

LAND AT RECTORY FARM (NORTH)

YATTON | NORTH SOMERSET



DESIGN AND ACCESS STATEMENT

MARCH 2023



CLIENT



CONSULTANT TEAM



Masterplanning and
Heritage

Planning

Landscape

Transportation,
Drainage, Flood
Risk, Air Quality
and Noise

Ecology

Arboriculture

Ground
Investigation

Report Ref: edp7842_r001				
	Author	Formatted	Peer Review	Proofed by/Date
001_DRAFT	GHo	PDa	--	
001a	GHo	PDa	--	--
001b	GHo	PDa	PDa	CRo 16/03/23
001c	GHo	PDa	PDa	--
001d	GHo	PDa	--	--
001e	GHo	PDa	--	--

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Figure 1: Aerial View of Yatton Looking North

CHAPTER 1: INTRODUCTION

1.01 DOCUMENT PURPOSE AND STRUCTURE

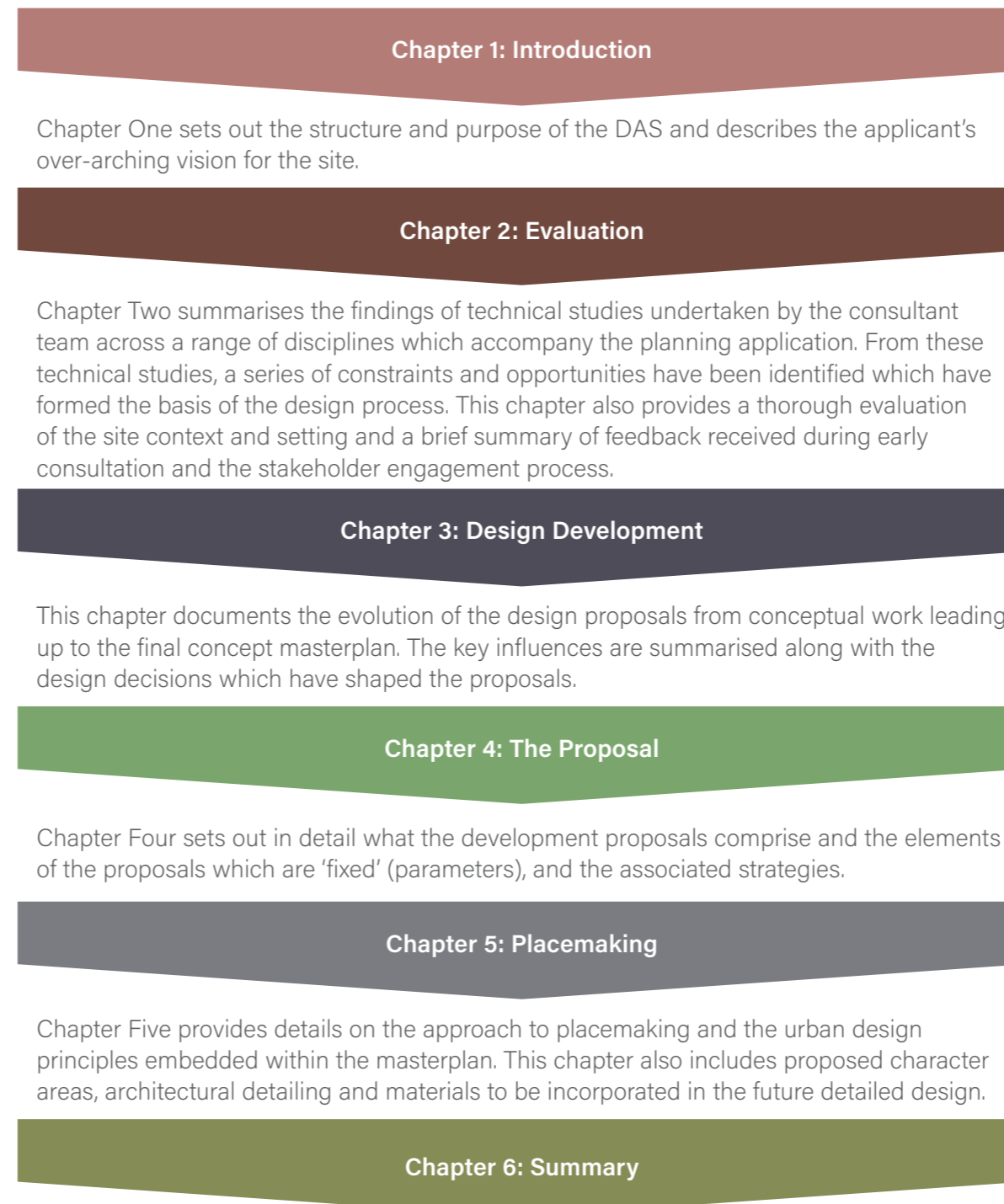
This Design and Access Statement (DAS) has been produced on behalf of Persimmon Homes ('the applicant') and forms part of the Outline Planning Application's suite of documents for the Land at Rectory Farm (North), Yatton, North Somerset ('the site').

