



Pineapple Farm, Mulberry Road, Congresbury

Design & Access Statement



M7 Planning

Professional Land Promotion

M7 Design

PREFACE

This Design and Access Statement (DAS) has been prepared by M7 Planning Ltd.

This statement supports an outline planning application submitted for residential development at Land at Mulberry Road, Congresbury. This statement should be read alongside the documents that have been submitted as part of the planning application.

The document includes an analysis of the local context and facilities, an overview of the site, the design proposals and key principles for the development, a parameter plan and illustrative masterplan.

ABOUT M7 PLANNING

M7 Planning Professional Land Promotion

M7 Planning is a residentially focused land promoter and professional investor in land and property in the South and South West.

Achieving planning permission is at the heart of what we do and we carefully manage each and every aspect of the process, providing a tailored approach for each site we take on. We are passionate about design, place making and optimising asset values and we believe that these things go hand in hand.

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INTRODUCTION

This Design and Access Statement (DAS) supports an outline planning application (all matters reserved except for access) for a residential development comprising up to 90 dwellings including 30% affordable housing, associated infrastructure and landscaping on land at Mulberry Road, Congresbury.

The DAS illustrates the structured process that has led to our development proposal, providing an overview of the technical due diligence which has been submitted with the planning application and the parameter plan which shall shape the future development of the land. An illustrative masterplan is also included which demonstrates a potential residential scheme.

Particular consideration has been given to the proposal to ensure that mechanisms are in place for high design quality to be achieved. We demonstrate herein that there is a significant opportunity to create a sustainable new development, which is suitable, available and deliverable within a short time period to assist the national housing crisis.



PLANNING POLICY CONTEXT

Congresbury is designated as a 'Service Village' in the adopted Core Strategy. This is a clear recognition of the important and wider function of the settlement and its sustainability credentials. The Vision in the adopted Core Strategy for the Service Villages is for them: "... to become thriving rural communities and a focal point for local housing needs, services and community facilities by 2026."

It is clear from the Council's Core Strategy Settlement Hierarchy that Congresbury is a sustainable settlement. Congresbury is the tenth largest settlement in the District with the fifth highest level of self-containment. Congresbury has a wide range of services including a primary school, shops, doctors surgery, pharmacy, pubs & restaurants as well as recreational facilities. The level of services present in Congresbury is high and is comparable to larger settlements such as Yatton, Long Ashton and Easton in Gordano.

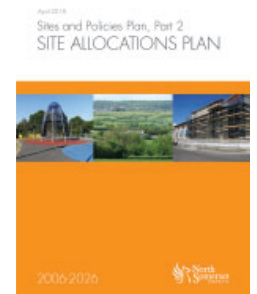
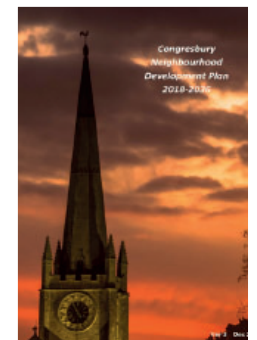
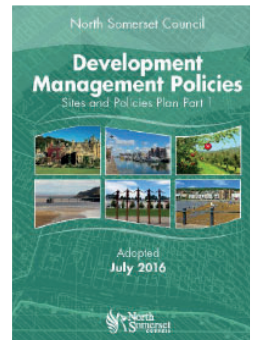
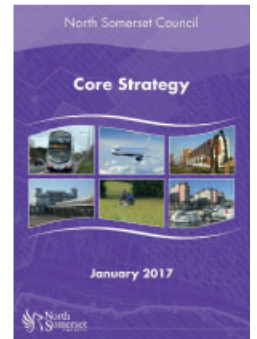
Whilst there had been historic growth of the settlement up to 1981 the population since that time has been relatively static. Without meaningful development, the longer term trend in decline of household size will lead to reduction in population size, particularly in the younger age groups, which will have adverse economic and social implications for the community. These are key issues that the Neighbourhood Plan recognises.

The Core Strategy housing requirement is 20,985 dwellings for the period 2006-2026, equivalent to 1,049 dwellings per annum. Up to 2020 a total of 11,307 homes have been delivered. This leaves a residual requirement of 9,678 units to be provided between 2020 and 2026 to fulfil the adopted housing requirement of the Core Strategy. Significant growth is already directed towards the principal town of Weston-super-Mare as well as the second-tier towns of Clevedon, Nailsea and Portishead. These settlements are constrained from further significant expansion due to constraints such as the sea, the M5 motorway and green belt.

Looking beyond the adopted Plan period, North Somerset is required to deliver around 20,000 homes over a 15 year period. The Spatial Strategy for the emerging new Local Plan endorsed by the Executive on 28 April 2021 seeks to prioritise locations for residential and mixed use development in or close to urban areas where there is an existing or proposed wide range of facilities, services and jobs. Opportunities for town expansion outside of green belt is a high priority within the search sequence endorsed by the Executive.

Whilst the enclosed planning application needs to be determined within the context of the statutory development plan and other material considerations, the emerging new Local Plan provides a clear indication on the direction of travel – there is a need to deliver a significant number of new homes now and in to the future with suitable and sustainable sites in short supply.

The proposal site is of an appropriate scale within the context of Congresbury and presents a logical opportunity to deliver sustainable growth in an appropriate location. It would assist in delivering the Council's Vision for Congresbury as a Service Village and improve its social and economic sustainability in line with the requirements of the adopted development plan as well as the principles in NPPF.



SITE LOCATION

The land is accessed from the south from Mulberry Road, situated to the east of Congresbury within the administrative authority of North Somerset Council. The southern and western borders of the land are surrounded by residential dwellings, with further dwellings and agricultural land located beyond the northern boundary. An agricultural field is located to the east with open countryside beyond.

The village of Congresbury is bisected by the River Yeo and located approximately 11 miles (17.7 km) to the south west of Bristol and approximately 8 miles (12.9 km) to the north east of Weston-Super-Mare. The countryside to the west of Congresbury is characterised by a network of rhyes and ditches across the low-lying land. To the east, the land is drier with a pattern of smaller fields and meadows.

