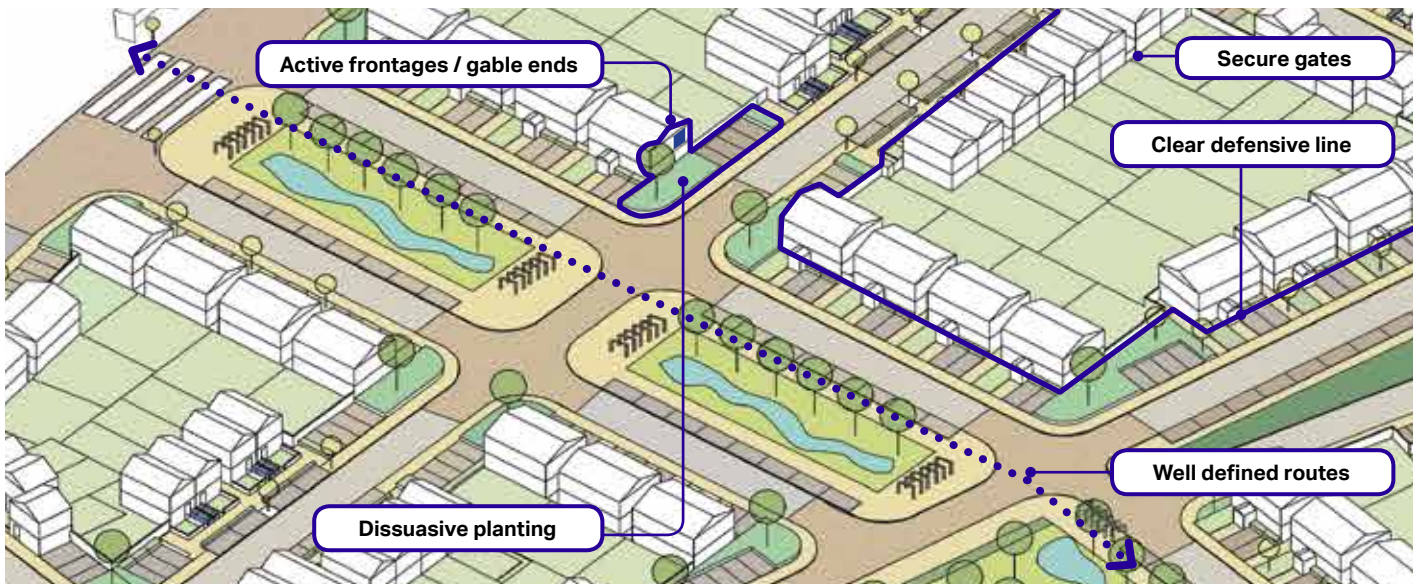


C0.03. Play & sport

Ensure a that a suitable range of designated or equipped play spaces are accessible.

Actions

- All new houses to be within 100 metres of a “Local Area for Play” (LAP);
- All new houses to be within 400 metres of a “Local Equipped Area for Play” (LEAP);
- All new houses to be within 700 metres of a “Multi-use games area” (MUGA) or other similar outdoor provision (i.e. skatepark); and
- All new houses to be within 1000 metres of a “Neighbourhood Equipped Area for Play (NEAP).



C0.04. Safe & attractive spaces

Safe and attractive public open spaces and street scenes that result in high quality public realm that fosters a sense of ownership and community.

Actions

- Provide well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Lay-out the new development to discourage crime and anti-social behaviour. Lay-out a clear defensive space boundary in the front of the properties and around the block and secure access to back gardens to the side of properties.
- Intensify overlooking to publicly accessible spaces and streets. Main entrances should be located on the main facade over the street. Ensure that gable ends include windows to promote natural surveillance and discourage graffiti and nuisance.
- Include windows on the ground floor, resulting in active frontage and unobstructed view of what is happening outside.
- Use planting as a dissuasive measure, to avoid bare walls, whilst maintaining the defensive space and secure ground floors.

EN.02. Flood Risk

New developments should seek to reduce flood risk overall through creation of multi-functional green infrastructure and sustainable drainage systems. It is essential to demonstrate that the development will be safe and flood risk is not increased elsewhere.

It is important to change the traditional approach to managing flood risk to one of accepting water as a valuable resource whose benefits should be maximised within the design process.

New developments should consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental, biological and social factors in the context of climate change and urbanisation.

SuDS should be considered as a key design tool to achieve those wider goals and not a mere functional requirement.

Actions

- Capitalise on SuDS possibilities as a key design element to provide amenity and aesthetic value to the development.

