

## CHAPTER 2: EVALUATION

### 2.01 POLICY CONTEXT

**A Planning Statement (PS) has been prepared and submitted to support this Outline Planning Application. It provides details of the planning context, site history, planning policy analysis and overall planning balance assessment. A summary of the applicable planning policy is provided here:**

#### National Planning Policy

The most recent version of the NPPF was published by the Government in July 2021. It sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 7 states, "*The purpose of the planning system is to contribute to the achievement of sustainable development*". Paragraph 8 sets out the three overarching objectives of sustainable development, being economic, social and environmental, and planning should therefore perform each of these roles. These objectives are mutually dependant and should not be considered in isolation.

Paragraph 11 requires plans and decisions to apply a presumption in favour of sustainable development, and for development proposals which accord with the Development Plan to be approved without delay.

Where relevant, advice in National Planning Practice Guidance has also been taken into account. Relevant chapters of the NPPF include:

- Chapter 4 – Decision-making;
- Chapter 5 – Delivering a sufficient supply of homes;
- Chapter 8 – Promoting healthy and safe communities;
- Chapter 9 – Promoting sustainable transport;
- Chapter 11 – Making effective use of land;
- Chapter 12 – Achieving well-designed places;

- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change;
- Chapter 15 – Conserving and enhancing the natural environment; and
- Chapter 16 – Conserving and enhancing the historic environment.

#### Adopted Local Plan (LP)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the LP, unless material considerations indicate otherwise.

The LP for North Somerset comprises the following:

- Core Strategy (2006-2026) (adopted (in full) 10 January 2017);
- Sites and Policies Plan Part 1: Development Management Policies (2006-2026) (adopted 19 July 2016);
- Sites and Policies Plan Part 2: Site Allocations Plan (2006-2026) (adopted 19 April 2018); and
- Yatton Neighbourhood Plan (2017-2026) ('made' July 2019).

#### Core Strategy

The Core Strategy covers the period 2006-2026 and was adopted (in full) on 10 January 2017. Yatton is identified in the Core Strategy as a 'Service Village' providing a highly sustainable location for housing with a wide-ranging provision of services, facilities and public transport links.

At recent appeals in North Somerset, Inspectors have accepted that the Council are unable to demonstrate a 5 year housing land supply. A Housing Land Supply position of 3.5 years has been confirmed by North Somerset Council through the publication of the 2022 Annual Monitoring Report. Therefore, the policies relating to the provision of housing are considered to be out-of-date.

The Core Strategy policies relevant to this proposed development are reviewed in detail in the Planning Statement, and are listed below.

- CS1 (Addressing climate change and carbon reduction);
- CS2 (Delivering sustainable design and construction);
- CS3 (Environmental impacts and flood risk assessment);
- CS4 (Nature Conservation);
- CS5 (Landscape and the historic environment);
- CS9 (Green infrastructure);
- CS10 (Transportation and Movement);
- CS11 (Parking);
- CS12 (Achieving high quality design and place making);
- CS13 (Scale of new housing);
- CS14 (Distribution of new housing);
- CS15 (Mixed and balanced communities);
- CS16 (Affordable housing);
- CS25 (Children, young people and higher education);
- CS27 (Sport, recreation and community facilities);
- CS32 (Service Villages); and
- CS34 (Infrastructure delivery and Development Contributions).

### Sites and Policies Plan Part 1: Development Management Policies

The Sites and Policies Plan Part 1 covers the period 2006 to 2026 and was adopted on 19 July 2016. The Plan brings forward detailed development management policies to complement the strategic context set out in the Core Strategy.

The Development Management Policies relevant to this proposed development are reviewed in detail in the Planning Statement, and are listed below.

- DM1 (Flooding and drainage);
- DM6 (Archaeology);
- DM8 (Nature Conservation);
- DM9 (Trees and Woodlands);
- DM10 (Landscape);
- DM19 (Green infrastructure);
- DM24 (Safety, traffic and provision of infrastructure etc. associated with development);
- DM25 (Public rights of way, pedestrian and cycle access);
- DM26 (Travel plans);
- DM27 (Bus accessibility criteria);
- DM28 (Parking standards);
- DM32 (High quality design and place making);
- DM34 (Housing type and mix);
- DM36 (Residential densities);
- DM68 (Protection of sporting, cultural and community facilities);
- DM70 (Development infrastructure); and
- DM71 (Development contributions, Community Infrastructure Levy and viability).

### Sites and Policies Plan Part 2: Site Allocations Plan

The Site Allocations Plan (SAP) covers the period 2006 to 2026 and was adopted on 10 April 2018. The purpose of the Plan is to identify the detailed allocations required to deliver the Core Strategy and the housing requirement.

Policy SA8 of the Plan identifies a parcel of land within the application site boundary at 'The Batch' as a primary school replacement site. The site was also safeguarded for this use as part of the former North Somerset Replacement Local Plan (2007).

There are no other policies within the SAP that are considered relevant to the consideration of this application.

### Yatton Neighbourhood Plan

Yatton Neighbourhood Plan covers the period 2017 to 2026 and was 'made' in July 2019 following a successful referendum result in April 2019. It sets out objectives and policies relating to businesses, the environment, housing and transport. The policies relevant to this proposed development are the following (refer to the Yatton Neighbourhood Plan and Planning Statement for full wording):

- Environment Policy EP1: Development proposals which contribute to improved access from residential areas of Yatton to local public footpaths will be supported;
- Environment Policy EP3: Development proposals incorporating amenity areas for planting with appropriate indigenous trees, where appropriate, will be supported;
- Environment Policy EP4: Development proposals which are subject to development control and incorporating external lighting designed to conform to The Institute of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light will be supported;
- Housing Policy HP1: A brownfield site at Mendip Road, Yatton which is adjacent to the site is allocated for residential development; and
- Transport Policy TP1: Development proposals will be supported where they include measures for pedestrians and cyclists to enhance traffic safety, and which encourage walking and cycling through well designed pedestrian and bicycle routes through the village.

### Emerging Development Plan 2038

North Somerset Council are currently in the process of preparing their Local Plan 2038, which will cover the period 2023 to 2038. Once adopted, it will replace the current Development Plan, which comprises the Core Strategy, Site Allocations Plan and Development Management Policies.

A Preferred Options consultation ended on 29 April 2022, which followed a 'Challenges Consultation' in July 2020 and a 'Choices Consultation' in November 2020.

The Preferred Options Plan carries forward some allocations from existing Development Plan Documents as well as introducing new allocations. The allocation of land at 'The Batch' for a replacement primary school site is carried through to the Local Plan 2038.

Policy SP8 (Housing) of the Preferred Options Plan sets out that land will be identified to secure the delivery of a minimum of 20,085 dwellings within North Somerset between 2023 and 2038. It will seek mixed and balanced communities and the delivery of 40% affordable housing. The broad distribution of new dwellings in accordance with the spatial strategy sets out 391 dwellings within Yatton.

The Preferred Options Plan proposes three draft allocations in Yatton: Land at North End; Yatton Rugby Club/Moor Road; and Land north of Egret Drive.

### Other Material Considerations

Other Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) will be considered as part of the development proposals. The design related documents include:

- Biodiversity and Trees (2005);
- Creating Sustainable Buildings and Places (2021);
- Landscape Character Assessment (2018); and
- Residential Design Guide (2013).

### Summary

In summary, the outline planning application proposes a scheme for up to 190 homes, on a greenfield site, outside of, but immediately adjacent to the settlement boundary of Yatton. The site location in Yatton, identified in North Somerset's Core Strategy as a 'Service Village', provides a highly sustainable location for housing with a wide range of services and facilities with public transport links in close proximity.