The Outline Planning Application for the development of up to 190 homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval.

In line with requirements set out within the National Planning Practice Guidance (Paragraph: 031 Reference ID: 14-031-20140306), the purpose of this DAS is two-fold:

- (a) Explain the design principles and concepts that have been applied to the proposed development; and
- (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The DAS also explains the approach to access and how relevant policies have been taken into account, how any consultation relating to access has informed the design, and explains how any specific issues which might affect access to the proposed development have been addressed. The DAS also demonstrates how the design responds to the Department for Levelling Up, Housing and Communities National Design Guide (NDG) ten characteristics of well-designed places [Figure 2] and the related National Model Design Code (NMDC). This approach recognises that well-designed places have individual characteristics which work together to create its physical character. Embracing these ten characteristics helps to nurture and sustain a sense of community and positively address environmental issues affecting climate, and contribute towards meeting the themes for good design set out in the National Planning Policy Framework (NPPF) and other guidance relating to the natural and environmental characteristics of development. This document is structured as illustrated in the diagram to the right.



Chapter 1: Introduction
Chapter One sets out the structure and purpose of the DAS and describes the applicant's over-arching vision for the site.

Chapter 2: Evaluation
Chapter Two summarises the findings of technical studies undertaken by the consultant team across a range of disciplines which accompany the planning application. From these technical studies, a series of constraints and opportunities have been identified which have formed the basis of the design process. This chapter also provides a thorough evaluation of the site context and setting and a brief summary of feedback received during early consultation and the stakeholder engagement process.

Chapter 3: Design Development
This chapter documents the evolution of the design proposals from conceptual work leading up to the final concept masterplan. The key influences are summarised along with the design decisions which have shaped the proposals.

Chapter 4: The Proposal
Chapter Four sets out in detail what the development proposals comprise and the elements of the proposals which are 'fixed' (parameters), and the associated strategies.

Chapter 5: Placemaking
Chapter Five provides details on the approach to placemaking and the urban design principles embedded within the masterplan. This chapter also includes proposed character areas, architectural detailing and materials to be incorporated in the future detailed design.

Chapter 6: Summary
Chapter Six provides a concise summary of the key features and benefits of the proposals.



Figure 2: NDG 10 Characteristics of Well-designed Places

1.02 SITE LOCATION

The 13.79 hectare (ha) site lies at a highly sustainable location on the south-western edge of the settlement of Yatton, in North Somerset. The site is located approximately 7km to the east of Weston-Super-Mare, which is the primary town and main population centre within North Somerset. Clevedon is located approximately 4.5km to the north, and the site is approximately 18km to the south-west of Bristol city centre [see **Figure 3**].

