

LONGFORTH FARM | WELLINGTON | SOMERSET

Quality Review Panel Presentation

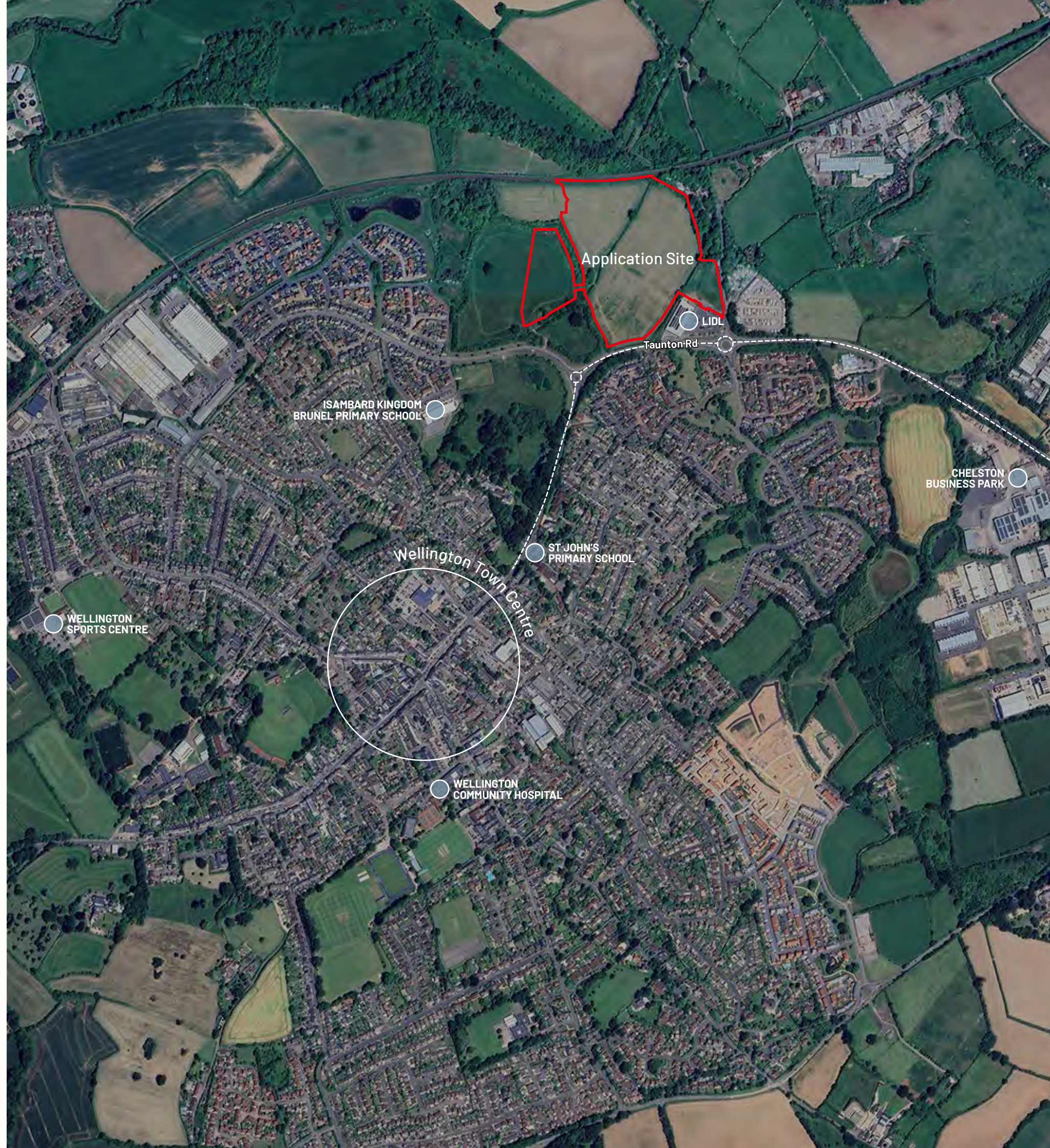
PEGASUS
GROUP

BLOOR HOMES[®]

01

Context

- Bloor Homes are acquiring the site, which benefits from an outline planning permission, which is subject to a range of conditions and a S106 agreement.
- The permission fixed the land-use (residential) and amount of development.
- The main access to the site has been approved in detail.
- The Outline Planning Permission was subject to Environmental Impact Assessment based upon an approved Parameter Plan.
- The Parameter Plan fixes:
 - » Land Use;
 - » Movement;
 - » Green and Blue Infrastructure;
 - » Density;
 - » Building Heights.
- Detailed Design is framed in this context.