## 2.02 LOCAL FACILITIES AND SERVICES

Yatton is defined under the North Somerset LP as a 'Service Village', which are envisioned to be a focal point for local housing needs, services and community facilities that serve the local and surrounding community for all their day-to-day needs. There are a range of facilities and services available in Yatton within a comfortable walking/cycling distance of the site [see **Figure 6**], including the following:

- Yatton centre offers a range of facilities and services at Pages Court and on High Street, including a grocery/convenience store (Co-op), eating and drinking services, restaurants/take aways and a variety of other retail and service shops (e.g. bakery, hardware, opticians and florist);
- A small area of shops is also located on High Street near the intersection of Elborough Avenue/Cherry Grove, and includes a newsagents/convenience store, wholefoods grocery, restaurants and businesses;
- The Yatton public library is located in the village centre on High Street, and Yatton Village Hall is located on The Causeway;
- Yatton Post Office is located on High Street at the intersection with Derham Park;
- There are several public houses at various locations along High Street and near the rail station, including the Railway Inn, Market Inn, Bridge Inn and Butchers Arms;
- Additional services and facilities are also available near the rail station on High Street, including at the Market Industrial Estate, which is currently occupied by a gym, take away, and miscellaneous home services businesses;
- Yatton Church of England Infant and Junior School is located on High Street, and Chestnut Park Primary School is located on Wheatear Road to the northern end of Yatton. Additional Primary Schools are located nearby in Congresbury (2km south) and Claverham (2km west). Secondary Schools, and additional Primary Schools, are located in Backwell, Nailsea, Weston-Super-Mare and Clevedon;
- There are several play/sports facilities in Yatton, including the playground and fields at Rock Road Playing Fields, the Claverham Cricket Club, and Yatton Rugby Club on High Street, the Yatton Bowling Club on Well Land, and the Yatton Recreation Ground

on Stowey Road. Playgrounds are also currently available at the Horsecastle playground;

- The Mendip Road Allotments are also located nearby near the intersection with Rock Road, and new allotments are located in northern Yatton off Arnold's Way; and
- A medical practice is located on Mendip Road, with pharmacies/chemists located on Mendip Road and High Street.

### Connectivity

The rail station provides services to nearby destinations, including Torquay, Exeter, Weston-Super-Mare, Bristol and Cardiff, with connections to the wider UK rail network. Yatton Rail Station offers a direct line to Bristol Temple Meads with a c.15-minute journey time, which is operated by First Great Western Railway. The full route runs between Cardiff Central and Taunton, with some services terminating short at Weston-super-Mare and Bristol Parkway. The service provides two trains in each direction per hour and runs seven days a week.

Demand responsive transport is set to be introduced in North Somerset. The services will use a smaller vehicle and route according to the demand, without a set timetable. Passengers will be able to book their journeys by phone or through mobile app. The new service is due to start running from the 3 March 2023. The X5 bus service is also proposed to begin re-routing through Yatton in the summer of 2023, after the Yatton High Street improvements are complete.

There is also a local community bus service available, provided by the Yeo Valley Lions Club, known as the 'Big Yellow Minibus'. The service operates in a number of local villages including Yatton. The National Cycle Network (NCN) Route 26, also known as the Strawberry Line, runs adjacent to the south-west of the site and provides a car-free pedestrian and cycle connection to the Yatton rail station and destinations to the south all the way to Cheddar.

To the east of the site the existing road network is suitable for on-road cycling with access to the Avon Cycleway some 6km north of Yatton.



Yatton Village Centre



High Street Shops and Bus Stop near Elborough Avenue



Yatton Village Hall



Playground at Rock Road Playing Fields



Chestnut Park Primary School

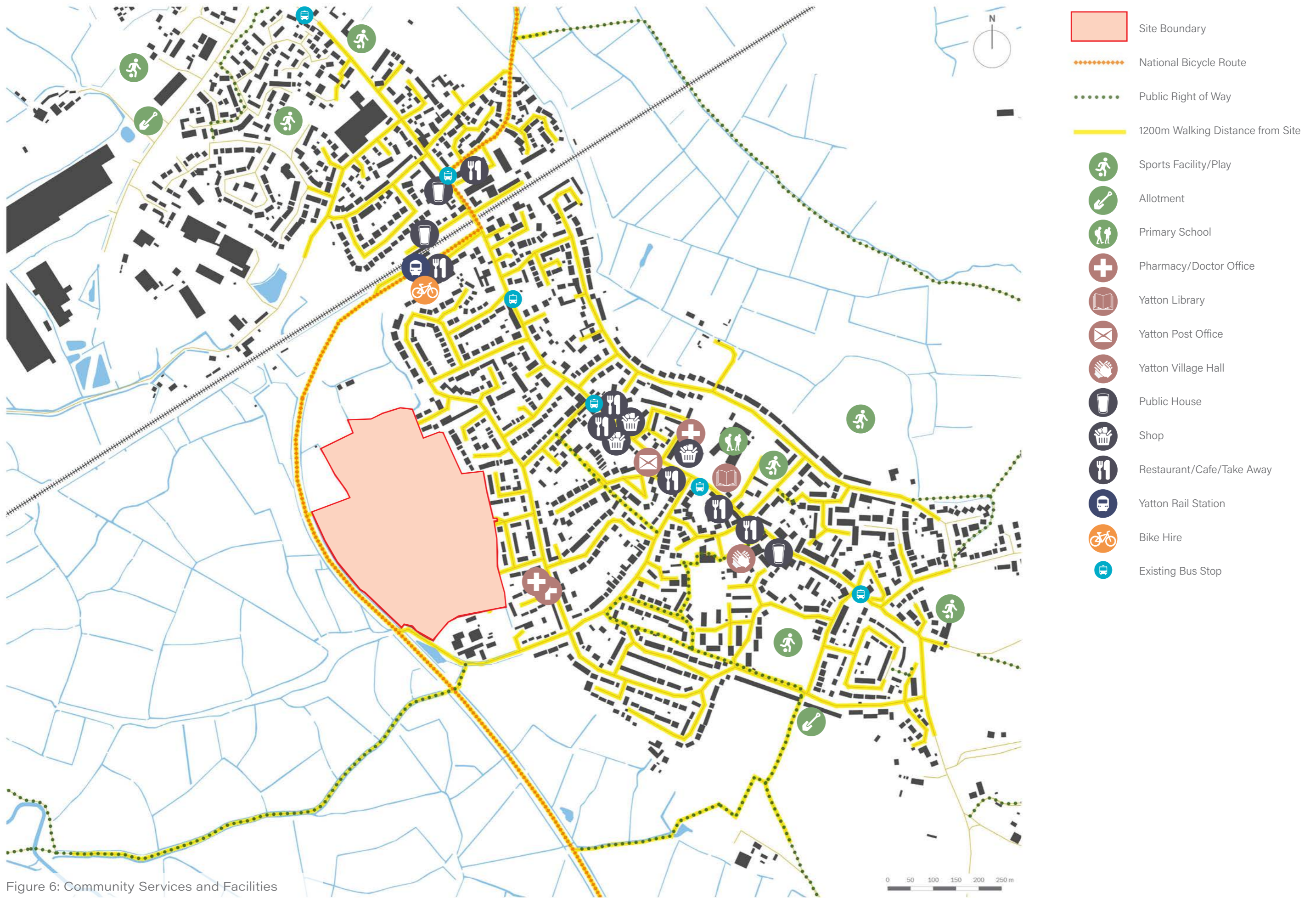


Figure 6: Community Services and Facilities

## 2.03 SETTLEMENT EVOLUTION

Yatton appears to have developed as a roadside settlement on a north-west to south-east route across higher ground with low lying land either side. The route (now formalised by High Street) was probably aligned on the settlement at Cadbury Hill, which is known to have been present in the post-Roman period and earlier. It is possible that the settlement and parish at Yatton evolved from a Roman settlement and territorial pattern with the village becoming further established in the early medieval period.

The settlement is recorded in the Domesday Book as an estate of twenty hides, belonging to Giso, Bishop of Wells and a slightly older record from during the reign of Edward the Confessor records the transfer of the Manor of Yatton to the Bishop. This is evidence of an Anglo-Saxon settlement at Yatton which has since evolved into the modern village, with medieval reclamation on the adjacent fens leading to a gradual roadside settlement along the spinal High Street.

The village of Yatton initially clustered around St. Mary's Church with development, including several small farms, stretching along the road to the north.

The arrival of the main Bristol to Exeter railway line in the 1840s, followed by the Clevedon branch line in 1847, and the Cheddar Valley branch line in 1869, caused the Horsecastle area around the station to expand in the 19<sup>th</sup> century. Both the Clevedon and Cheddar branch lines were closed in the mid-1960s and dismantled.

This pattern remained largely the same until the latter part of the 20<sup>th</sup> century when development started to expand to the west in the mid-1960s (vicinity of Derham Park and Elborough Avenue), and continued with expansion of housing to the south-west of High Street (along Mendip Road), to the north-east of High Street (Stowey Road) and to the north of the station (Horsecastle Farm Road/Meadowland).