To the north and east of Congresbury lie Cadbury Hill, King's Wood and Urchin Wood. King's Wood and Urchin Wood are designated as Sites of Special Scientific Interest (SSSI) - they are nationally important as a North Somerset and Mendip Bats Special Area of Conservation. The woodland is renowned for its botanical interest and supports a particularly high diversity of vascular plants. Cadbury Hill is a nationally important site for archaeology (the hillfort is a Scheduled Monument) and it is also a Local Nature Reserve. To the north west of the settlement lies Biddle Street SSSI on Congresbury Moor, which was designated by English Nature in 1994.



SITE ASSESSMENT

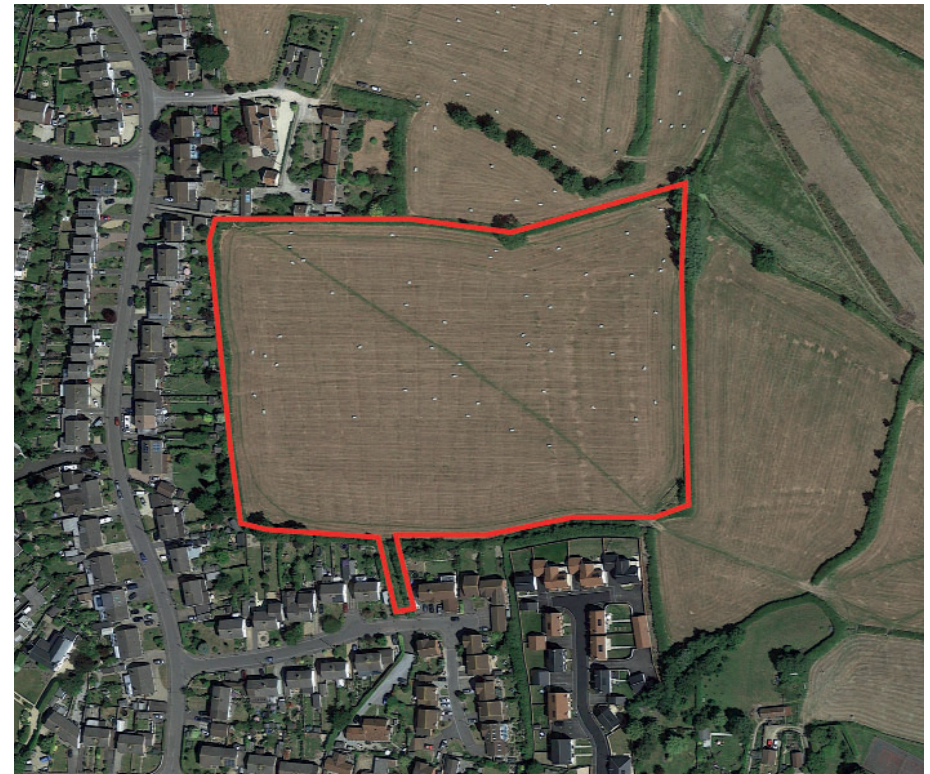
SITE OVERVIEW

The land measures approximately 3.3 hectares (8.18 acres) and is laid to grass to graze sheep. Access is provided off Mulberry Road via an existing agricultural track. Mulberry Road is an estate road linking to Park Road which serves an area of housing constructed in the 1960's.

The boundaries are formed by a range of trees and shrubs and gardens of adjoining properties. Beyond three of the boundaries are existing residential uses, with agricultural land to the east.

The topography gently slopes down from south west to north east, which aids surface water flows reaching a pond/ditch to the north east corner, draining into a rhyne, which in turn discharges into the River Yeo.

Two Public Rights of Way (PRoW) cross the site, providing access to the countryside beyond. These are to be diverted through the proposed development.



CONSTRAINTS & OPPORTUNITIES

Opportunities

- Re-balance the local housing stock to encourage diversity.
- The provision of much-needed housing (including affordable housing) contributing towards the achievement of housing targets for the area.
- Supporting the Local Economy
- Enhancing Existing Natural Features
- Ecological improvements.
- Well connected to existing settlement and complementary to future prosperity
- The creation of an attractive place/destination with its own identity whilst reflecting local character.
- Retention and enhancement of existing boundary hedgerows and trees of amenity value.
- Provision of areas of public open space.

Constraints

- Existing landscaping on site and along boundaries.
- Relationship with existing dwellings on surrounding the site.
- Local Heritage Assets
- Access off Mulberry Road.
- Visual impact on countryside.



1. Public right of way



2. SB 338 Grade II Listed Building. Park Farmhouse, Congresbury
Registration Date: 24/04/1990 Effective Date 24/04/1990

3. SB 341 Grade II Listed Building, Pineapple Farmhouse with Garden Walls Venus Street (north side) Congresbury
Registration Date 19/01/1987



4. HV (11kV) Overhead Line



5. Flood Risk



6. Site Access



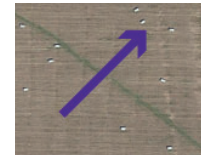
7. Optimal location for storm water attenuation (SUDs) feature at lowest point close to the site entrance.



8. Ecological Buffer/POS/Footpath Links
The site falls within the North Somerset and Mendips Bat SAC and within the 'Band A' consultation zone around it. Preliminary advice (provided by EAD ecology) identifies a requirement for landscape buffers to be retained along the western boundary of the site. A buffer is included to the northern boundary to accommodate the setting of the listed Park Farmhouse.



9. Established hedgerow feature



10. Site falls to the North east corner



11. Locations of surveyed ditch to perimeter of the site

MOVEMENT & FACILITIES

Pineapple Farm is a significant opportunity for a new housing scheme. The land is sustainably located within easy reach of the village centre, existing community amenities and the public transport network. Amenities include a primary school, two churches, a doctor's surgery, pharmacy, three pubs, shops, including a butchers and a post office.

Primary education is available at St Andrews C of E Primary School which is approximately 0.62 miles (1km) to the north west of the site. Secondary education is available at Churchill Academy, which is within easy reach by bus. The nearest convenience store to the site is located on The Precinct, Brinsea Road, which is a 0.19 miles (300m) level walk from the site.