Yatton is located in the north-eastern part of the Somerset Levels, which is a coastal plain area stretching across the southern and western portions of North Somerset, with the Mendip Hills Area of Outstanding Natural Beauty (AONB) located approximately 6km to the south. The Somerset Levels are a distinctive area of predominantly grazing marsh with an intricate network of ditches or rhynes, which are man-made, water-filled channels that have been used to drain the wet agricultural land for centuries [see **Figure 4**]. The site is in a part of Yatton known locally as 'The Batch'.

The site is located within an easy walk of Yatton rail station, which is located circa. 500m to the north of the site boundary. Yatton rail station is on the main Bristol to Exeter rail line and provides easy connections to Bristol and the national rail network.

The site sits within approximately 600m (7-10 minute walk) of High Street/B3133 which has a variety of goods and services and provides access through the centre of Yatton and connects the settlement with Clevedon to the north and Congresbury to the south. Junction 20 and 21 of the M5 are located approximately 5km to the north and west respectively. The A38 and Bristol airport are also located nearby, approximately 7km to the east.

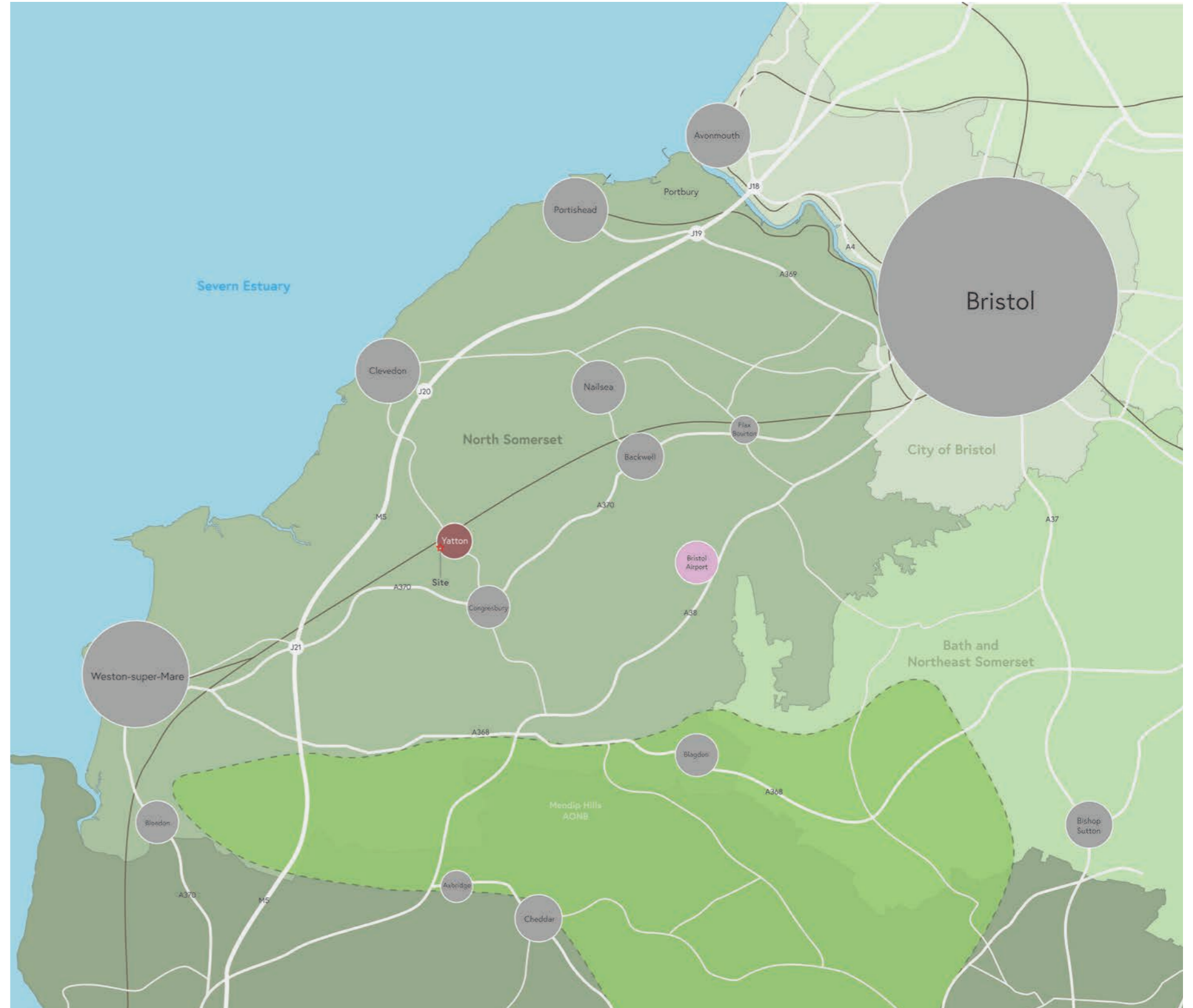
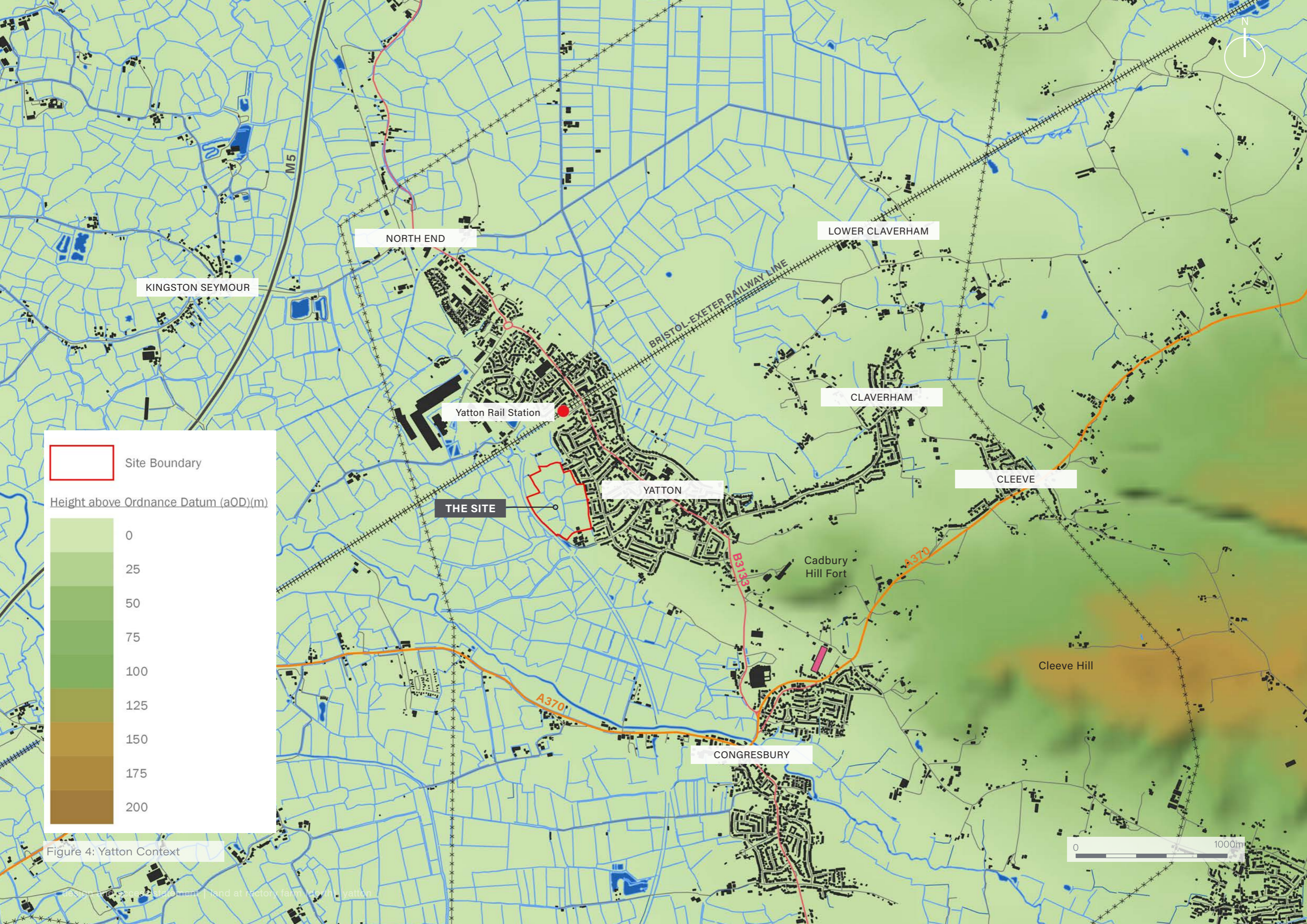