In the 21<sup>st</sup> century, large parts of Yatton north of the railway have been development with new housing, particularly the Chestnut Place and Eaton Park developments. There are also smaller infill developments in places, such as the new residences that abut the eastern boundary on Strawberry Drive.

In summary, Yatton's growth and expansion has moved away from a linear extension to outward growth.

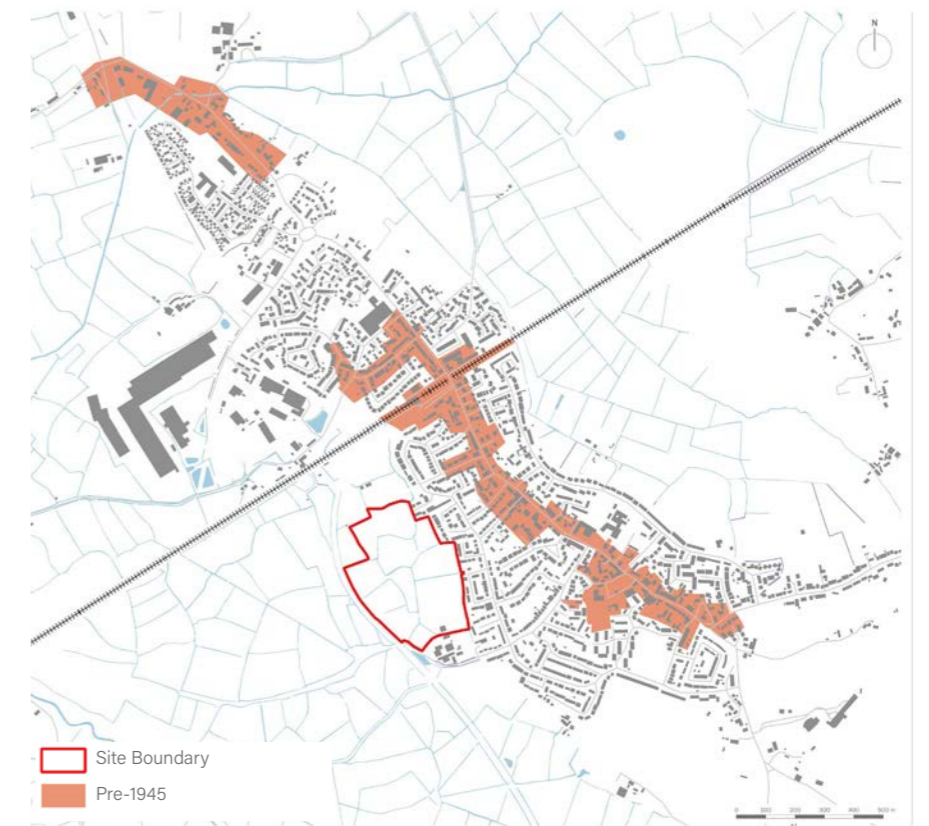


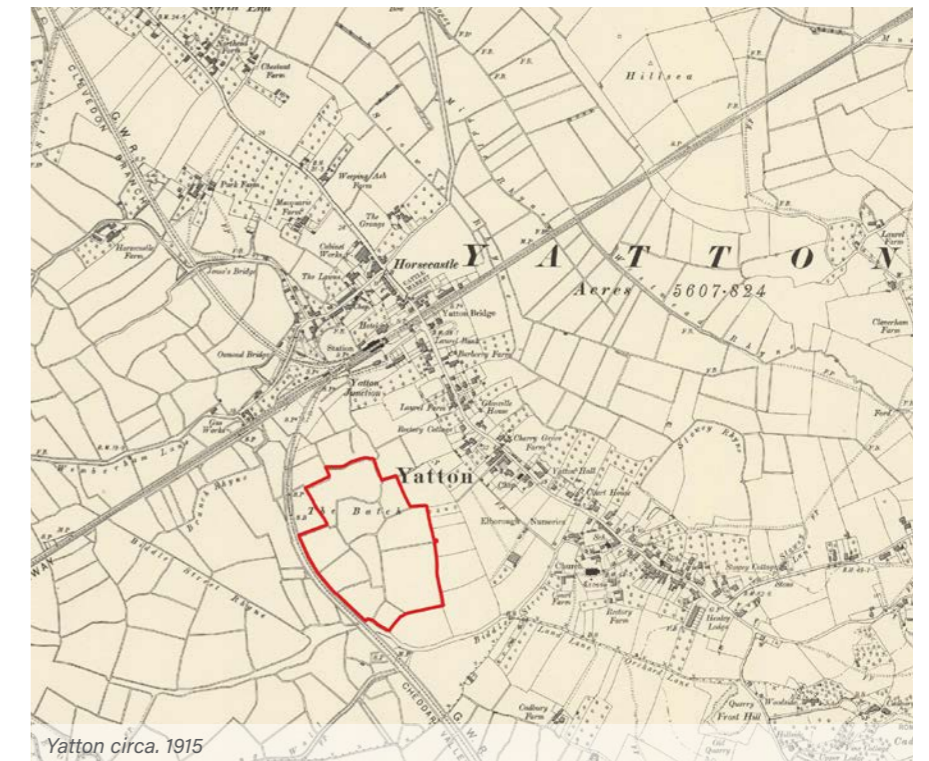
Figure 7: Settlement Evolution - Pre-1945



St. Mary's Church



Yatton Station circa. 1954 (credit: DK Jones Collection/YACWAG.org.uk)