The closest bus stops to the site are located on Brinsea Road, approximately 0.25 miles (400m) from the site, which is well within walking distance. The bus stops serve the A2 bus which is a local service. The X1 Weston Super Mare to Bristol Bus Station service stops at Station Road (approximately 0.87 miles / 1.4 km walking distance), with services every 15 minutes during the day.

The nearest railway station is Yatton, which is 2.5 miles (4 km) to the north west and accessible on foot or via bicycle.

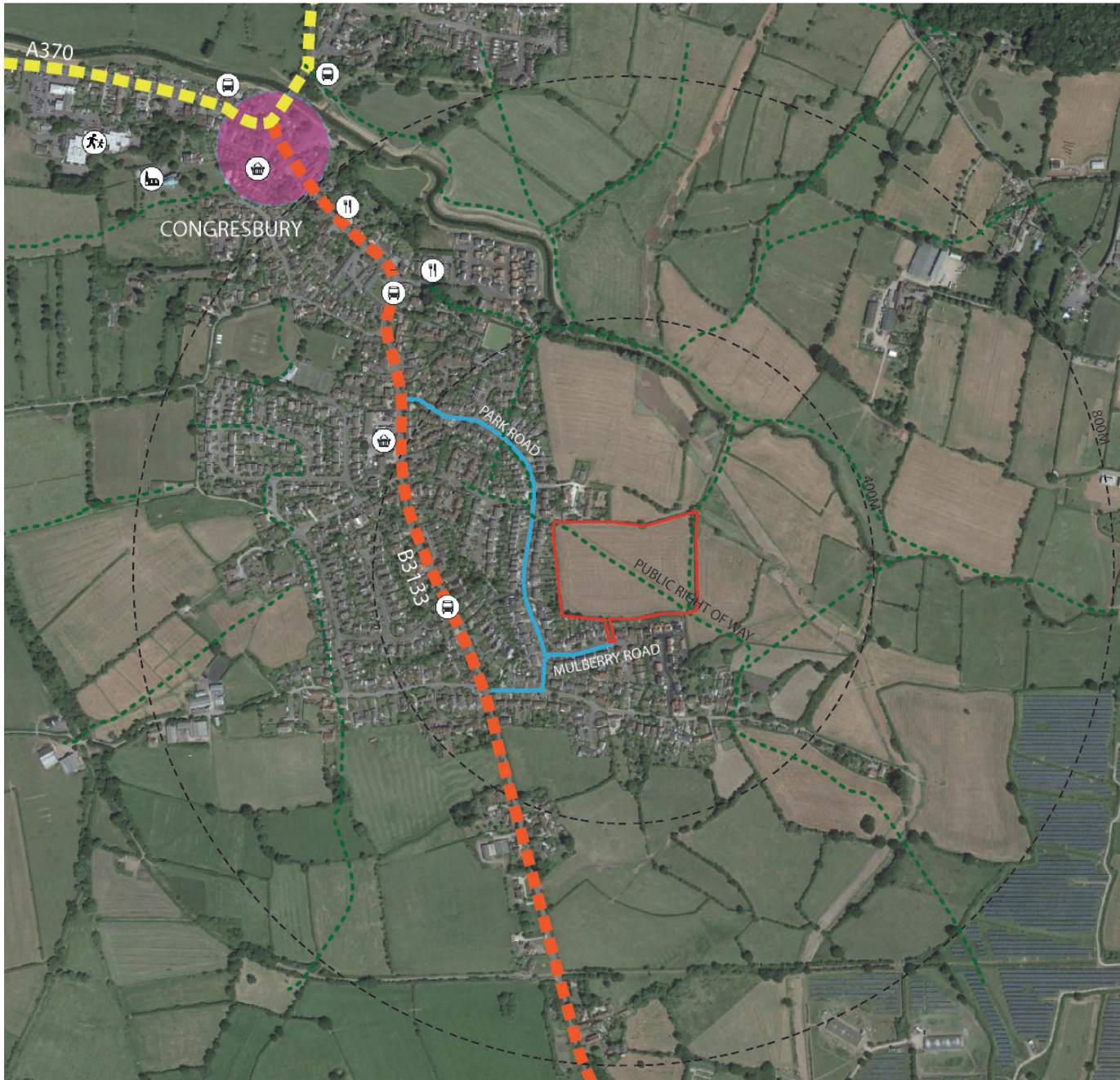
There are currently two public footpath links crossing through the site and a shared vehicular and pedestrian access is proposed using the existing farm track and removal of the garage of 19 Mulberry Road, located to the south of the site. In turn, Mulberry Road takes it's access from Park Road, linking to Brinsea Road.











St.Andrews Church of England



Left: Local Businesses. Right: Local shops offering a post office, minimart & bakery.



-  Site boundary
-  Town Centre
-  Access road into site
-  Local Bus route
-  St. Andrew's C of E Church
-  St. Andrew's C of E Primary School & Jr School
-  Local shops
-  Restaurant/Pub

LOCAL CHARACTER ASSESSMENT

The built character of Congresbury is mixed. The historic core dates back to the 15th century with 'The Cross' being the oldest monument in the village. The building materials in the centre of Congresbury include predominately stone or rendered walls with red tiled roofs. Some of the windows retain the traditional sash design but many have been replaced with more modern fittings. Some of these buildings have been converted into shops and local services, which have utilised the traditional architecture to create a more unique look in comparison to normal high street stores. The majority of properties are two storeys in height.

Beyond the centre of the village the housing styles become progressively more modern, with brick or rendered walls, modern double glazed windows and a higher percentage of grey tiled roofs. In the areas directly around the site, the housing is typically late 20th century with a range of brick types, rendered and part clad walls, white double glazed windows and attached garages. Properties are predominantly two storey with some bungalows of one / one and a half storeys.



PUBLIC CONSULTATION

M7 Planning Ltd has undertaken a process of community engagement in advance of the planning application being submitted. This community engagement included an online public exhibition and dedicated website outlining the proposal.