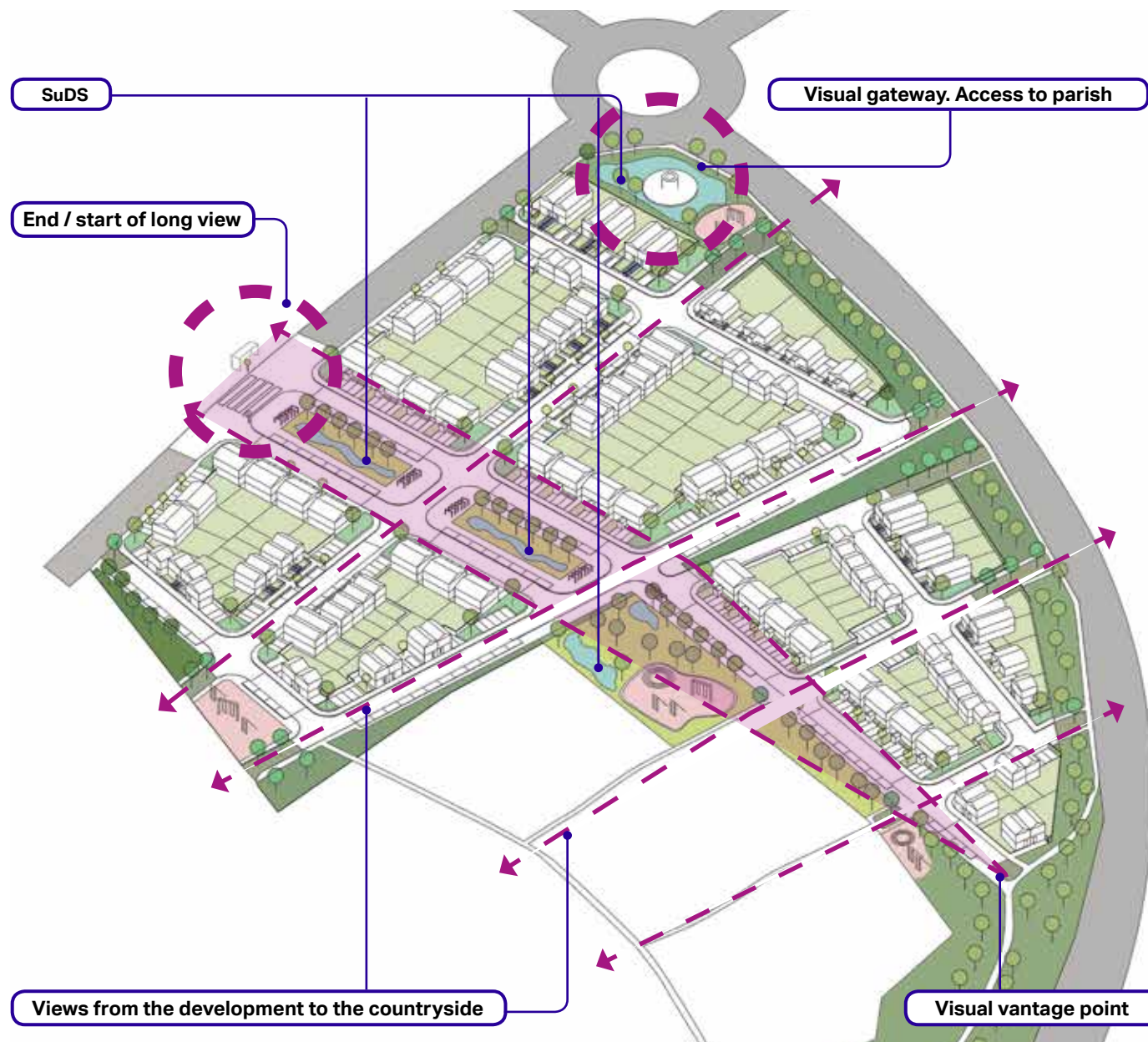
EN.04. Topography & views

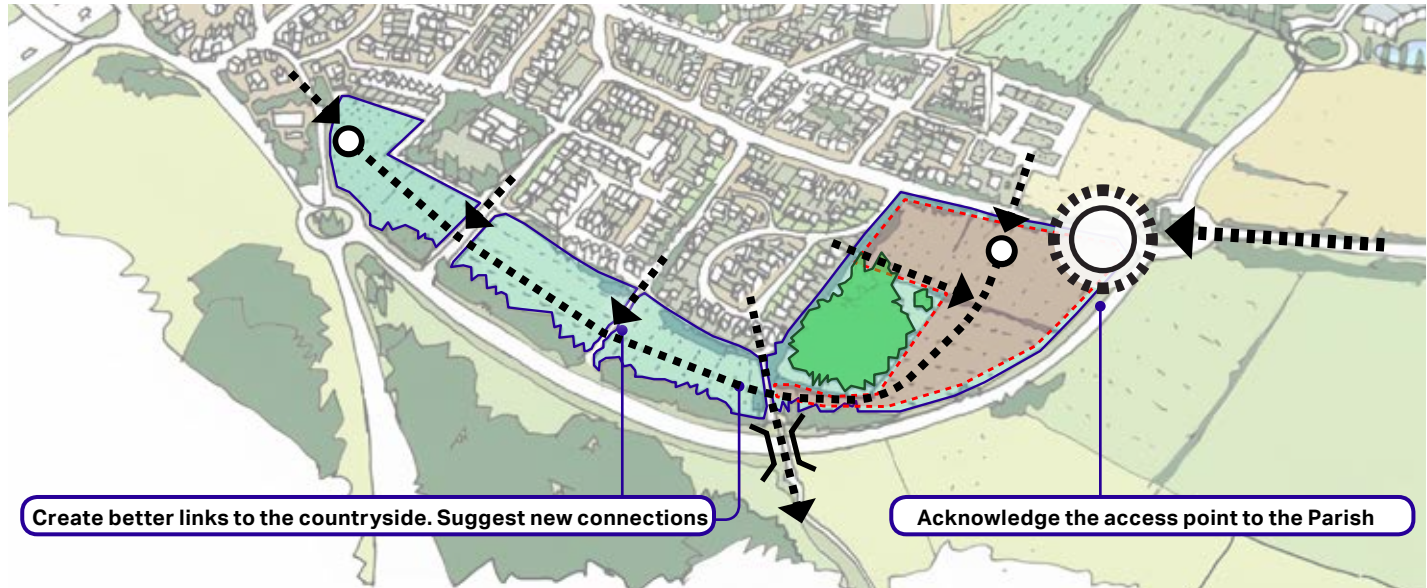
Proposals must consider the affect upon views, topography, natural features and sky consequence of the new development, protecting and enhancing significant views.