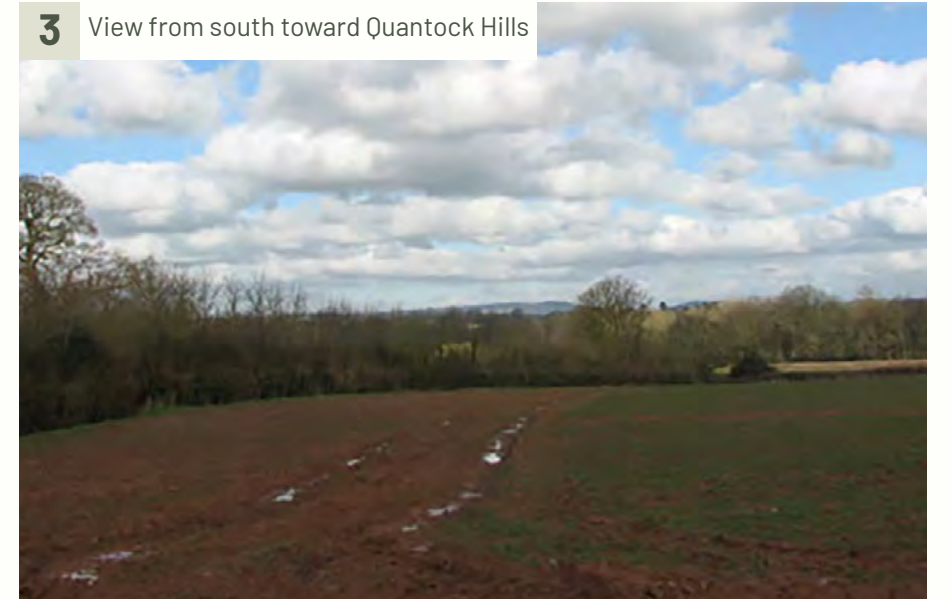
1 View from Nynehead Road facing north



2 From Taunton Road facing north east



3 View from south toward Quantock Hills



4 View from site access facing west



5 1st eastern hedgerow facing railway



6 View south from railway boundary



7 Access to Lodge Copse



8 View to Quantocks from central hedgerow



Photo Locations



Opportunities & Constraints

Existing Development & Neighbours:

- Site located on agricultural land adjacent to the northern edge of Wellington.
- New Lidl supermarket adjoining the site at the entrance.
- Existing Railway line to the north.
- Relatively recent residential development to the south and west.
- Grade II listed buildings lie further south.
- Recycling centre to the east.

Topography:

- Site slopes south to north.

Transport and Access:

- Less than 1 mile to Wellington town centre.
- Walking distance to schools, shops, and healthcare.
- Nearest bus stop on Taunton Road, C.100m from the site entrance.
- Regular bus services to Town centre and surrounding towns.

Trees, Hedgerows, and Ecology:

- TPOs within internal and boundary hedgerows.
- Small areas of mature woodland in the west of the site and adjacent to the eastern boundary.
- No significant fauna identified.
- A range of species on site including bats, dormice and reptiles.

Drainage and Flood Risk:

- Site is in Flood Zone 1 (low flood risk).
- The SuDS hierarchy has been followed to determine the most suitable point of connection and with infiltration techniques not being possible the discharge will be to the railway toe ditch along the northern boundary.

Utilities:

- The proposed foul water flows from the site will drain via gravity to a new foul pumping station.



Development Considerations (Source: Focus on Design, DAS May 2023)



Ecology

-  Site Boundary - Phase 1
-  Site Boundary - All Phases
-  Land Under Applicant's Control
-  Proposed Dormouse Nest Box (c. 20)
-  Proposed Broadleaved Woodland
-  Proposed Removal of Feature
-  Hedgerow to be Removed
-  Retained Native Hedgerow
-  New Native Species Rich Hedgerow



Local Amenities

Shops:

- Lidl.
- Asda.
- Waitrose.