A separate Statement of Community Involvement has been submitted with the application.

Consultation Website

The consultation website 'your-feedback.uk/pineapple-farm' included illustrative details of the intended application proposals, as well as online feedback form and ran for a period of 5 weeks. The website site remains live for information purposes only.

Congresbury Parish Council

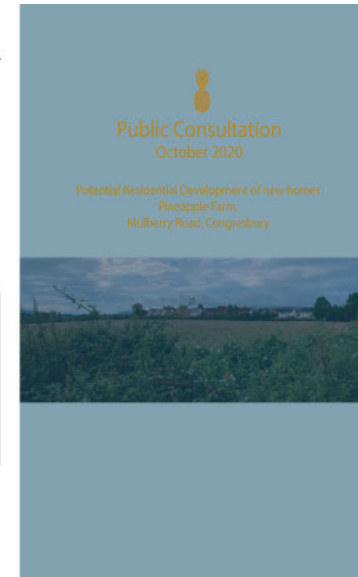
The application proposals were presented by M7 Planning to Congresbury Parish Council via a virtual meeting held on 12th October 2020. Comments were withheld during the meeting, however it is understood that the Parish Council intend to respond formally through the application process, once a planning application has been submitted.

Local Residents

Consultation leaflets notifying the general public of the proposal and the consultation website were distributed to approximately three hundred residential dwellings and businesses in the immediate vicinity of the site.

Congresbury library

To ensure that those who do not have access to IT equipment or reside beyond the immediate vicinity of the application site, an A3 booklet was provided within the local Congresbury Library, which replicated the proposals as per the consultation website.



THE VISION

The vision for the scheme is to create a sustainable new living environment, based around a fully integrated new community with new homes that are accessible to everyone.

An initial masterplan concept has been designed, to facilitate a wide range of housing including both affordable units and market units. The proposals include the following:

- The potential for a wide mix of 1, 2, 3 and 4 bedroom homes including catering for first time buyers and the elderly.
- Access to the site from Mulberry Road.
- Walking connections to the local street network and new connections to existing public rights of way through the development.
- Green corridors as public open space with play facilities.
- Retained hedgerows and hedgerow trees creating a network of habitat corridors and walking/cycling routes.
- A secured boundary of the site on the southern and western edges, with development backing on.
- Transitional open space between the development and farmland beyond with proposed clustered tree planting, hedgerow strengthening and species rich meadow grasslands.
- Sustainable drainage attenuation features designed to create wetland habitats.



THE PROPOSAL

This leaflet has been prepared by M7 Planning Limited and Stonewater Housing Association, supporting a unique opportunity to bring forward a new high-quality housing development, in a highly sustainable location.

The land is located to the east of Congresbury, accessed off Mulberry Road and measures approximately 3.3 hectares (8.18 acres).

Our proposal includes a scheme for up to 90 dwellings (30% affordable housing), public open space and retention of an ecological buffer along the periphery. Development of this land is suitable; the land is available and its development is deliverable within a short time period. These are factors which are key attributes to assist the council to deliver its housing targets.

With the help of our consultant team, we are formulating our proposals to deliver a high-quality housing scheme. Throughout this process each member of the team provides their specialist advice and input to ensure that the design of the site responds positively to its surroundings, considering the constraints.

Shortly after the completion of our public consultation and consideration of your views, we will apply for outline planning permission, to respect the character and needs of the existing community, as well as providing much needed housing for new and existing residents.



HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses and organisations to learn about our draft proposals.

This leaflet is to advise you of our intentions to submit an outline planning application to North Somerset Council soon. Prior to submitting the application, we wish to engage with the community to understand local views and considerations that will positively assist in the formulation of our plans.

Whether you are in favour of, or opposed to new housing on this site, please tell us why.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubles many other topics.

Whilst we fully understand why people may have concerns, they need to be balanced against the requirement to provide much needed new houses, to meet the differing needs and address housing affordability.

HAVE YOUR SAY

To find out more and to keep up to date on our progress our dedicated website will assist and also includes an online feedback form for making comments:

www.your-feedback.uk/pineapple-farm

Congresbury Library will also hold this information and a chance to fill in a questionnaire for those unable to gain access to the website.

Your feedback is important to us and will be used to assist us in answering any concerns and opportunities whilst the application is in draft form. Please note that information will be refined and updated as part of the Consultation period and Planning submission process.

EVALUATION

An assessment has been carried out to understand the opportunities and influences that may impact the development proposals. Our study shows that there are no overriding physical constraints to the development of the application site for housing.

The following headings set out the opportunities and influences that have been identified.

ACCESS, MOVEMENT & FACILITIES

Vehicle site access will be via a new priority junction onto Mulberry Road, as shown on drawing 1814-01A. In accordance with the request from NSC, the access road has been widened to 6.0m for the first circa 10m before tapering down to 5.5m. The footway on the west side of the road has also been increased to 2.0m and a pedestrian priority crossing has been introduced along the mouth of the junction.

The previous access arrangements indicated 6m corner radii. However, it is considered that 4.5m corner radii are adequate (refer swept path tracking) and will encourage slower turning speeds as well as reducing the crossing distance for pedestrians.