At the same time, proposals should identify potentially relevant new views, and the opportunity that the site has as a vantage point over the surrounding landscape.

Actions

- Identify key views around the new development and assess its visual impact. Consider its effects on both the surrounding landscape points and neighbouring communities and settlements.
- Identify potential relevant view from the new development to the surrounding countryside and relevant assets.
- Consider the effect of topography to enhance views from vantage points within the development.
- Consider countering the effect of topography on the visual dominance of higher parts of the site in relation to lower parts





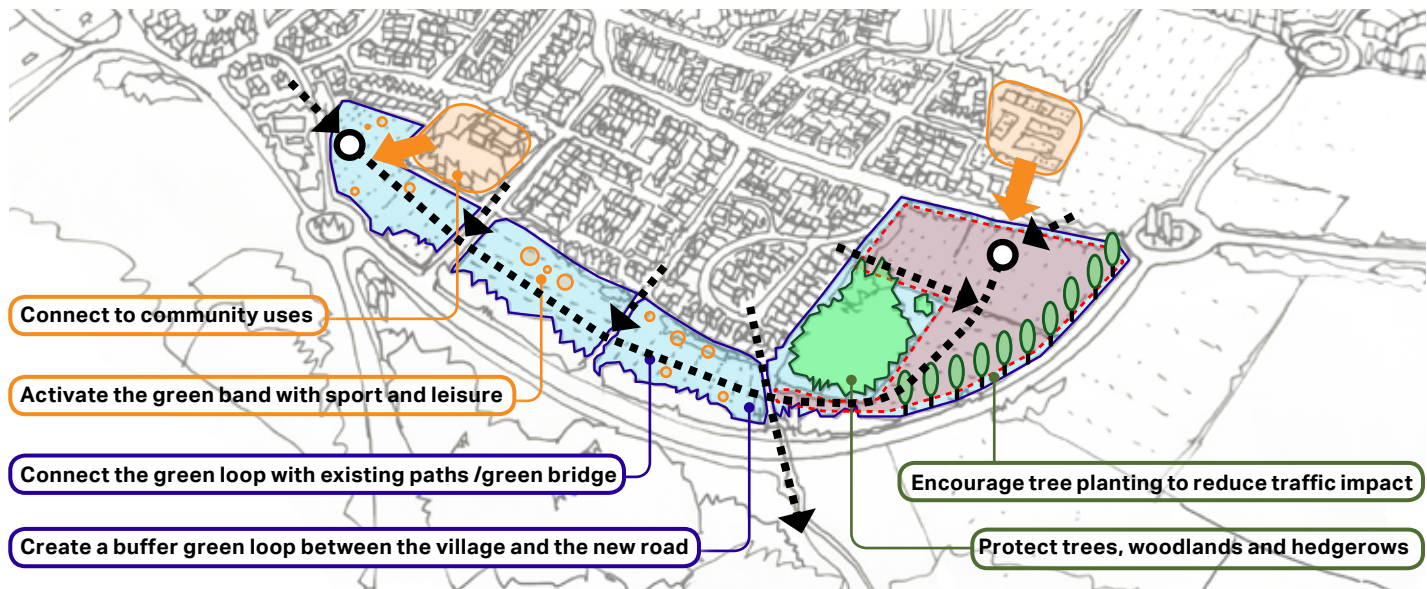
EN.05. Urban to rural edges

New developments should be designed sensitively at the edge of settlement locations to achieve a tactful transition from urban to rural and vice versa.

Green Wedges, Green Edges and Strategic Gaps are significant to maintain a pattern of urban development which retains links with surrounding countryside.