Figure 3: Regional Context



 Site Boundary

Height above Ordnance Datum (aOD)(m)

0
25
50
75
100
125
150
175
200

Figure 4: Yatton Context

1.03 SITE DESCRIPTION

The site lies at the south-western edge of the existing settlement of Yatton with the entire eastern border consisting of residential development. The backs and sides of the existing residential properties present a varied, inconsistent and unresolved built form settlement edge adjacent to the site. This mixture of different architectural styles, massing, scales, and boundary treatments which are far from harmonious [1].

Along the eastern boundaries there are several roads terminating at or near the boundary that do not provide public access to the site [2].

The site currently consists of ten fields associated with Rectory Farm that are currently in agricultural use. Rectory Farm itself lies immediately to the south of the site and which has recently been granted planning permission for a residential scheme of up to 100 dwellings. The site is mostly flat and crossed by numerous rhynes which broadly define the field boundaries [3].

There are very few existing hedgerows or trees within the site, although there are isolated trees in a few locations and a well-defined field boundary in the south of the site. Hedgerows and trees are mostly limited to the site boundaries, particularly along the northern and western boundaries [4].

A portion of the western boundary runs adjacent to the Strawberry Line Cycle Route [5], which begins at Yatton rail station and provides a car-free bicycle and pedestrian route to Cheddar. This is part of a longer route that aims to provide a cycle route between Shepton Mallet and Wells to the east, with Clevedon to the west. At the south-western corner of the site, a Public Right-of-Way (PRoW) runs along a portion of the southern boundary along Chescombe Road and Biddle Street [6] and continues across the Strawberry Line westwards to a local pathway called Gant Wall [7].

The site is located in close proximity to Yatton rail station, which will be easily accessed via the local street network and the Strawberry Line. Just to the north-west of the rail station lies an area of employment uses with a mix of manufacturing, assembly and processing accessed via Arnolds Way.



1: View of eastern edge of site, looking east



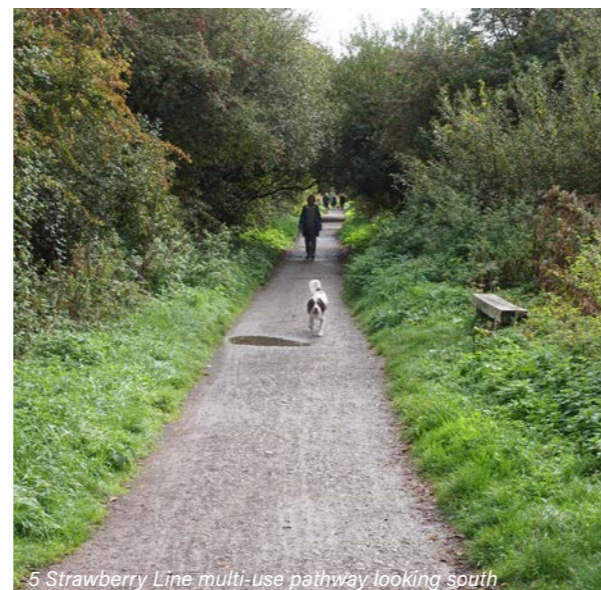
2: West Road terminating at site boundary, looking west