Swept path tracking has been undertaken for the Site access adopting the following design vehicles:

- (i) 11.2m refuse vehicle;
- (ii) 4.71m estate car;

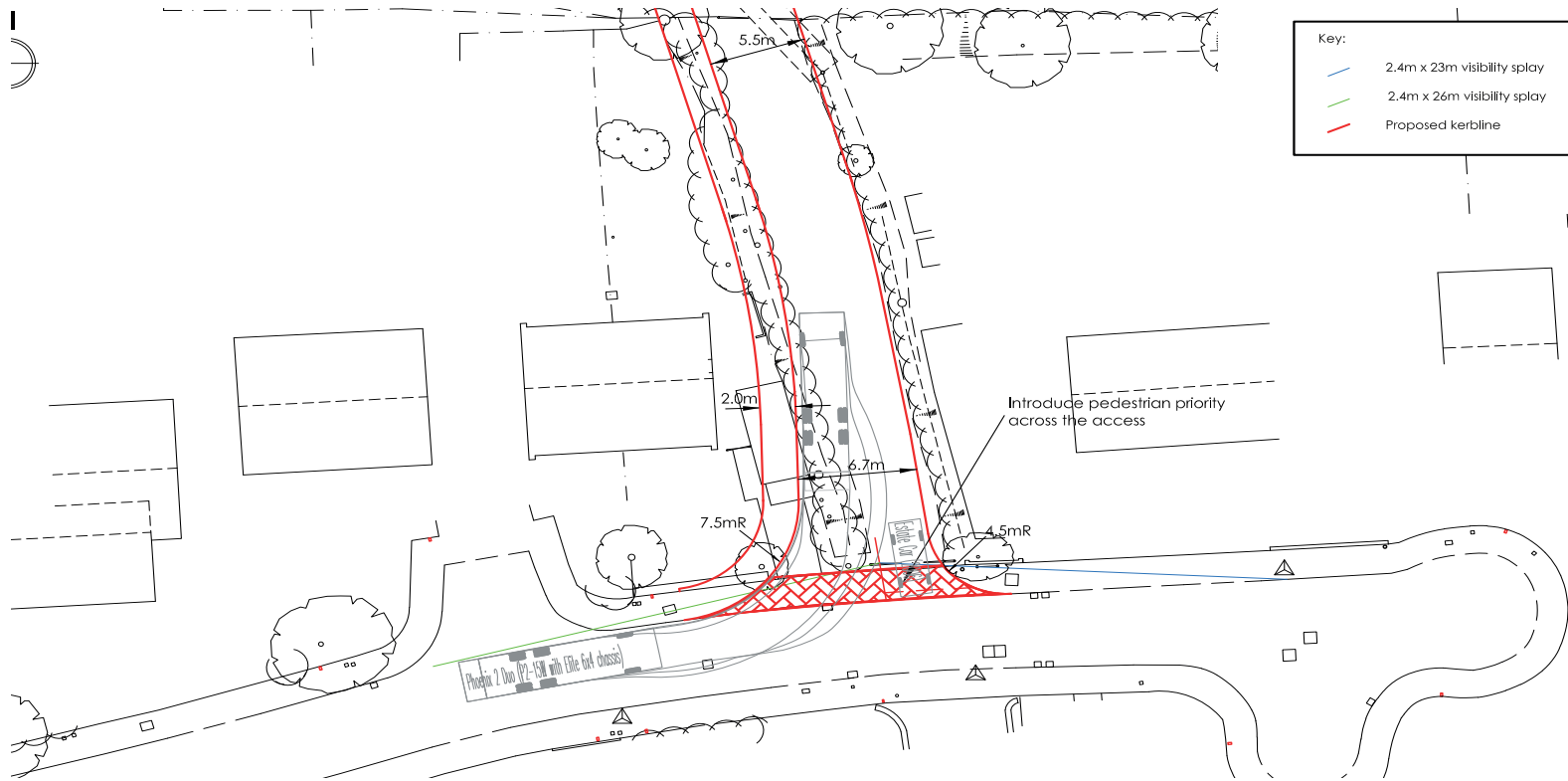
Drg No 1814/SP/01 presents the swept path tracking for a 11.2m refuse vehicle. Review of Drg No 1814/SP/01 shows that the refuse vehicle is able to turn into and out of the Site access road in an acceptable manner.

Drg No 1814/SP/02 demonstrates that a 4.71 estate car can turn into and out of the Site access in an acceptable manner.

Pedestrian Access

In addition to the access indicated on Drg No 1814/01, a separate pedestrian access point on Park Road will be provided. There is an existing public right of way located on Park Road circa 22m south of Homefield. The path between Park Road is of an asphalt construction and will provide an alternative pedestrian route to/from the development.

The proposed Site access arrangements are indicated on Drg No 1814/01. The access proposals have been updated from those prepared by MBC following the comments received by NSC. It is considered that the latest access proposals address these comments.



Drawing 1814-01A - Proposed Access Arrangements



Pedestrian & Cycle link to local amenities.



Vehicular access from Mulberry road.

LANDSCAPE & VISUAL CONTEXT

A Landscape and Visual Impact Assessment Baseline Study has been undertaken in preparation of the planning application. This assessment identifies the specific impacts raised by the proposal and considers the effects of those impacts upon landscape character and the visual amenity of the area.

The report outlines appropriate landscape enhancement/mitigation measures and gives input into the design of the proposal to help minimise the impact upon the physical landscape and the features of the development itself, as well as the landscape character and visual amenity of the area of study.

Site Character

The baseline has concluded that the site's character has a **medium sensitivity** to the proposed development. The proposal of up to 90 new homes would alter the majority of the grass field into residential housing. However, mitigation measures would reduce the magnitude of change, principally the retention of the boundary hedgerows and trees, as well as the provision of additional new landscape features as set out below;

1. Layout of the housing would be set back from the boundary of the site enabling the housing to be in-keeping with the surrounding houses along Park Road and Mulberry Road.
2. Tree planting to screen views of the proposed development from sensitive locations.
3. New hedges and shrub areas.
4. Ecological buffering and attenuation basin/wildlife refuge in conjunction with the existing on-site pond, to enhance and diversify the wildlife's habitats.
5. A high-quality landscaped route for the existing PRoW footpaths.

The proposed housing layout intends to work with the contours of the site and would ensure that the site is recognisable and continues to contribute to the topographical character of the valley landscape.

Landscape Character

The assessment has concluded that the landscape character of the site has a **medium sensitivity** to the proposed development. The retention of the existing boundary hedgerows and trees, as well as the introduction of new landscape proposals, would break up the mass of the development whilst integrating it into the surrounding landscape characteristics.

Visual Amenity

The assessment concluded that the visual amenity of the study area has an overall **medium sensitivity**. The extent of the built edge of the proposed development is similar to the existing dwellings on Mulberry Road and Park Road. Whilst this will add to the edge of the settlement, it will not be seen as a prominent feature in its own right. Existing mature trees and boundary hedges on the land will increase in size, creating a strong landscape structure whilst additional landscape features will contribute to the character of the area.