Actions

- Retain approach routes and perceptions of a settlement. If the new development serves as the access point to the village or an area of distinct character, new developments should visually acknowledge that fact.
- Create better links with the countryside. In edge locations, consider connecting all streets to the PRow network, promoting and suggesting new connections.



EN.07. Mitigation

Where new development could result in significant adverse effects on the landscape and on visual amenity, appropriate mitigation measures should be provided. Conversely, effects of existing infrastructure, traffic noise and pollution on the new homes should be mitigated.

Actions

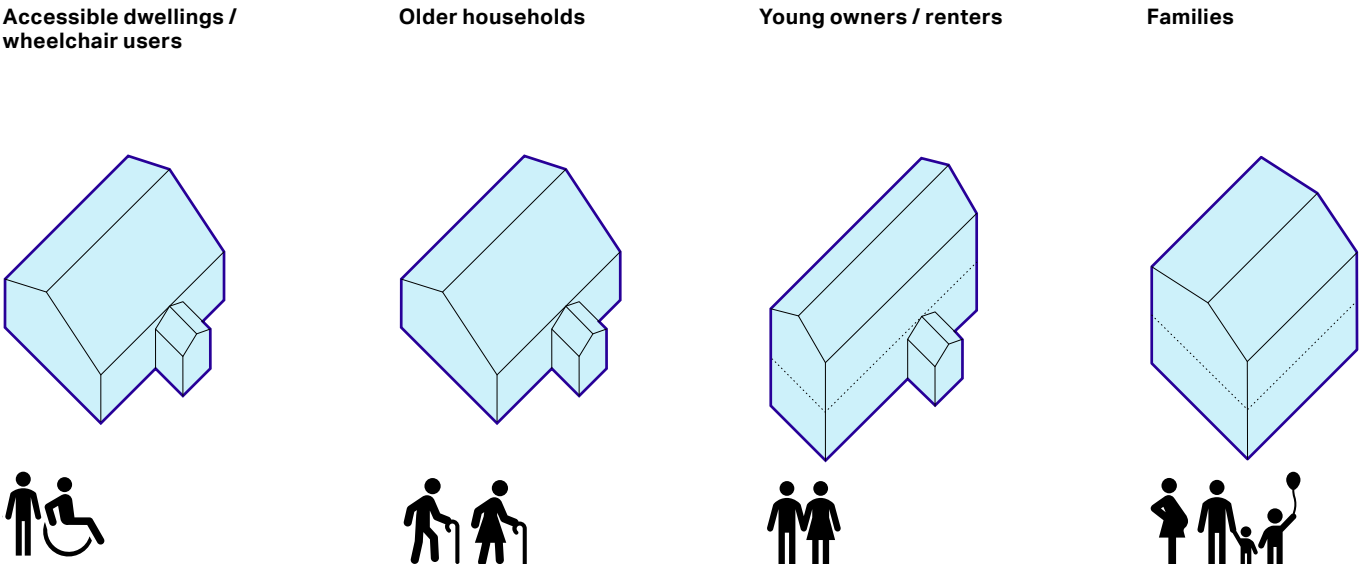
- Protect and enhance natural and landscape features of the village, such as trees, woodlands or hedgerows.
- Encourage tree planting and landscaping along the development limits for visual appeal, recreation, to reduce traffic noise and to mitigate pollution effects
- Create a safeguarded buffer area between the new Gravity Link Road and the village. This green loop prevents further development and connects to the proposed site acting as a green respite area to the south of the village.
- Connect the site with that green loop buffer area and the surrounding landscape using the existing PRow and the green bridge and promoting new connections.
- Include sport and leisure uses that contribute to the health of the users within the green band. Activate the loop with community uses, such as a future school expansion and the existing allotments.

HM.02. Housing mix

New developments should provide a wide range of housing and offers choice to ensure that households at different stages in their life cycle and with differing needs or living arrangements can find a home, including families with children, couples, single person households and older people.

Actions

- Provide the following housing mix: 1 bed (5-10%), 2 bed (30-35%), 3 bed (40-45%), 4+ bed (15-20%).
- Provide a range of typologies that include bungalows, sheltered houses and 2 and 3 bed houses.
- Provide an appropriate proportion of new homes that meet M4(2) of the Building Regulation 2015 (accessible and adaptable dwellings). An appropriate proportion of new homes that meet the requirements for wheelchair dwellings, M4(3) of the Building regulation 2015, will count to the provision above.
- Provide a supply of dwellings that is appropriate to older households, as the 85 and over age group increased by 62.9%, in the Parish, compared to a 29.4% increase in the same age group in the District.