Yatton circa. 1915

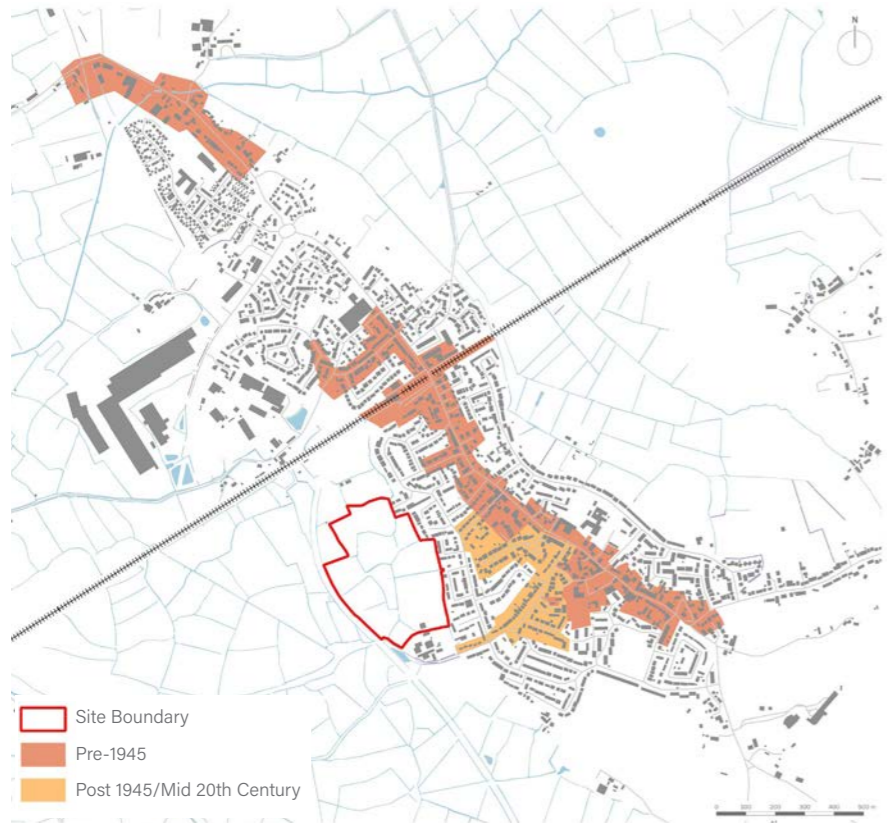


Figure 8: Settlement Evolution - Mid 20<sup>th</sup> Century

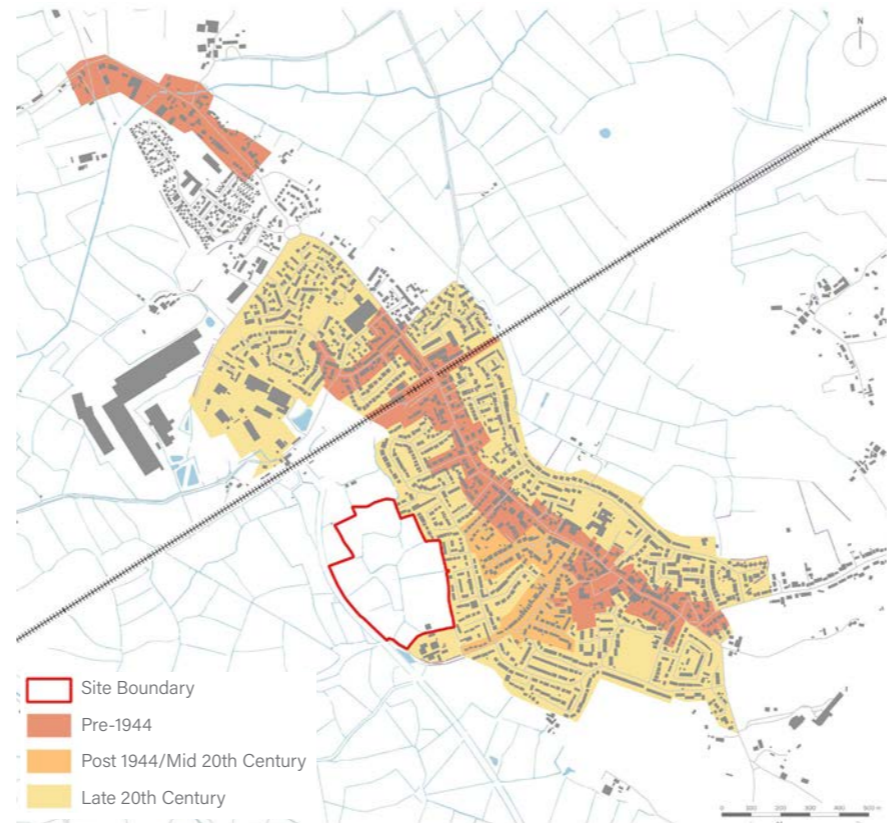


Figure 9: Settlement Evolution - Late 20<sup>th</sup> Century

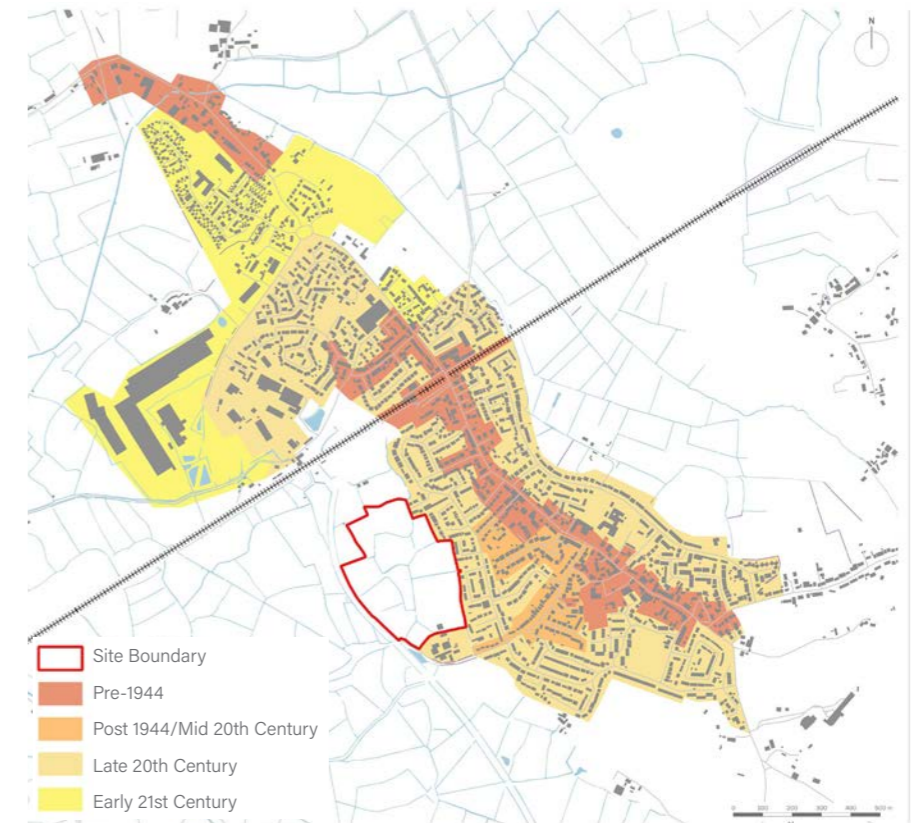
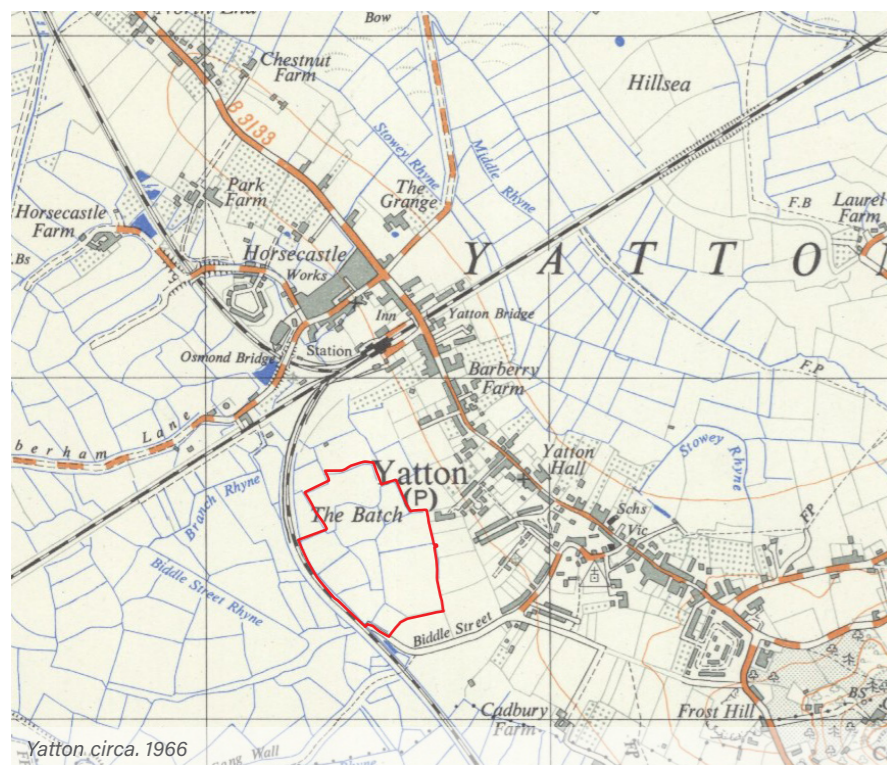


Figure 10: Settlement Evolution - Present Day



## 2.04 HISTORIC LANDSCAPE CHARACTER

The 1838 Tithe Map of Yatton parish (**Figure 11**) shows the site as having a very similar layout of fields as it has at present. The fields are clearly demarcated by drainage ditches in the way which is typical for fields elsewhere on the North Somerset Levels. The map pre-dates the construction of the Cheddar Valley and Yatton railway and so the fields on its western edge are larger than at present whereby they were cut by the railway when it was constructed.

The irregular layout of the fields with some curved boundaries and dog legs at boundary junctions is indicative of the private enclosure of the furlongs of an open medieval field. This suggests that the ditches were first dug in the late medieval or post medieval period as part of a wider common landholding that were sold off and improved with drainage.

The 1885-6 Ordnance Survey map (**Figure 12**) shows the same layout as the Tithe map, albeit with the Cheddar Valley and Yatton railway illustrated defining the western edge of the site and cutting across the pre-existing field system. The map shows that many of the field boundaries were tree lined but it does not illustrate any other features within the site.

The map appears to name the wider area of which the site forms a part as 'The Batch'. In the 19th century vernacular dialect of Somerset, a Batch is described as being a low hill or sand bank and is a common place name element. As such, the name on the map probably refers to the 'Batch' on which the village of Yatton lies, comprising a strip of higher ground running from north-west to south-east to the east of the site and thus does not actually refer to the land at the site which is on the Levels or at their margins.

Whilst this is a likely origin for the enclosure pattern seen at the site, the aerial evidence does not suggest early ridge and furrow is present in the site, rather being a later pattern of straight rig and vurrow and gripes, dug for drainage.