The proposed development will therefore be regarded as a continuation of the settlement edge to Congresbury which is an accepted feature in its own right.



Existing mature trees currently creating a strong landscape structure

FLOODING & DRAINAGE

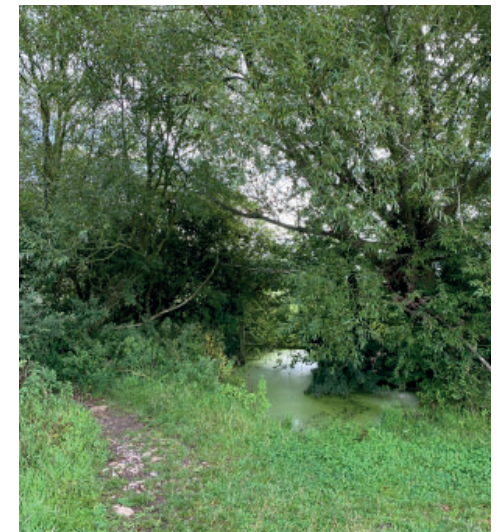
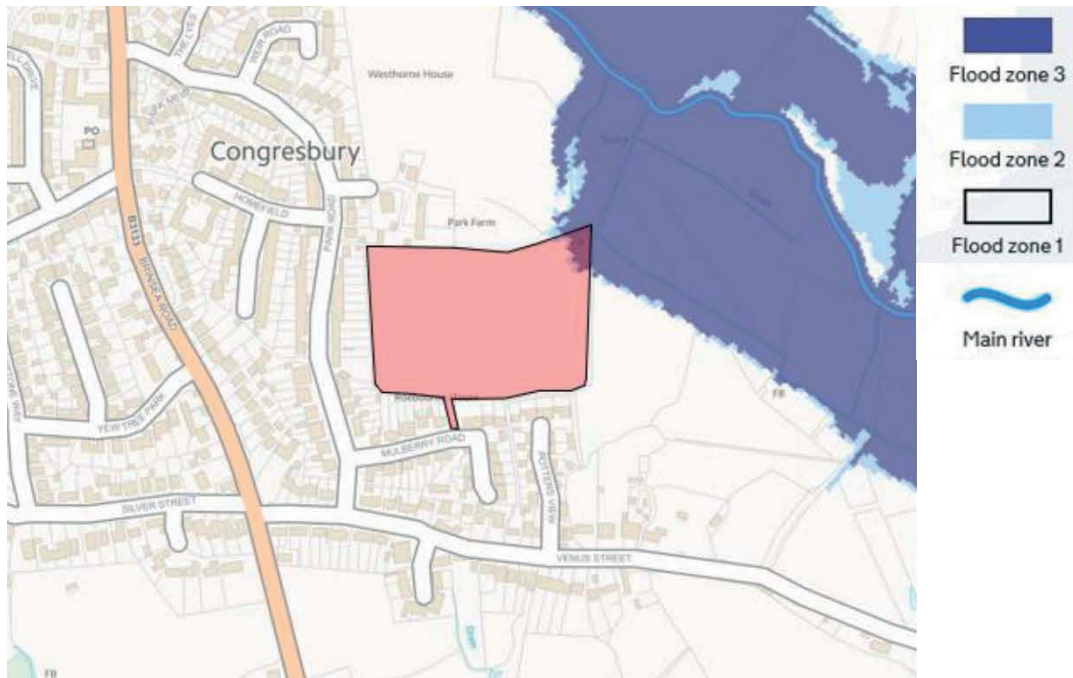
The vast majority of the application site is within Flood Zone 1, having the lowest risk of flooding. The primary source of potential flooding is the River Yeo, which affects a small section at the north east corner of the land. All of the proposed developable area is outside of the flood risk designation.

The proposed development is compatible for essential infrastructure (residential) under PPG 25 and NPPF. The entire development is deemed compliant as it is within Flood Zone 1 (i.e. meets the requirement of the Sequential Test) and therefore appropriate for a residential development.

Surface water drainage is intended to be attenuated and discharged at the applicable greenfield run off rate. Discharge will be to an existing watercourse and formalised by construction of a swale which will in turn improve water quality.

Foul drainage is envisaged to be accommodated via a new pumping station in the NE corner of the land which can be located entirely within Zone 1. From here it is intended to pump discharge to the Wessex Water Foul Water network located in Mulberry Road to the south.

A robust drainage strategy has been developed and included with the application in order for the development to deliver the required drainage infrastructure to service the scheme, without any significant increase in risk to flooding or pollution.



Site falls to the North East corner where a wet ditch currently lies

ECOLOGY

An Ecological Impact Assessment (EclA) has been undertaken to assess the ecological value of the proposed development site in support of the Outline application. The following sections have been included in the document which is in accordance with BS42020:2013 and follows the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018);

- Description of the existing ecological baseline;
- Identification of the potential impacts of the proposals during and post-construction;
- Identification of proposed avoidance, mitigation and compensation measures for negative impacts, and further enhancement measures;
- Summary of residual ecological effects, i.e. those occurring after mitigation;
- Consideration of cumulative effects; and
- Conclusions, including assessment of compliance with wildlife legislation and planning policy.

The ecological baseline was determined through desk study and site survey. An extended Phase 1 Habitat survey of the site was undertaken to identify the potential for protected and notable species within the survey area. Further (Phase 2) surveys were subsequently undertaken to determine if such species were present. A summary of these surveys is provided in the EclA (March 2021).