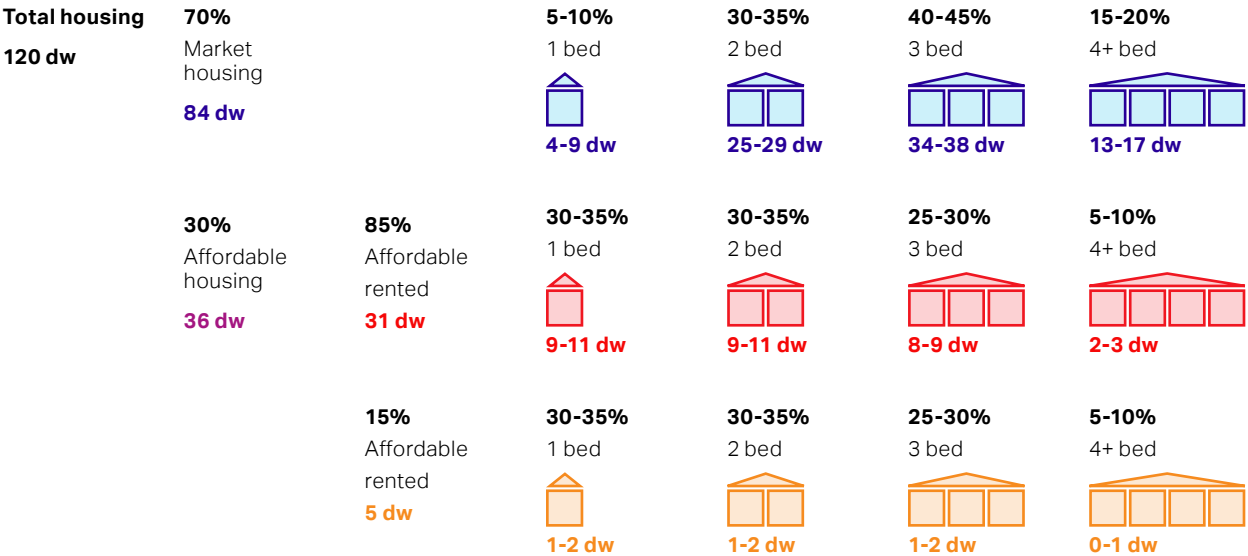


HM.03. Affordable housing

The percentage of affordable housing to be provided by any new development over 11 dwellings is 30% (Greenfield Sites). Although the Parish could ask for this figure to be increased to match the minimum 40% benchmark included in section T2b of the Local Plan.

Actions

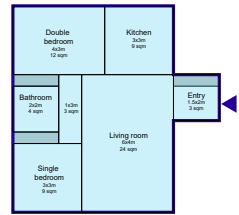
- Provide a minimum of 30% of affordable units in developments in greenfield over 11 dwellings.
- Out of the required 30% of affordable units, provide 85% social and affordable rented housing. Follow this unit mix: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%).
- Out of the required 30% of affordable units, provide 15% of intermediate housing. Follow this unit mix: 1 bed (30-35%), 2 bed (30-35%), 3 bed (25-30%), 4+ bed (5-10%).
- In all cases, the affordable housing should form part of the overall development and be well integrated with any market housing. Quality and design should match the market units.



Note: this diagram applies the housing mix requirements for both market and affordable dwellings, considering an application for 120 units.

Bungalow

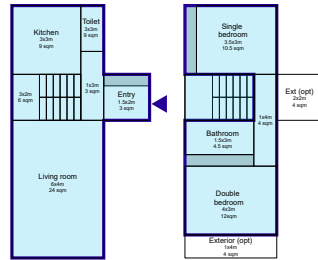
1 storey
2 bedrooms
>70 sqm GIA



Ground floor

Cottage

2 storeys
2 bedrooms
>80 sqm GIA

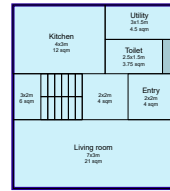


Ground floor

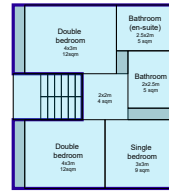
First floor

House

2 storeys
3 bedrooms
>105 sqm GIA



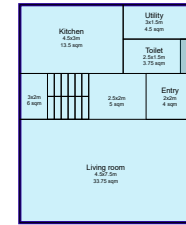
Ground floor



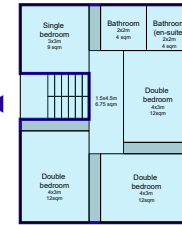
First floor

House

2 storeys
4 bedrooms
>130 sqm GIA



Ground floor



First floor

0 1 5m

Note: these layouts satisfy the requirements set out in the HS.01 Interior Space design code. However, they are for illustrative purposes only. New developments need to satisfy the interior space requirements in an appropriate fashion, taking into consideration the space needs of target users. These requirements should be taken as a minimum.

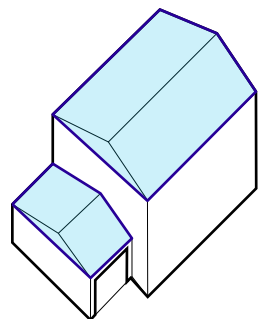
HS.01. Interior space

New developments should take a positive approach to achieving generous space within dwellings to secure a good standard of amenity for all occupants.