Health:

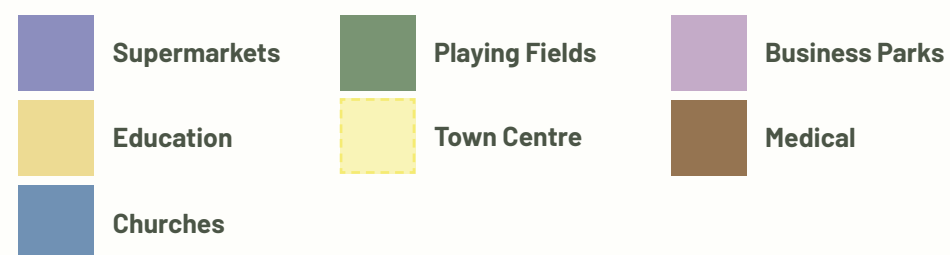
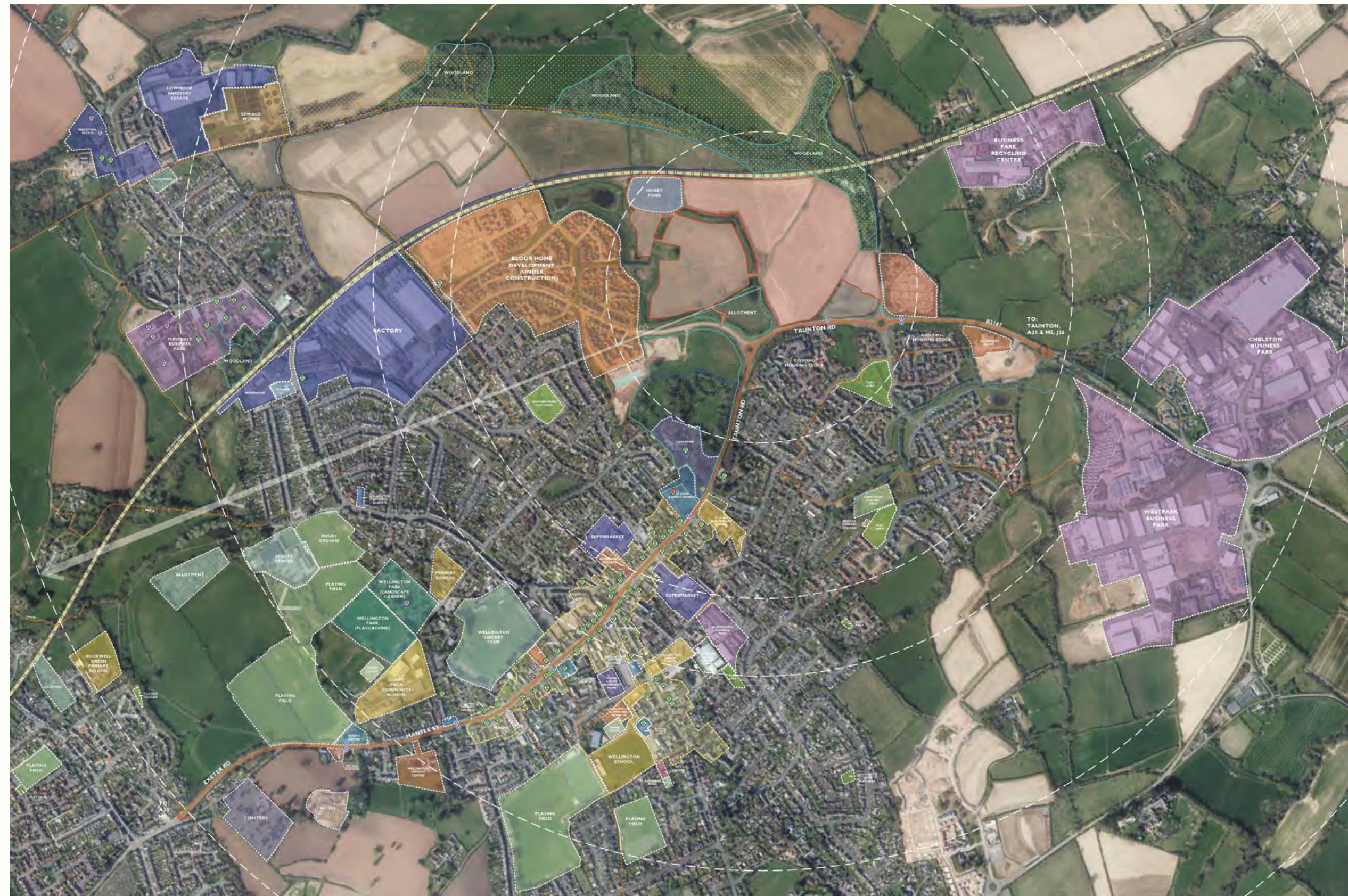
- Wellington Dental Practice.
- Wellington Community Hospital.
- Wellington Medical Centre.