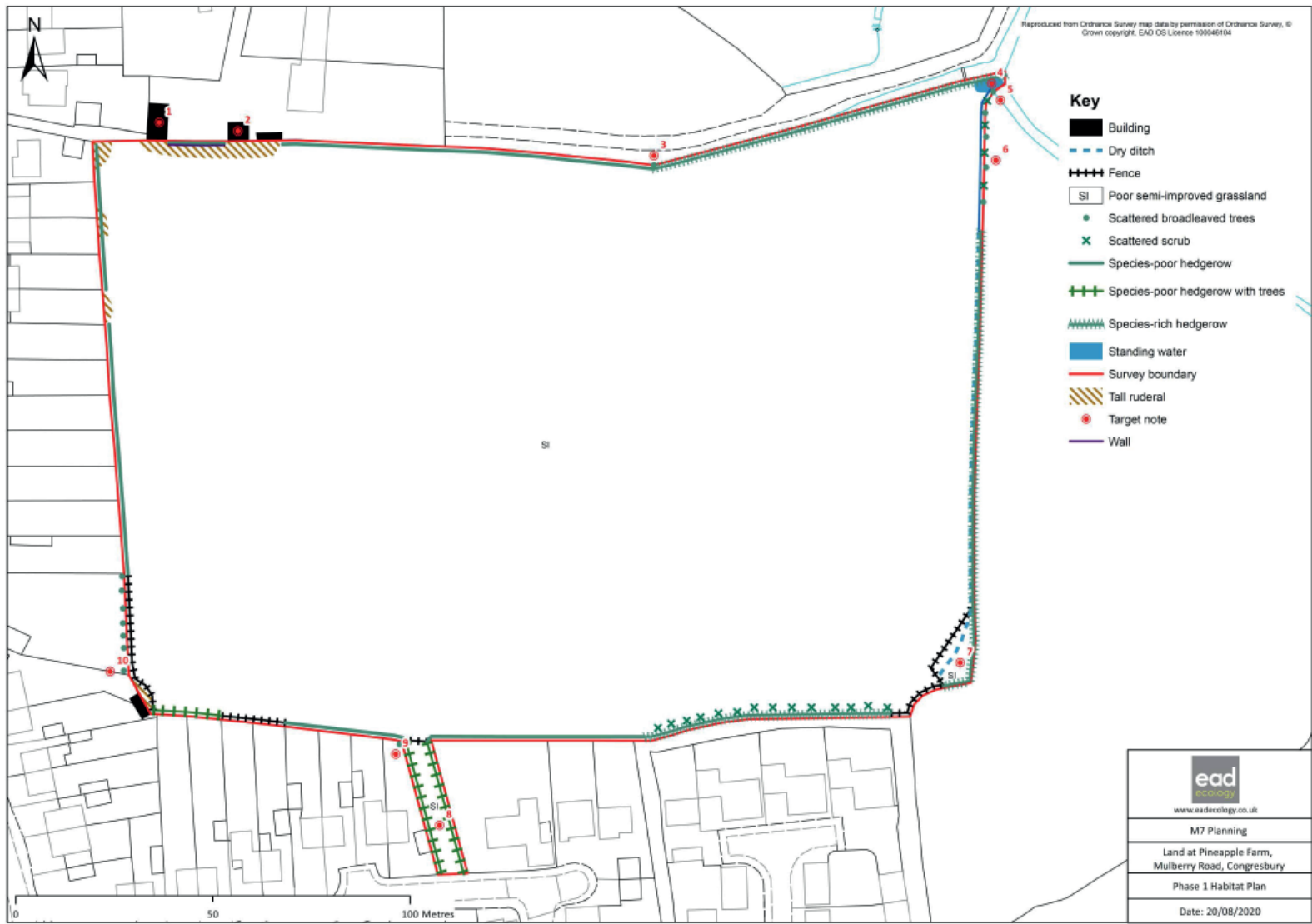
The development framework has been informed by the results of the ecological surveys and designed to minimise potential adverse effects on ecology. In particular, the location and extent of green infrastructure within the layout has been designed to buffer sensitive ecological receptors, such as bat commuting routes, from the built environment.

A lighting impact assessment, baseline survey, of the proposals has been undertaken for the purpose of recording existing light levels at the boundaries within the site to inform the Ecological Assessments.

The site is currently unlit and the measurements recorded show that the site and site boundaries are dark, except for the area where the access lane abuts Mulberry Road.

There is potential for there to be higher levels of illuminance along some areas of the site boundary however this will be limited due to the offsets from the site boundary to the neighbouring properties.

The northern and eastern boundaries will be retained as wide 'green ecological corridors' associated with the proposed development, consideration should therefore be given to enhancing the boundary vegetation/ screening in areas where it has been reduced or removed, to ensure the dark corridors can be delivered.



Phase 1 Habitat Plan (*above*) to identify the potential for protected and notable species within the survey area

HERITAGE

Desk-based research and a site visit has been provided by Andrew Joseph Associates. The principal heritage constraint associated with the land relates to the Park Farm complex to the immediate north, which includes the Grade II Listed Farmhouse and associated Barns. Despite proximity to the site area, Park Farmhouse is orientated east-west, the only direct views would be from a single, small window in the southern elevation of the house.

No designated assets of cultural heritage importance lie within the boundary of the land, however two scheduled monuments sit within 1km of the proposed development area.

The village cross is one of the oldest remaining monument in Congresbury, a Grade II listed structure dating from the 15th century it stands at the crossroads leading to Bristol, Weston-super-Mare, Paul's Causeway and Churchill.

A detailed geophysical survey was also undertaken by Tigergeo to accompany the desk-based assessment and site visit. The land appears to have always had an agricultural use, within the small deer park of the medieval period and later subsumed into the field system of the developing settlement of Congresbury. There is also no evidence for structures or features of archaeological interest.

With regard to below ground archaeology, a review of online sources indicates that the land has previously been subject to archaeological trial trenching as part of the 1999 planning application, with these having identified evidence of activity from the Roman to Post-Medieval period.

The proposed development will cause no direct effects upon statutorily designated heritage assets and there will be minor adverse effect of slight significance upon the setting of the Park Farmhouse.

The location of the housing within the development will stand-off the boundary with Park Farmhouse, leaving a green buffer. The southern boundary retains a green corridor of gardens to retain the historical alignment of the former Park's southern boundary in the modern landscape.



