

# The site



Figure 2. Aerial photograph of the site at Liney Road

The site (edged red on Figure 2.) lies on the eastern edge of Westonzoyland. The area of land measures 2.0 hectares / 4.9 acres.

The site comprises a single agricultural field parcel which is defined by post and wire fencing.

There are no public rights of way which affect the site and there is an existing field access to Liney Road towards the northern end.

The land is generally level with a gentle fall to the north east. There are a limited number of trees within the site including a group of mature oak trees in the north east corner.

Preliminary surveys have been undertaken in relation to ecology, access and archaeology. These have found nothing which would prevent the site coming forward for development.

The illustrative site layout plan (Figure 3) shows how site could provide up to 46 new houses with a mix of 1,2,3 and 4 bedroom properties including 18 affordable dwellings (40%). The site could also deliver additional landscape planting and public open space including an area of natural play for young children.

# ■ Planning and housing policy

## Planning Policy

The primary policies from the adopted Sedgemoor Core Strategy (2011) relevant to the proposal at Liney Road are set out below;

### Policy S1 (Spatial Strategy for Sedgemoor)

Westonzoyland is identified as a Key Rural Settlement.

*“Priority will be given to development opportunities in the identified settlements that contribute towards regeneration, viability and vitality, and which are within or close to existing or proposed public transport corridors. These will normally be on previously developed land and buildings which offer the opportunity for redevelopment or re-use, or be local priority housing sites as defined in Policy P4”*

### Policy P4 (Key Rural Settlements)

*“Key Rural Settlements*

*Proposals for development in the Key Rural Settlements will be supported which meet the following objectives:*

- *Enhance their role as service centres for their local community; Improve self-containment;*
- *Support the needs of the local community;*
- *Respect environmental limits...”*

*“Local Priority Housing Sites*

*Outside of the settlement boundaries of the identified Key Rural Settlements (as defined on the Proposals Map), housing proposals on sites specifically released for that purpose will be supported only where it is demonstrated that it meets all of the following:*

- *Fulfil an identified local housing need for affordable and market housing as evidenced by a Local Housing Needs Assessment;*
- *The affordable housing provision (notwithstanding the requirements of Policy D6: Affordable Housing) will normally be at least 40% of the total number of housing units provided on the site;*
- *The scale of development should be appropriate to the size, accessibility, character and physical identity of the settlement;*
- *The development will integrate the open market and affordable housing and be well related to and complement the existing built form of the settlement, providing opportunities for walking and cycling to local services and facilities;*
- *Improve access to local job opportunities, including on-site provision where appropriate; Promotes high design standards and achieves a minimum of Code for Sustainable Homes Level 4 or equivalent;*
- *Contributes to local infrastructure including education, service provision, accessible open space and community facilities;*
- *Incorporates local environmental and landscape enhancement, including where appropriate habitat creation and community woodland planting.*
- *It will generally be expected that schemes demonstrably accord with relevant parish plans and have the support of the appropriate Town/ Parish Council following robust engagement and consultation with local stakeholders. Site proposals will be required to include assessment under the Habitats Regulations and have been informed by its findings...”*

# Technical site issues

## Access and highways

The site location to the east of Liney Road provides a good length of site frontage over which to consider a new access location. The Illustrative layout plan shows the access to be broadly 75m north of the southern corner of the site which is considered to be a suitable location. Liney Road along the site frontage is subject to a 30mph speed limit and on-site observations suggest speeds to be in the order of 30mph or below. The visibility splay requirements from the new access are therefore likely to be 43m in either direction which can be achieved along the site frontage from this location.

The site is well located to the local facilities within the village including the doctor's surgery, the primary school, the community centre and the recreation area all located within a comfortable 5 minute walk on Cheer Lane. There is existing footway provision along the western edge of Liney Road and into Cheer Lane leading to these facilities. The proposed access arrangements for the development site would therefore provide appropriate linkage to the existing footway network.

In terms of vehicular trip generation this level of residential development (circa 50 units) is likely to result in a daily two-way generation in the order of 300 vehicles spread over a 12 hour period 0700-1900. This is based on a first principles approach that a typical home generates in the order of 6 two-way trips per day. Typically 10% of these could be expected to occur during the AM peak hour 0800-0900 and the PM peak hour 1700-1800. This would equate to broadly 30 two-way trips during those periods which when averaged over the hour would result in around 1 vehicle every 2 minutes. This level of trip generation is not therefore considered likely to result in any significant detriment to the operation of the local road network.

## Drainage – foul/surface water

Surface water will be disposed in accordance with the local hierarchy;

1. Discharge into the ground;
2. Discharge to a surface water body;
3. Discharge to a surface water sewer, highway drain or another drainage system;
4. Discharge to a combined sewer;

Percolation tests will be undertaken to inform the drainage solution for the proposal.

## Ecology

The proposed site has been surveyed by an experienced and qualified ecologist. There are no BAP priority hedgerows and each boundary is very poor species-wise. Habitat for bats is sub-optimal and no further survey work is required. The site is considered of low value for reptiles. The following mitigation is recommended to be provided; bird nest boxes, bat boxes and bee bricks.

## Archaeology

The proposed development site has been assessed by a qualified archaeologist, including a geophysical survey and intrusive investigations (trenching). We await the findings of the trenching exercise, but the bulk of the site was of limited interest, although one 'crouched inhumation' was unearthed. This is likely to date for the iron age, although we await confirmation of the date of the burial. The archaeology service advising Sedgemoor District Council has been involved throughout the process and have indicated that a condition requiring a 'watching brief' will be imposed on the area of the site subject to archaeological interest (area to be agreed).

# The draft proposals

Figure 3. Illustrative site layout plan



# Timescales and thanks...

Thank you for your interest. Should you wish to comment on the proposal, please email [neal@jillings-heynes.com](mailto:neal@jillings-heynes.com) by the 24th of May 2017. Below is a diagram showing the various stages of the project and indicative timescales.