Schools:

- Wellington Prep School.
- Wellesley Park Primary School Wellington.
- Beech Grove Primary School.
- St John's Primary School.
- Isambard Kingdom Brunel Primary School.
- Wellington School.
- Court Fields School.

Amenities:

- Wellington Library.
- Wellington Sports Centre
- Wellington Park.
- Wellington Community Centre.



02

Planning Context

- 1 Infrastructure RM Approved**
- 2 Employment & Railway Station subject to separate RM**
- 3 Residential RM Boundary subject to QRP**

Area subject to further details
(inclusive of native tree planting
and developments of an Ecology and
Wildlife Management Plan (EWMP))

3
PUBLIC
OPEN SPACE

ALLOTMENTS
(Bloor Homes)

New maintenance access
gate locked (public access
prevention)

LILLEBONNE WAY

SCHOOL

TAUNTON ROAD

NYNEHEAD ROAD

TORRES V

Masterplan

- APPLICATION BOUNDARY
- LAND UNDER APPLICANTS CONTROL
- SITE ACCESS
- PEDESTRIAN & CYCLE CONNECTION
- POTENTIAL FUTURE PEDESTRIAN/ CYCLE CONNECTION TO HALT/ STATION ONWARD CONNECTION(S) BY OTHERS
- PROPOSED TOUCAN CROSSING
- EMERGENCY ACCESS
- EXISTING VEGETATION / MATURE TREES / HEDGEROW
- INDICATIVE LANDSCAPING
- POTENTIAL LOCATION FOR FORMER TOP OF WELLINGTON MONUMENT
- SECOND POTENTIAL LOCATION FOR FORMER MONUMENT
- AREA OF PLAY IN HEART OF DEVELOPMENT, SUBJECT TO DETAILED DESIGN/RESERVED MATTERS/FURTHER NEGOTIATION FOR LEAP (400m²) OR NEAP (1000m²)
- REPLACEMENT PROVISION OF TREE TO MITIGATE LOSS OF T28: FULL SPECIFICATION SUBJECT TO THE APPROVAL OF RESERVED MATTERS
- POTENTIAL FEATURE BUILDING
- POTENTIAL RESIDENTIAL USE
- POTENTIAL EMPLOYMENT USE
- MARKER BUILDINGS / BUILDING GROUPS / WAY-FINDERS
- POTENTIAL SWALE
- POTENTIAL ATTENUATION FEATURE
- POTENTIAL FOUL WATER PUMPING STATION
- RAIL LINK: BRISTOL - EXETER
- TRANSPORT CONNECTIONS OFF STREET (BUS STOPS)
- POTENTIAL PLAY ON THE WAY ACTIVITY
- POTENTIAL WAY POINT / REST & PUBLIC ART / INTERPRETATION BOARD LOCATION
- NEW NATIVE HEDGEROW/ THICKET/TREE PLANTING AND DOG PROOF FENCE
- POTENTIAL BAT MITIGATION ZONE WITH STRUCTURED PLANTING (WITHIN LAND UNDER APPLICANTS CONTROL)
- LAND RESERVED FOR PEDESTRIAN REFUGE FOR FUTURE HALT/ STATION



Parameters Plans

Land Use

- APPLICATION BOUNDARY
- LAND UNDER APPLICANTS CONTROL
- RESIDENTIAL
- EMPLOYMENT
- WELLBEING PARK/GARDENS/ECOLOGICAL ENHANCEMENT
- PROPOSED TOUCAN CROSSING



Parameters Plans

Movement

-  SITE BOUNDARY
-  LAND UNDER APPLICANTS CONTROL
-  MAJOR TRANSPORT LINK (RAILWAY)
-  PRINCIPAL STREET (TAUNTON ROAD)
-  SECONDARY STREET (MAJOR)
-  SECONDARY STREET (MINOR)
-  TERTIARY STREET / LANE
-  STRATEGIC FOOTPATH CONNECTIONS (SECONDARY & TERTIARY STREETS CONTAIN FOOT ZONE)
-  CYCLE PATH / FOOTPATH CONNECTIONS
-  EXISTING CYCLE PATH / FOOTPATH
-  BUS STOP
-  EMERGENCY ACCESS
-  PEDESTRIAN & CYCLE CONNECTION
-  PROPOSED TOUCAN CROSSING
-  RAIL LINK : BRISTOL-EXETER