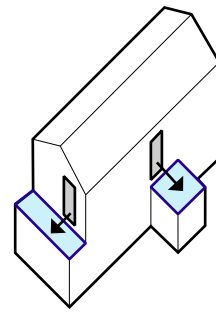
Actions

- The dwelling provides at least the gross internal floor area set out as follows:
 - 1 bed dwelling: 50 sqm (1 storey) or 60 sqm (2 storeys)
 - 2 bed dwelling: 70 sqm (1 storey) or 80 sqm (2 storeys)
 - 3 bed dwelling: 100 sqm (1 storey) or 105 sqm (2 storeys)
 - 4 bed dwelling: 120 sqm (1 storey) or 130 sqm (2 storeys)
- In order to provide one bedspace, a single bedroom has a floor area of at least 9 sqm.
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 12 sqm.
- Every bedroom is at least 2.80m wide and has built-in storage (not included in the minimum floor area of the bedroom).
- The minimum floor-ceiling height is 2.5m and corridor width is 1m.

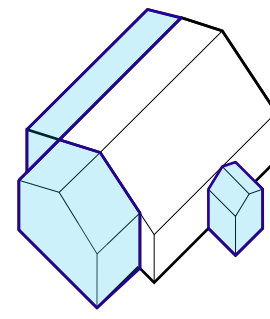
Utilise roof spaces in dwellings and garages



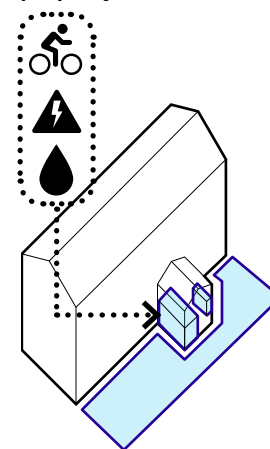
Use the opportunities to create terraces



Enable extensions and conservatories that respect the existing building lines



Integrate safe bicycle storage and utility boxes at the front of the property.



Note: these diagrams are illustrative of the design codes. Proposals should take them as a reference and adapt them to the reality of the application.

HS.02. Additional space

New developments should seek to accommodate additional space in dwellings in innovative ways. The arrangement of interior and exterior spaces should not hinder future extension and re-development.

Actions

- Utilise roof spaces in dwellings and garages for additional storage.
- Use the opportunities to create terrace areas over projecting ground floorplan elements.
- Enable extensions and conservatories to standard house types off-plan. These should be respectful to the general roof lines and mass of the existing dwelling.
- Include safe bicycle storage space at the front of the properties or within their defensive space limit. Consider porches or integrated entry spaces to include this storage and to concentrate electric and water boxes.
- Garage constructions are not included in the minimum gross internal floor area requirement in HS.01. Interior Space.
- Porches will be included in the minimum gross internal floor area requirement in HS.01. Interior Space. if they are closed on two or more sides.

HS.06. Climatic design

New developments should be designed for climate change mitigation and adaptation. Considering layout, aspect, massing and use of materials in order to reduce energy consumption and thereby minimise contributions to climate change.

Actions

- Consider orientation of buildings on the plot to maximise solar gains while keeping a consistent frontage to the street of the development.
- Orient living spaces within each typology according to the expected use of each room. Sun in the morning for kitchens, during the day for living areas, and in the evening for bedrooms.
- Consider passive methods of heating and cooling, such as heat captured during the day to be released overnight via a concrete slab thermal mass on the ground floor.
- Avoid a direct entry from the street to an interior living space.
- Maximise solar access in the south facade and minimise openings in the north one. Use appropriate shading elements and cross ventilation.