The landscape at the site, which is defined by its subdivision into irregular fields by drainage ditches and its remnants of rig and vurrow and gripe gullies, is ascribed only a low degree of historic landscape value which is retained in these relict features.

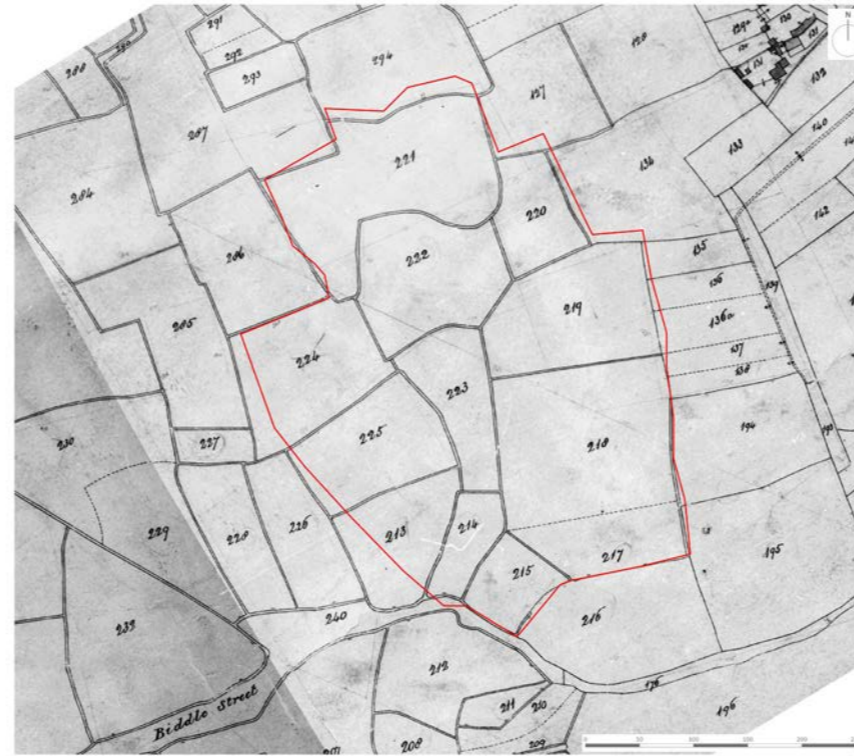


Figure 11: 1838 Tithe Map

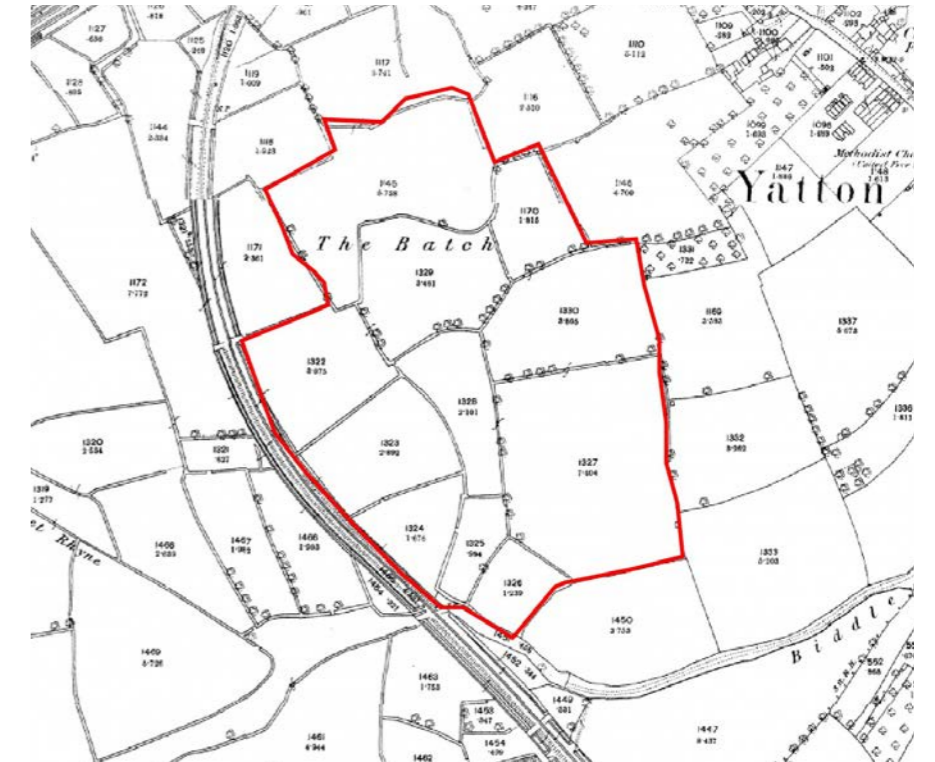


Figure 12: 1885-86 OS Map



View from site to the south-east toward the Church of St Mary

## 2.05 DESIGNATED HERITAGE ASSETS AND CONSERVATION AREA

There are very limited visual associations between the land at the site and any designated heritage asset. The tower of the Grade I listed building Church of St Mary is visible from much of the site. At the same time, the scheduled monument 'Large univallate hillfort on Cadbury Hill' is also visible from the site (or rather its location is identifiable).

The Old Rectory (a Grade I listed building) is located next to the Church of St Mary. As such, there is an historical and functional association between the site and these historic buildings. However, this connection is now historic, with the site no longer glebe land and now farmed from the modern Rectory Farm that is not a historic asset. As such, the association with the two historic buildings is entirely historical, with no visual or spatial connection between these buildings and the site.

Hence, the site itself is of little or no relevance to the significance of these two buildings, neither would be adversely affected by proposals for residential development of the land at the site and accordingly they will not be considered any further.

Within Yatton are a further 28 listed buildings and another 9 are located within the formerly detached hamlet of North End, which is located c. 1.5km to the north of the site and now part of the same village.

There is also a conservation area which encompasses the historic core of the village. It and the listed buildings it contains are entirely screened from the site area by intervening modern development along the western side of the village. The western edge of the conservation area is located 335m to the east of the site boundary.

The conservation area is broadly linear in form, comprising historic settlement along High Street, which runs as a spine road through the village from south-east to north-west. It also encompasses a core historic area to the south-west of High Street around the Church of St Mary. These areas contain the conservation area's special interest in the form of historic buildings and the village's layout, with its character and appearance defined by the streetscapes on High Street and on its adjacent lanes, as well as the area around the church, which contains many mature trees, green open spaces and stone boundary walls.

The site is not visible from High Street or on any approach to the conservation area from any of the side streets off High Street, nor does it have any presence in the area around the church, which is well enclosed by modern housing in the wider village. The site comprises agricultural fields located on the periphery of the modern village that are not experienced or appreciable from within its historic core.

The tower of the Church of St Mary is visible from the site and it is a key heritage asset within the conservation area. However, no other aspect of the conservation area's special interest can be experienced from the site and so a view of the tower does not constitute an experience of the conservation area such that its underlying character or appearance can be experienced or in fact appreciated.

Prior to 20<sup>th</sup> century development, the site would have been separated from the historic core of the village by farmland and so it would never have formed a part of its immediate rural surroundings, instead being a part of the wider agricultural hinterland.

Considering these factors, the site makes no contribution to the special interest of the conservation area and neither does it have a particularly strong historic association with it. Its development would not result in any change to the conservation area's wider setting that would affect its significance.



View south-east along High Street



Green at St. Mary's Church



View to Cadbury Hill across site



## 2.06 BUILT FORM AND LOCAL CHARACTER

There are a variety of different character areas in Yatton, with variation in the types of materials and level of detailing, and in which the scale and urban forms vary. The dominant character is often a reflection of the era in which they were developed and influenced by the predominate style of the time period. These character areas can be broadly grouped as described below (and illustrated in **Figure 13**):

### Yatton Village

Loosely corresponds to the conservation area surrounding the church and the earliest structures built in Yatton along southern parts of High Street and Rock Road.

### North End

Corresponds to the Hamlet of North End and Kingston Bridge, located just north of Yatton village and now connected by recent development.

### Horsecastle and High Street

Pre-war development that was built over a longer period of time, but particularly at the time immediately after the arrival of the train, along the northern part of High Street and parts of Horsecastle Close.

### South of High Street

Post-war development in small pockets as Yatton grew slowly in the early 20<sup>th</sup> century, particularly The Ridge, Elborough Avenue and Derham Park.