3: Rhyne running through site



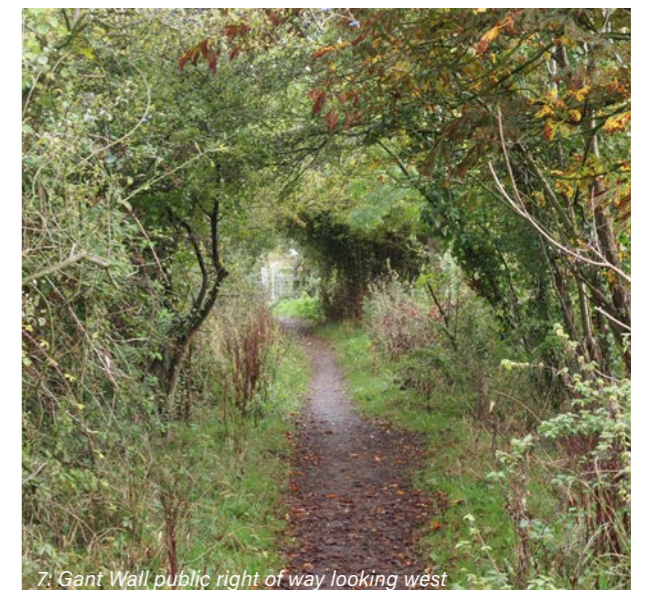
4: Hedgerow and trees at western boundary, looking north



5: Strawberry Line multi-use pathway looking south



6: Biddle Street at Rectory Farm looking east



7: Gant Wall public right of way looking west



Employment Area

Railway Line

Strawberry Line

Yatton Rail Station

To Clevedon/M5

Yatton Centre

St. Mary's Church

Rectory Farm
(planning permission for 100 dwellings)

Gang Wall

YATTON

Viewpoints refer to images on
previous page

- Site Boundary
- National Bicycle Route
- Public Right of Way

Figure 5: Site Overview

QUALITY OF LIFE ON YOUR DOORSTEP

Creation of an attractive residential development inspired by the local landscape and habitats. Connections to new complementary facilities and to the existing village to encourage sustainable choices for travel and promoting alternatives to car use.



The development aims to maximise the ability of every new resident to enjoy the landscape and nearby amenities from the moment they step outside their front door. In response, the development will focus views onto fields and open areas. It encourages play and exercise and interaction with the

natural world within the site and neighbouring countryside - all to the benefit of health and wellbeing. By providing access to a network of pedestrian/bicycle routes and public transportation options, residents can make sustainable movement choices reducing their dependency on cars and helping to act locally in response to the climate change emergency.

The development promotes the idea of a 20-minute neighbourhood where people's daily needs can be fulfilled locally within a short walking distance, an idea that is captured in the illustration on this page.

1.04 A SUSTAINABLE LOCATION

The site is well located to provide genuine sustainable travel options with Yatton's centre and a variety of goods, services and transportation within easy walking distance. The development promotes the concept of a 20-minute neighbourhood where people's daily needs can be filled locally within a short walking distance, an idea that is captured in the illustration on this page and summarised below.

- Directly north of the site is Yatton rail station, providing quick and regular services to Bristol, Cardiff and Taunton and can be reached in 5 minutes on foot;
- The Strawberry Line provides active travel connections to the rail station and Cheddar, and a convenient exercise pathway;
- The development aims to maximise the ability of every new resident to enjoy the landscape and nearby amenities by maximising views onto the fields, and providing opportunities to play, exercise, interact and observe the natural world, which benefits the health and well-being of all residents; and
- The development provides access to a network of pedestrian/bicycle routes thus reducing dependency on cars and helping residents to act locally in response to the climate change emergency.