Parameters Plans

Green and Blue Infrastructure

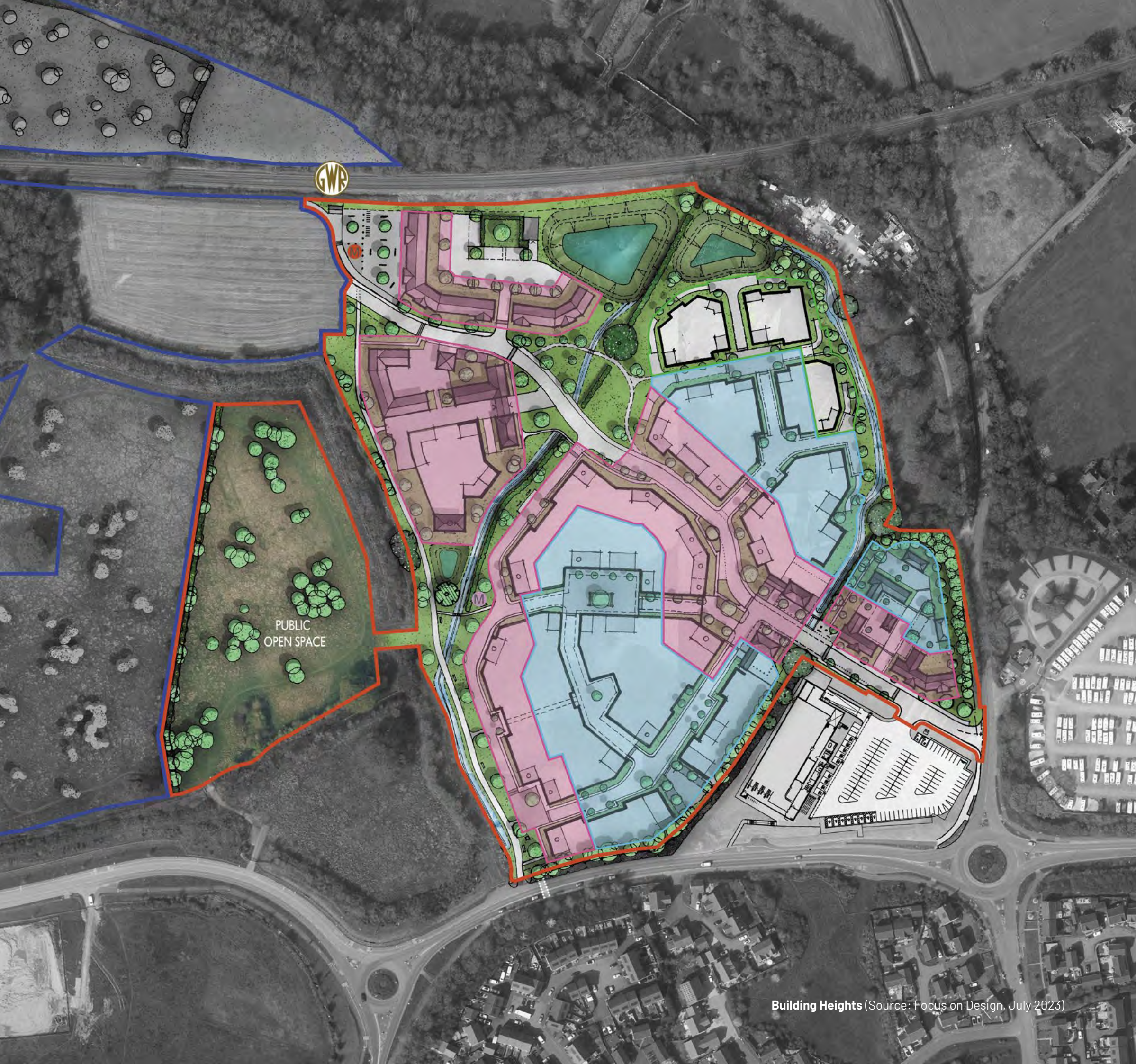
-  SITE BOUNDARY
-  LAND UNDER APPLICANTS CONTROL
-  EXISTING VEGETATION / MATURE TREES / HEDGEROW
-  MATURE TREES & HEDGEROW RETAINED OUTSIDE OF APPLICANTS CONTROL
-  ACCESSIBLE NATURE / WELLBEING PARK AND GARDENS
-  RETAINED COPSE & HOBBY POND
-  5m NETWORK RAIL EXCLUSION ZONE
-  POTENTIAL SWALE
-  POTENTIAL ATTENUATION FEATURE
-  LANDSCAPE AND ECOLOGY BUFFER
-  PROPOSED LANDSCAPING - PUBLICLY ACCESSIBLE
-  PROPOSED LANDSCAPING WITHIN PRIVATE CURTILAGE
-  AREA OF PLAY IN HEART OF DEVELOPMENT, SUBJECT TO DETAILED DESIGN/RESERVED MATTERS/FURTHER NEGOTIATION FOR LEAP (400m²) / NEAP (1000m²)
-  POTENTIAL PLAY ON THE WAY ACTIVITY
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Parameters Plans