### Mendip Road Estates

Mostly late 20<sup>th</sup> century development, mostly focussed to the south of High Street in vicinity of Mendip Road and feeder roads.

### Stowey Road Estates

Mostly late 20<sup>th</sup> century development, mostly focussed to the north of High Street in vicinity of Stowey Road and feeder roads.

### Northern Horsecastle Farms

Late 20<sup>th</sup> century development, focussed to the north of the station in the vicinity of Meadowlands, Horsecastle Farm and Moor Roads.

### Chestnut Farm

21<sup>st</sup> century developments at the very north of Yatton, much of which is currently under construction.



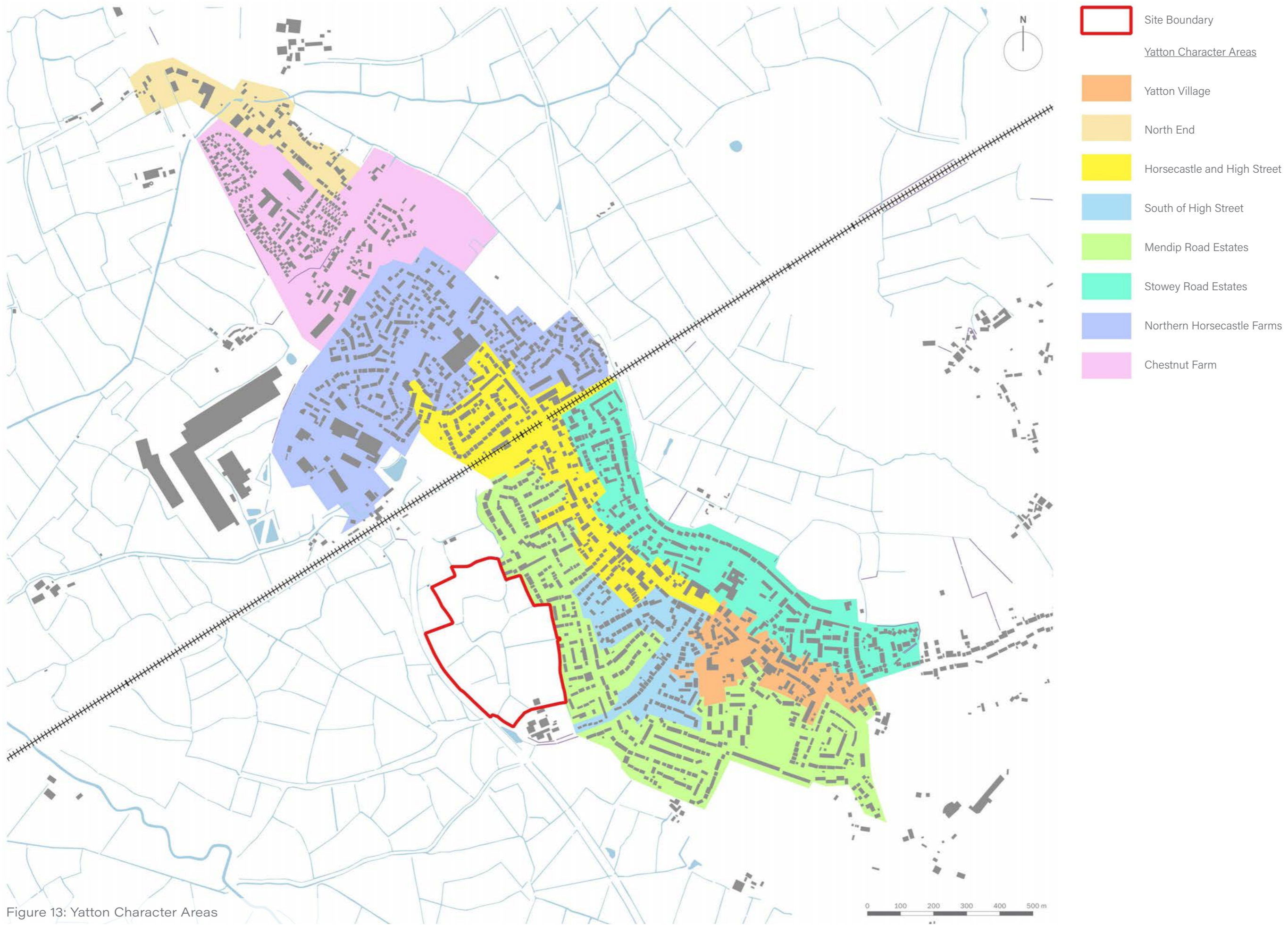
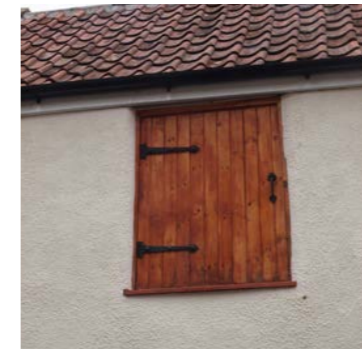


Figure 13: Yatton Character Areas

## 2.07 YATTON VILLAGE

This character area incorporates the oldest parts of the settlement and generally follows the conservation area surrounding St. Mary's Church. Older, larger and more informally arranged buildings and mature landscaping define the areas character, with predominantly stone and render exterior materials. Red/brown profiled tiles predominate throughout. Smaller front gardens in this area place buildings close to the street, with boundary treatments mostly of stone. The character area includes the southern parts of High Street, The Causeway, Church Road and Rock Road.



### MATERIALS, FORM AND DETAILING

There is a predominance of red/brown profiled tiled roofing to properties.

A varied roofline with many examples of small covered porches.

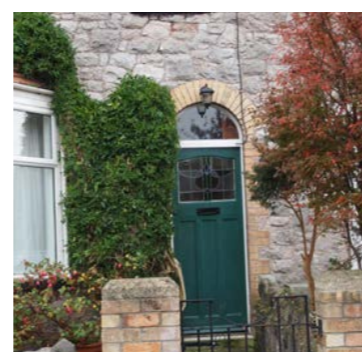
A predominance of stone and light-coloured (white/cream) render to elevations.

Brick and stone architectural detailing, including quoins and door/window detailing.

More informal and varied arrangement and orientation of buildings, variety of small front gardens.

Boundary treatments predominantly stone walls of varying height, occasional hedges.

Streets narrow, some with footways of varying width.



## 2.08 NORTH END

This character area incorporates the hamlet of North End located near Kingston Bridge that was once separate from Yatton but which is now joined by recent development at Chestnut Park. The hamlet consists of many older buildings, with some farm buildings intermingled, with several clusters of mid-century homes in places.

Detached and semi-detached homes predominate, many are generally larger and arranged along the roadway or in small clusters.

Most buildings are render, with some examples of red brick facade treatments, with a mix of red/brown and grey tiles to roofs and several hipped roof forms. Generally larger front gardens in this area place buildings further from the street, with boundary treatments mostly of stone but often combined with large mature hedges. The character area includes the properties on the B3133 (North End) and Lampley Road.



MATERIALS, FORM AND DETAILING
There is a predominance of red/brown profiled tiled roofing, with some grey roof tiles in places.
Varied rooflines with hipped roofs common
A predominance of light-coloured (white/cream) render to elevations, with occasional red brick.
Brick and stone architectural detailing, including quoins and door/window detailing.
Varied arrangement of buildings, but many with larger front gardens orientated to the road and setback from pavement.
Boundary treatments predominantly low stone walls of varying height, many with hedges.
Streets wider along B3133, with footways on one side.