The village cross

SUSTAINABILITY

The first half of 2019 saw unprecedented recognition of the Climate Emergency. North Somerset Council declared a climate emergency at the beginning of 2019 and has ambitious plans to be a carbon neutral area by 2030.

How can new development help?

M7 strive to create good relationships with Local Authorities in order to deliver sustainable developments that meet the needs of the present as well as meeting the needs of future generations.

The opportunities for achieving sustainable development and carbon reduction are evolving all the time, some of the development focused options will include:

Location: Focus development along key sustainable public transport routes and the Cycle Network.

Construction: Improved methods of construction to achieve carbon reduction. Ensuring sustainable sourcing of materials.

Energy Use: Reducing energy demand through siting and orientation to maximise day lighting and ventilation. The availability of renewable energy will be considered through the development of the design. Providing such technologies as solar photovoltaics and solar thermal panels.

Home working choices: Providing sufficiently sized housing and adaptability to accommodate home working, to reduce unnecessary commuting.

Amenities: Access to allotments and amenities to reduce out-commuting.

Personal transport choices: Contributing to better health, well-being, safety and security. Providing infrastructures and provisions for walking and cycling to give priority over vehicular traffic. Providing electric car charging points for where vehicles are present.

Waste: Reduction and recycling emphasis.

Landscape: The retention of elements of pre-existing landscapes and re-wilding of areas to enrich habitats in suitable locations. Providing green infrastructure and protecting and enhancing biodiversity.

Drainage: The application of Sustainable Drainage Systems to reduce the impact of additional surface water run-off from the new development.



DESIGN PROPOSALS

DESIGN EVOLUTION

The plan (right) demonstrates, in framework form, the site's numerous opportunities. One of the key opportunities is to respect the site's existing green edges, trees and established informal pedestrian and dog walking routes by maintaining and creating enhanced green links.

As a result of the public consultation, where concerns were raised over the access point from Mulberry Road being suitable, the proposal has undergone a detailed assessment to provide road improvements necessary at the site access point. These proposals have acceptable Manual for Streets (MfS) compliant levels of visibility in both directions.

The vision for the scheme is to create a sustainable new living environment, based around a fully integrated new community with new homes that are accessible to everyone.

- Up to 90 new homes with 30% being affordable.
- Mix of 1, 2, 3 and 4 bedroom homes including catering for first time buyers and the elderly.
- Accessible, sustainable established residential location.
- Legacy through carefully designed spaces, beautiful homes and gardens.
- Sustainable living with solar power generation and electric charging points.
- Unconstrained land outside of high flood risk area.
- Complements the viability and vitality of Congresbury.
- Deliverable within a short time frame.

- a. View looking west along Mulberry Road from the site access point.*
- b. The proposed new development would be considerate of the existing adjacent housing.*
- c. Retention of the established hedgerow and ecology buffers has been considered as part of the proposals.*



a.



b.



c.



ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan provides an indication of the design of the development , plot arrangement and green infrastructure. The layout of streets and pedestrian routes inform where buildings create focal points and street scenes onto the open space.

A wide range of house-types including both affordable units and market units have been considered. The proposals include the following:

- Access to the site from Mulberry Road (shown indicatively).
- Walking connections to the local street network and public rights of way.
- Green corridors as public open space.
- Retained hedgerows and hedgerow trees creating a network of habitat corridors and walking/cycling routes.
- A secured boundary of the site on the southern and western edges, with gardens backing on.
- Transitional open space with proposed clustered tree planting, hedgerow strengthening and species rich meadow grasslands.
- Sustainable drainage attenuation features designed to create wetland habitats.

The Illustrative Masterplan is provided to give an example of the detailed design achievable for reserved matters applications.





Illustrative Masterplan

DEVELOPMENT PARAMETERS

The Parameter Plans set out a framework for future detailed proposals.



EXTENT OF DEVELOPMENT

Proposed uses for the site include:

1. The extent of built environment within the site for residential development which may also include;
 - Gardens
 - Footpaths & cycleways
 - Lighting
 - Roads
 - Street furniture
 - Infrastructure (inc. pumping station)
 - Landscape works
2. Communal green 'open space' can include the following;
 - SuDs provision or alternative drainage solution (including pumping station)
 - Footpaths and cycleways
 - Landscaping works (including planting)
 - Play area(s)



OPEN SPACE

Landscape and green infrastructure form a key component in the overall concept masterplan. Strategic landscape will act as a community resource, including potential for natural play and community open space.

1. Retention of existing hedgerows
2. Areas following the north and eastern boundaries to be retained as a green ecology buffer.
3. Informal open space to include



ACCESS

Pedestrian access from the existing Park Road Public Right of Way (PRoW) is to be diverted through the site, as well as the retention of the existing PRoW crossing the eastern edge of the site.

A vehicular and pedestrian access is proposed into the site from Mulberry Road to the south.



BUILDING HEIGHTS

All proposed dwellings will be in-keeping with the scale of existing development in the area and will be up to 2.5 storeys in height.



DENSITY

Up to 44 dph.

SUMMARY

A number of complementary factors demonstrate why housing should be approved at Pineapple Farm.

- M7 Planning are committed to working in coordination with North Somerset Council, eliminating complications and delays bringing the land forward for development.
- The physically unconstrained nature of the land and its lack of environmental designations allows development to come forward within a short timeframe.
- Through careful design, visual impact can be managed avoiding significant adverse impact.
- An established existing transport network serving the immediate and wider area including a regular bus service along the A370 and Yatton Railway Station within a short distance.
- Strong defensible boundaries to contain the development and opening up countryside activities to more people.

This Design & Access Statement demonstrates how the principles of the proposed development can be successfully delivered.

The Illustrative Masterplan has been generated through a clear understanding of the site, its landscape and ecological context and the site's topography; taking opportunities to implement green amenity space integrated with proposed drainage infrastructure.

The new development will deliver much needed new homes and affordable housing, providing a range of house types and tenures with the opportunity for community infrastructure, connected green infrastructure, and recreation. Planning approval at Mulberry Road offers to deliver a vibrant, sustainable new community, with its own distinctive identity.

M7 Design

M7 Planning

Professional Land Promotion

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