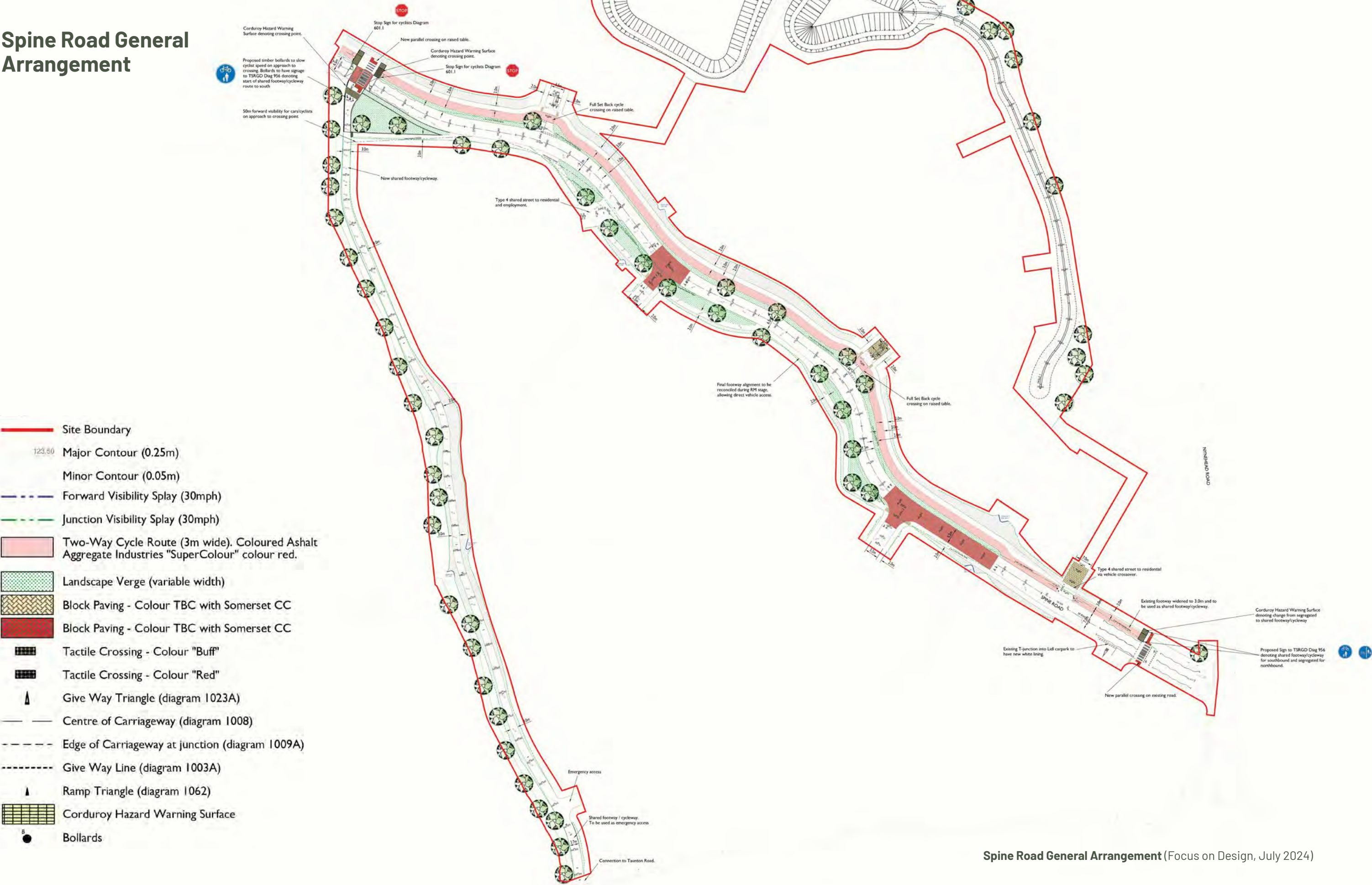
Building Heights

-  SITE BOUNDARY
-  LAND UNDER APPLICANTS CONTROL
-  UP TO 2 STOREY
-  UP TO 2.5 STOREY
-  UP TO 3 STOREY



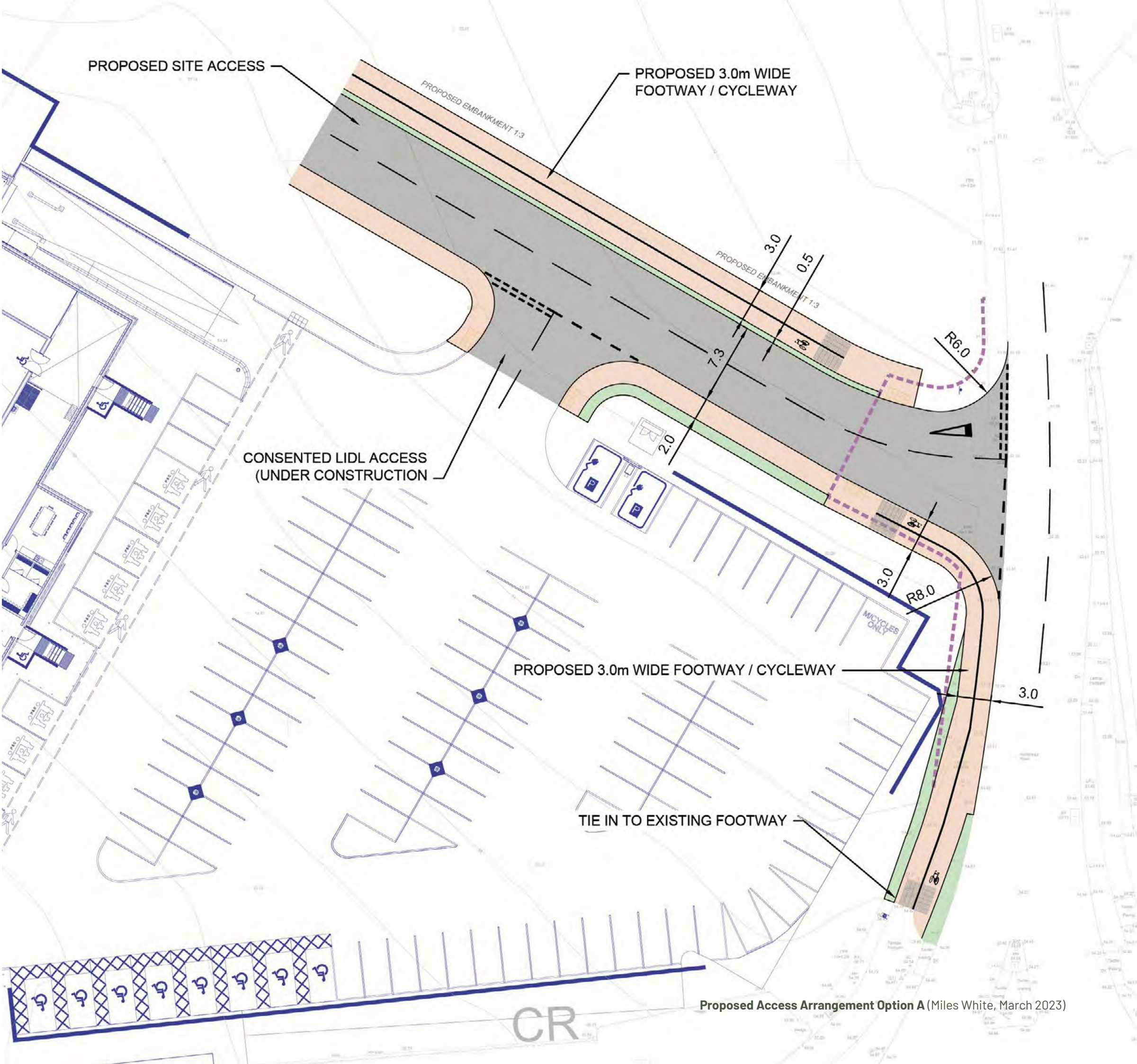
Proposed Access

Spine Road General Arrangement



Proposed Access

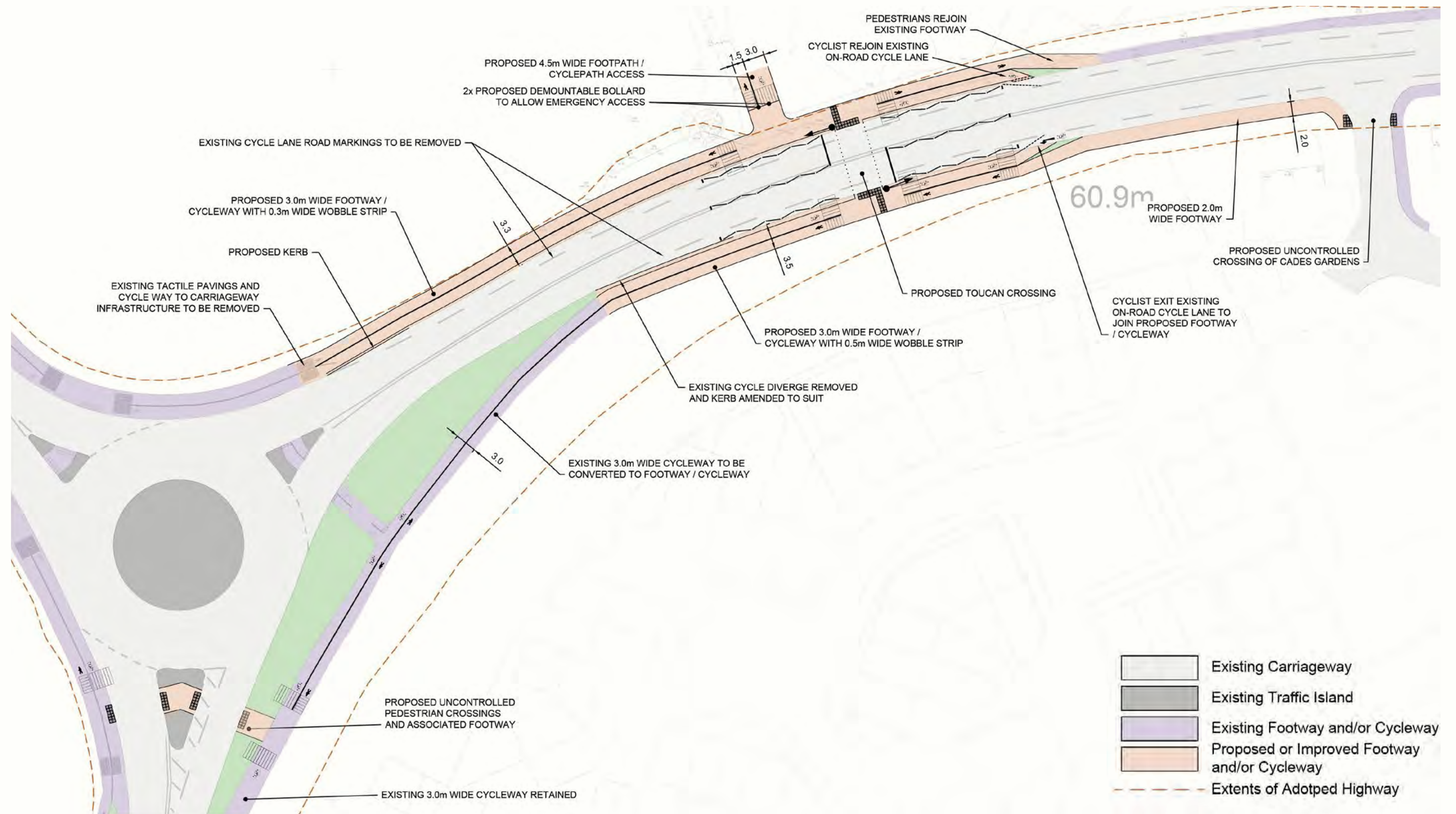
Consented Junction
with Nynehead Road



Proposed Access Arrangement Option A (Miles White, March 2023)

Proposed Access

Proposed Taunton Road Toucan Crossing



Character Analysis

Jurston Fields

Architectural Detailing:

- Georgian influence.
- Splayed brick/stone headers.
- Multi-pane, sash window style.
- Arched fanlights.
- Some quoin detailing.

Materials:

- Predominantly red brick.
- Painted brick.
- Neutral render colours (smooth and rough cast).
- Roofs are typically thin grey profile, flat brown or red double roman.

Boundary Treatments:

- Predominantly soft landscaping.
- Metal railing in key locations.