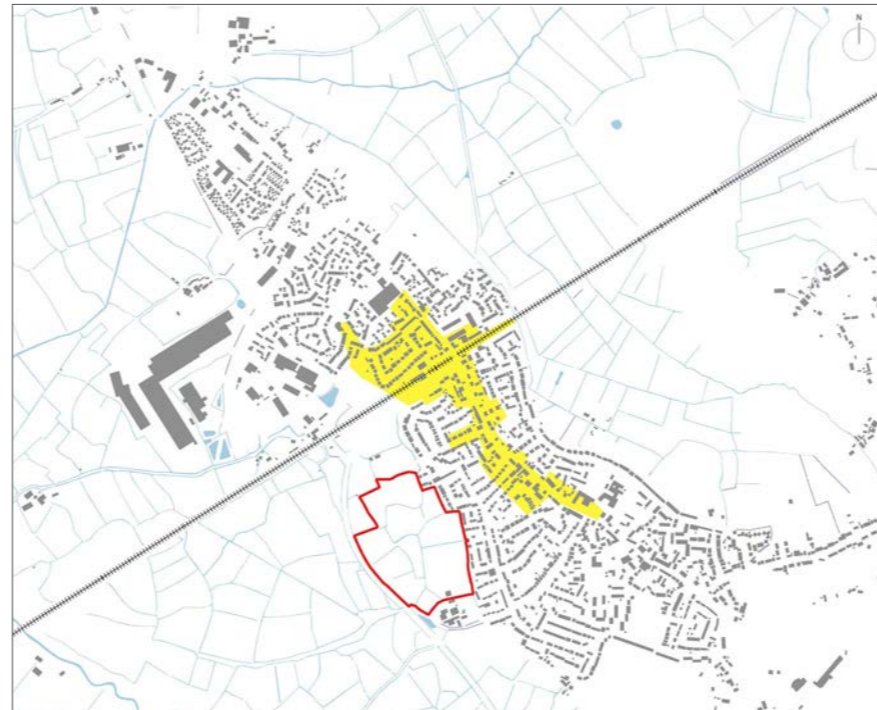


## 2.09 HORSECASTLE AND HIGH STREET

This character area includes the older developed areas of Yatton along High Street and around the station, but also includes newer mid-20<sup>th</sup> century development in many places, especially around the village centre.

More modest sized buildings are arranged more formally, lining the streets but there is a wider range of housetypes including small terraces, semi-detached and detached homes as well as many commercial and institutional/community buildings. Some larger detached period properties exist, with some 2.5 and 3 storey examples, finished in stone and render.

Exterior materials here consist predominantly of stone and render, with a mix of red/brown and grey tiles throughout. Smaller front gardens in this area place buildings close to the street, with residential boundary treatments mostly of stone or hedge. The character area includes the northern parts of High Street, Horsecastle Close and The Ridge.



### MATERIALS, FORM AND DETAILING

Mix of red/brown profiled and grey tiled roofs materials to properties.

More consisted rooflines, with larger properties with dormered and gabled upper story features.

A predominance of stone and light-coloured (white/cream) render to elevations, but with occasional red brick.

Brick, stone and wood detailing, including quoins, door/window detailing and fascia ornamentation.

More formal with consistent arrangement of buildings, with small front gardens.

Boundary treatments a mix of stone and brick walls, with some hedges and fences.

Streets more uniform, mostly with footways on both sides of street.



## 2.10 SOUTH OF HIGH STREET

This character area includes parts of Yatton that were developed in the mid-20<sup>th</sup> century, and are focussed in the area immediately to the south of High Street.

The homes in this character area are predominantly semi-detached, and often feature hipped roofs and brick architectural details.

Exterior materials here consist predominantly of render, with a mix of red/brown and grey tiles throughout. Larger front gardens in this area give a more suburban feel to the development, with boundary treatments mostly hedge, with examples of brick and stone walls also present. Some examples of larger front gardens and plots exist in places. The character area includes the southern parts of Elborough Avenue, Derham Park and Chescombe Road.



MATERIALS, FORM AND DETAILING
There is a predominance of red/brown profiled tiled roofing to properties.
A varied roofline with many examples of small covered porches.
A predominance of light-coloured (white/cream) render to elevations, with more occasional stone.
Brick and stone architectural detailing, including quoins and door/window detailing.
Larger front gardens with buildings generally larger and set back from street. Small grassy spaces with trees in the public realm provide a more suburban garden village character.
Boundary treatments more varied, with hedge and fences predominant, with occasional stone walls.
Continuous footways on both sides of most streets.



## 2.11 MENDIP ROAD ESTATES

This character area includes the development that occurred in the latter part of the 20<sup>th</sup> century to the south of High Street. There is a much more varied mix of forms and housetypes, with examples of bungalows, terraces, semi-detached and detached residences, with occasional flats/apartments interspersed. Newer infill is also present in places. The arrangement of residences is much more varied also, but most homes have smaller front gardens with on-plot parking to the side, many homes also have garages.

Exterior materials here consist predominantly of render but there are occasional buff/red brick examples concentrated on certain streets/locations and on infill development. Roofs are mostly grey tiles. Where present, residential boundary treatments are also very varied, with hedges, brick and low stone walls all evident. The character area includes the development along Mendip Road, and the side streets and cul-de-sacs accessed directly from it (e.g. West Road, Ashleigh Road and Binhay Road).



### MATERIALS, FORM AND DETAILING

There is a predominance of grey tiled roofing to properties.

A varied roofline with large variety of different forms.

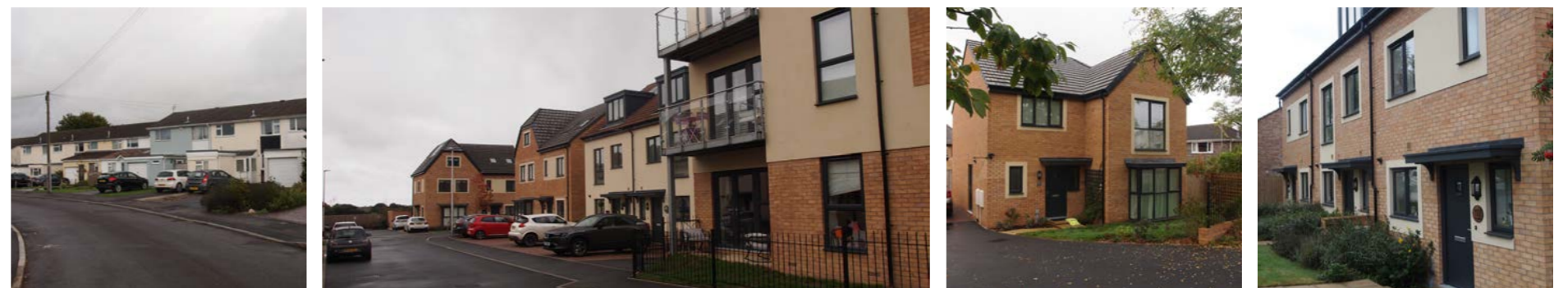
A mix of light-coloured (white/cream) render and buff/red brick to elevations.

Little architectural detailing, except for stone surrounds on newer developments.

Small grassy spaces, some with trees in the public realm provide a more suburban garden village character for informal play, especially along Mendip Road. Buildings arranged uniformly with smaller front gardens and driveways to side.

Boundary treatments varied, but often absent in front. Hedges, brick and low stone walls in places.

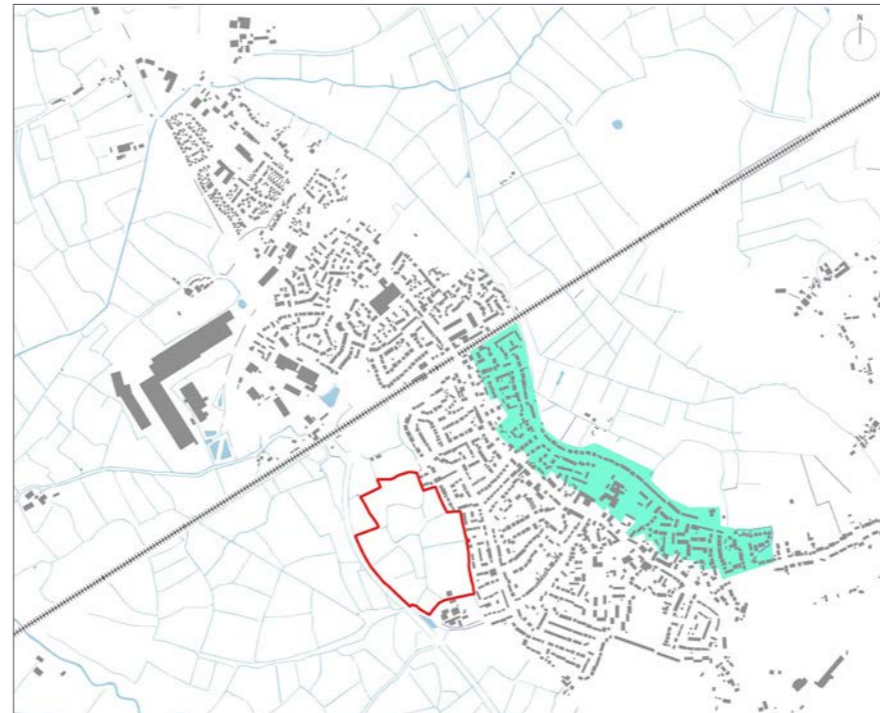
Continuous footways on both sides of most streets.