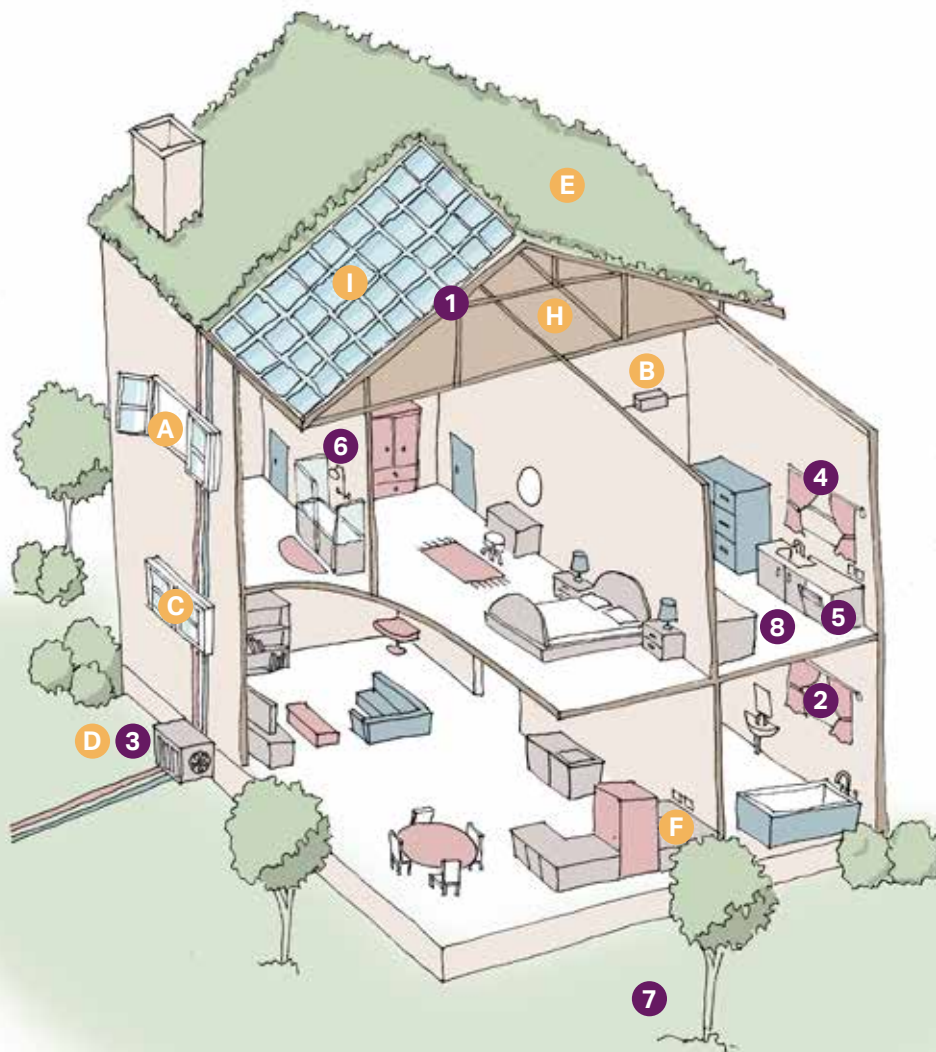
HS.07. Net-zero carbon

New developments should be built in such a way that, after taking account of emissions from space heating, ventilation, hot water and fixed lighting, expected energy use from appliances and exports and imports of energy from the development (and directly connected energy installations) to and from centralised energy networks, the building will have net zero carbon emissions over the course of a year.

Actions

The Local Plan suggests that, to meet the zero carbon homes standard, homes should:

- Be built with high levels of energy efficiency
- Achieve at least a minimum level of carbon reductions through a combination of energy efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat; and
- Choose from a range of (mainly off-site) solutions for tackling the remaining emissions.



Existing homes

- 1  **Insulation**
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low- carbon heating** with heat pumps or connections to district heat network
- 4  **Draught proofing** of floors, windows and doors
- 5  **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)
- 6  **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

New build homes

- A  **High levels of airtightness**
- B  **More fresh air**
with the mechanical ventilation and heat recovery, and passive cooling
- C  **Triple glazed windows and external shading**
especially on south and west faces
- D  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I  **Solar panel**



A photograph of a residential street. In the foreground, a paved road curves to the right. On the left side of the road, there is a large, leafy green tree and a white and red striped bollard. On the right side, there is a large green bush. In the background, several houses with red-tiled roofs and white walls are visible. Some houses have dormer windows. The sky is blue with some clouds.

MASTERPLAN

06

6. MASTERPLAN

General Principles

The main elements of the concept plan are illustrated in the concept plan. They comprise:

- The only access to the site is through Woolavington Road, the main road to the north of the site.
- The structuring axis of the site runs north-south, transversal streets run perpendicular to this axis.
- A green corridor is proposed along the north-south axis, connecting to the green loop proposed south of the parish. That green buffer is an already existing open space in parish. The masterplan suggests acknowledging it as a possible leisure and active green space for the parish.
- A secondary green axis is located in the centre of the site, running east-west and keeping the existing hedgerow.
- Every street ends in a landscaped green pocket that acts as the end of the view.
- Every street ends in a pathway that links the development to the countryside.
- SuDS (swales) are proposed along the green spaces in the green corridor and an attenuation pond in the north-east corner of the site to response to surface water.
- A new crossing is encouraged to the north of the site on Woolavington road, to serve a new bus stop.



Figure 24: Concept Plan

KEY

Site South of Woolavington Road	End of street (cul-de-sac)	Ecological mitigation required	Gravity link road
Vehicle access	Site access	Open green space	Existing main road connection
Pedestrian footpath	LEAP/LAP	Existing green space	Proposed bridge
Attenuation pond	Gateway feature	Green loop	Proposed bus stop
Development plots		Allotment	



Figure 25: Masterplan

Response to the design codes

This section illustrates how the specific design actions listed in the Design Codes have been applied to the masterplan.

The chart in the next page lists the design actions from the design codes on the left column and their responses on the right column.

These responses have been tagged into a general view of the masterplan in the current page.