## 2.12 STOWEY ROAD ESTATES

This character area includes the development that occurred in the latter part of the 20<sup>th</sup> century to the north of High Street. Like Mendip Road Estates, there is a much more eclectic mix of forms and housetypes, with examples of bungalows, dormered bungalows, terraces, semi-detached and detached residences, with flats/apartments interspersed particularly at the northern end. The arrangement of residences is varied, with most homes having smaller front gardens with on-plot parking to the side, many homes also have garages. Old farm buildings, now surrounded by newer homes, located in places off High Street.

Exterior materials here consist predominantly of buff or red brick, with more occasional render at certain locations. Boundary treatments are also very varied, with hedges, fences, brick and low stone walls all evident. The character area includes the development along Stowey Road, Barberry Farm Road, Well Lane and Westaway Park.



### MATERIALS, FORM AND DETAILING

There is a predominance of grey tiled roofing to properties, with occasional red tiled roofing.

A varied roofline with large variety of different forms.

Predominantly brick (buff/red) with more occasional light-coloured (white/cream) render to elevations.

Little architectural detailing.

Small grassy spaces to front of flats in several places add greenery to character. Building arrangement more varied, with more variety in setback from street and front garden size.

Boundary treatments very varied, many examples of hedges, fences, brick and low stone walls, with no boundary treatments in places.

Continuous footways on both sides of most streets.

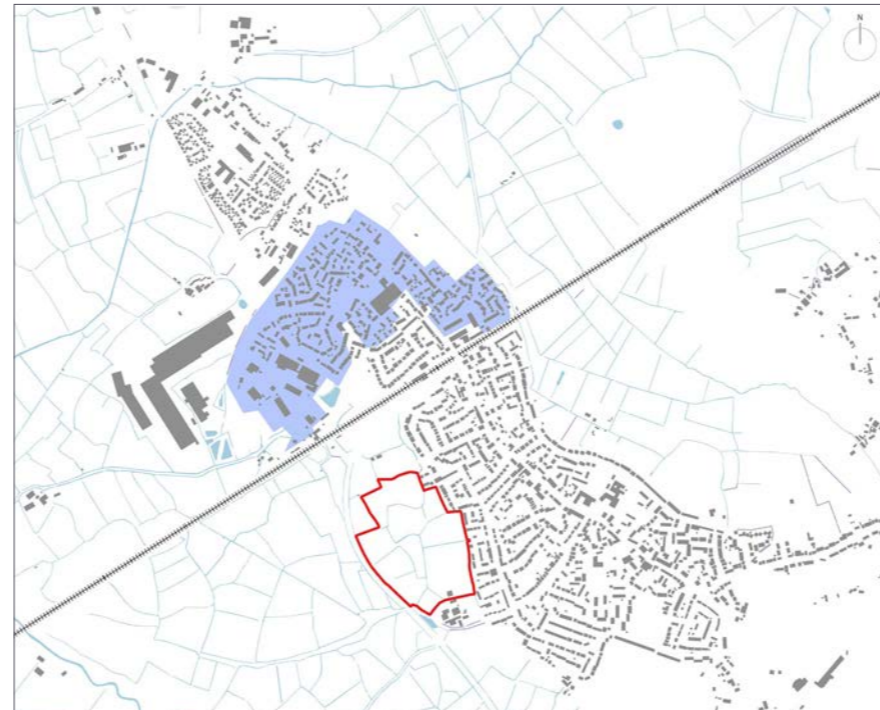




## 2.13 NORTHERN HORSECASTLE FARMS

This character area includes the development that occurred in the latter part of the 20<sup>th</sup> century to the north of the station. The development types are more limited and are predominantly semi-detached and detached residences, with occasional flats/apartments and bungalows interspersed. The arrangement of residences is quite uniform, with small front gardens and often no boundary treatments giving the area a very suburban character. Most homes have on-plot parking to the side, or in front, many homes also have garages. Occasional older buildings now surrounded by newer residences in places.

Exterior materials here consist predominantly of brick and light coloured render but there are occasional stone and buff brick examples. Roofs are mostly grey tiles. The character area includes the development along Horsecastle Farm Road, Meadowland and Hawthorn Crescent.



### MATERIALS, FORM AND DETAILING

There is a predominance of grey tiled roofing to properties, with very occasional red tile on older properties.

A varied roofline with occasional hip roof forms.

A predominantly red brick with light-coloured (white/cream) render detailing, occasional buff brick, render and stone.

Little architectural detailing, occasional brick sills and headers, with infrequent tiling details on bay windows.

No front boundary treatments in many places, where present, predominantly hedges with occasional stone and red brick walls. Larger buildings in many places, with modest front gardens, buildings often arranged more informally around private driveways.

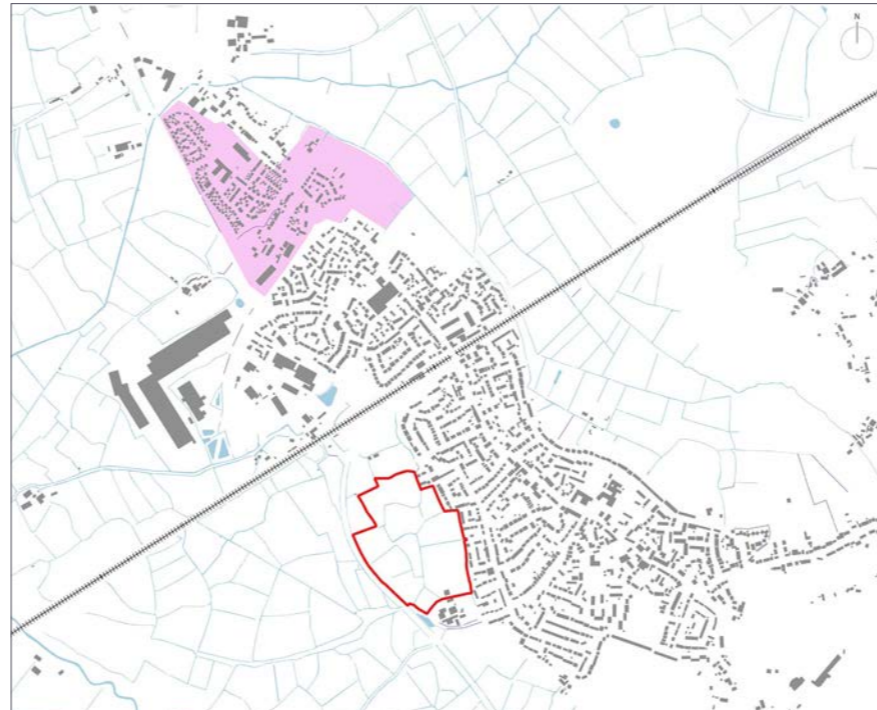
Continuous footways on both sides of standard curvilinear streets.



## 2.14 CHESTNUT FARM

This character area includes the development that occurred in the 21<sup>st</sup> century, including Chestnut Park and Eaton Park. The development types are predominantly semi-detached and detached residences, with flats, townhouses and terraces along Wheatear Road. The arrangement of residences is quite uniform, with little or no front garden and boundary treatments mostly hedges. Most homes have on-plot parking to the side, or in front, many homes also have garages.

Exterior materials here consist predominantly of red or buff brick but occasional stone and wood cladding examples. Roofs are mostly grey tiles, with red tiles mixed throughout. The character area includes the development along Wheatear Road, Moorhen Road and Barn Owl Road.



### MATERIALS, FORM AND DETAILING

There is a predominance of grey tiled roofing to properties, with very occasional red tile.

A varied roofline with gabled and occasional mansard roof forms.

A predominantly red and buff brick, with occasional wood cladding or stone.

Modest architectural detailing, occasional brick sills and headers, with recon stone sills.

Front boundary treatments mostly hedges where present. Buildings larger in scale with flats and townhouses on primary roads. Front gardens modest, with parking on-plot either in-front or to side.

Continuous footways on both sides of standard curvilinear streets, numerous private drives without footways.