Figure 26: General view of the masterplan

Design Code	Action at masterplan level
MO.01 Walking & cycling	MO.01.A - Streets end in pathways suitable for pedestrians and bicycles along the green loop, connecting to the surrounding countryside. MO.01.B - Safe places to lock bikes are placed along the green corridor, near to the bus stop, LEAP and LAPs.
MO.03 Traffic	MO.03.A - Several street typologies are suggested: green corridor streets, side streets, mews streets and end streets. Each has distinct housing types, front garden typologies, cross sections and parking options. MO.03.B - Planting is proposed at the corners of the green corridor streets to enhance gable ends, along the side streets to favour traffic mitigation, and as view end on end streets. MO.03.C - Traffic calming is provided at junctions, using pebbles. MO.03.D - A new crossing is proposed at Woolavington Road to reach a new bus stop at the opposite side Traffic calming is proposed along the crossing using pebbles.
MO.04 Parking standards	MO.04.A - 270 new parking spaces are proposed and 70 bicycle parking spaces in key public locations: next to green spaces, LEAP, LAPs and the new bus stop.
CH.02 Built form	CH.02 - Five base housing typologies are suggested that can accommodate different subtypes to answer different functional requirements: CH.02.A - Detached town houses are located along the green corridor, they are the biggest in size and have large front gardens with allocation for 2 car parking spaces. CH.02.B - Semi-detached houses are suggested on the side streets, they have unallocated parking spaces on the street and distinct front gardens that contribute to a less formal street scape. CH.02.C - Terraced houses are located at the far end of the blocks on the mews streets, they are staggered to include front gardens and create some respite on the narrower street scape. CH.02. D - Bungalows and cottages are located in the eastern blocks. They have generous separation between them to facilitate views to the surrounding countryside.
CH.05 Materiality	CH.05.A - Exposed sides of gardens are limited with stone walls. CH.05.B - Stone pebbles are used as traffic calming and in crossings.
CH.08 Density & open space	CH.08 - In a site of 50,000 sqm (matching the planning application DAS boundary) the masterplan is providing: CH.08.A - 50% of land to open spaces (roughly distributed in 25% green open spaces and 25% private green spaces in front and back gardens), CH.08.B - 25% of land is built. CH.08.C - the remaining 25% land is devoted to roads and pavements.

Design Code	Action
CO.03 Play & sport	CO.03.A - One LEAP has been provided. CO.03.B - Three LAPs have been provided.
CO.04 Safe & attractive spaces	CO.04.A - A clear delineation of a defensive line has been promoted in blocks. Stone walls have been suggested to close side gardens in the corner and sides of the blocks. CO.04.B - Access to rear gardens between buildings is limited with a secure gate. CO.04.C - Gable ends have windows to the street. Exposed building sides have been protected with planting.
EN.02 Flood risk	EN.02.A - Swales have been proposed as part of the network of open spaces along the green corridor. A larger mitigation pond is suggested at the junction with Woolavington Rd/Link road, it could include some sculptural/landscape feature that underlines the gateway condition of the site.
EN.04 Topography & views	EN.04.A - The north-south link of open green spaces (green corridor) acts as a distant view across the site, with straight rows of town houses at each side. EN.04.B - Every street in the development ends in a green pocket that visually connects to the larger network of open green spaces and links to the countryside.
EN.05 Urban to rural edges	EN.05.A - Every street in the development ends in a pathway that connects to the larger network of PRoW and paths to the surrounding countryside.
EN.07 Mitigation	EN.07.A - TPO trees are protected and included in the masterplan, as well as hedgerows. EN.07.B - The masterplan is connected to a larger green loop that buffers the village to the south and provides health and leisure benefits to the community. This green loop is used as the backbone of the green corridor north-south axis. EN.07.C - New planting is encouraged along the green corridor and to the east of the site to protect the masterplan from noise and pollution from the link road.
HM.02 Housing mix	HM.02.A - 120 dwellings are proposed in the masterplan. Different typologies are suggested. However, the detailed mix and its reflection on the masterplan is subject to further study.

Note: This section reflects the actions taken to respond to the design codes at the masterplan level. Specific actions in relation to housing mix, affordable housing and housing standards are subject of further study.





NEXT STEPS

07

7. NEXT STEPS

DELIVERY

This section concludes the report with recommendations on how to embed findings in the Neighbourhood Plan and engage with local authorities.

This report considers the spatial and contextual character of Puriton and subsequently sets out the design codes for the Puriton Neighbourhood Plan. It demonstrates how future developments might create high quality places in a way which responds to and enhances the rich character and tranquil landscape of Puriton. It also provides a masterplan framework integrating the site with the wider area in order to respect the rural character while complying with the design principles and codes set out in the report.

This design code will be a valuable tool for securing context-driven, high quality development in Puriton, especially on potential sites that might come forward in the future. It will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and that can speed up the planning process.

They are anticipated to be used by different stakeholders in the planning and development process in the various ways summarized in the table opposite.

Stakeholders	How to use this guideline
Applicants, developers, landowners	As a guide to community and Local Planning Authorities expectations on design, allowing a degree of certainty – they will be expected to follow these guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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