

INTRODUCTION

Welcome to the first addition of 'The Cotford Chronicle,' an electronic newsletter prepared by Lovell Homes to keep you updated on the plans for the new residential development, at the land adjacent to Dene road, at Cotford St Luke. Lovell Homes is one of the UK's leading housing developers and is part of the Morgan Sindall Group. The company operates across the UK with seven regional offices across England, Scotland and Wales. The 'South West and South Wales' Regional team will be delivering the scheme in Cotford St Luke.

The Lovell head office is in Tamworth and our regional offices are in Bristol & Cardiff. We have current projects across the south west and have also recently completed schemes in North Somerset and Wiltshire.

If you would like any further information about the company and about what we do, please visit our website at www.lovell.co.uk



A BIT OF SITE HISTORY

The site is located within the village of Cotford St Luke which lies approx. 4 miles north-west of Taunton Town centre, and abuts an extensive residential development to the south/west, open farmland to the north, and Dene Road to the East.

The land is currently owned Lovell and is used for agricultural purposes. It secured outline planning of up to 80 dwellings, local centre (of up to 1,000m² of Class E and hot food takeaway use) and new access onto Dene Road, with associated road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works.

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OUR PROPOSALS

The proposals have been developed to provide a new sustainable, residential neighbourhood of 80 homes of various scales and types and will assist in providing much needed sustainable new homes set within an established setting, and will link to the existing residential communities.

The proposals are based on sustainable place-making and will include homes that are designed to be energy efficient, and reduced carbon emissions for future residents.

- To enhance and create a sense of community for existing and prospective residents.
- Provide modern, warm, comfortable, affordable and secure housing within a safe and welcoming environment.
- Enhance local biodiversity and ecology.
- Incorporate sustainable surface water drainage solutions.
- Promote a pedestrian friendly scheme with integrated landscape and connectivity.
- Emphasise focal points within the scheme
- Dwellings to have low energy requirements utilising passive measures to achieve a highly sustainable development. Improved fabric efficiencies & ASHP's
- Homes designed to Nationally design space standards

PROPOSED LAYOUT

The layout highlights the following principles:

- Centralised focal heart
- Prioritised movement routes
- Green streets and transitional spaces
- Integrated SuDs
- Active frontages

The development will have 80 new homes with a mix 1,2,3 & 4 bed house. The development will also have 25 % affordable homes.



THE CHARACTER AREAS

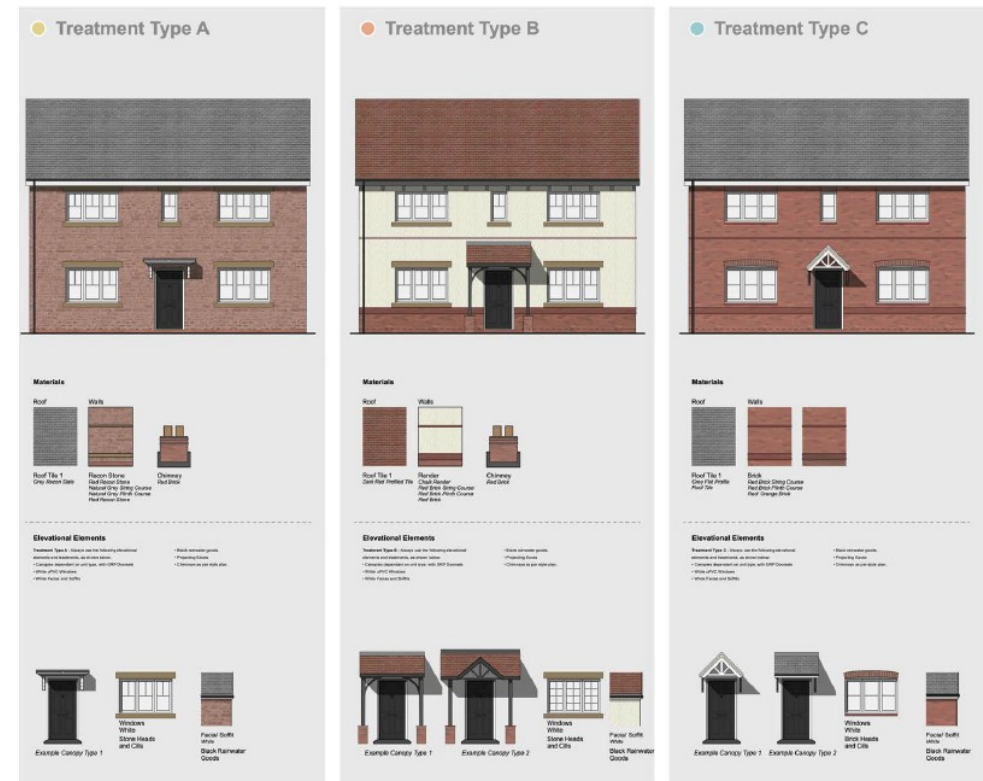
As established previously, the scheme is set out into residential clusters which are further divided by hierarchal streets. This approach to unit layout enables the creation of character streets, gateways and feature buildings to be incorporated into the schemes design, supported by the national design guide.

As identified by previous wider site analysis, surrounding developments provide limited precedent to draw from due to the more singular expansion of development within Cotford St Luke. Further to this, the site would predominantly screened from the public realm, other than looking at the eastern boundary from Dene Road, therefore it is proposed that the following general principles will be applied throughout the scheme;

- Brick walling
- Stone feature plots at gateways
- Traditional pitched roofs and gables
- Traditional or simple brick detail features
- Georgian style casement windows.

Integration of street hierarchy and character zones will assist in the development of a sense of place for future residents.

Private boundary treatments throughout the scheme, when public facing, will be of masonry construction and supported by soft landscaping such as hedgerows or climbers (where suitable). Treatments between plots to be of timber construction. Throughout the scheme, to define public and private realm, additional boundary features may include timber knee rails and hedgerow planting.



INDICATIVE STREET SCENE—CENTRAL SPINE



ECOLOGY

In 2021, a comprehensive set of ecology surveys were conducted to support the outline planning application. These surveys encompassed UKHAB and biodiversity net gain assessment, as well as surveys for badgers, bats, breeding birds, dormice, and reptiles. Notably, the surveys for great crested newts confirmed their absence within the immediate area. The site comprises a single arable field compartment, bound by hedgerows and woodland planting. The findings from these surveys informed the early design of the scheme, with a focus on the preservation and enhancement of the more valuable boundary habitats in the long term.

Regarding the Reserved Matters application, subsequent walkovers and badger surveys conducted in 2024 affirmed that the proposed mitigation measures will secure the protection of the protected species recorded, as the habitats had not undergone any significant changes since the initial assessment.

Implementation of the BCEMP will ensure the establishment of protective measures, including the sensitive timing of vegetation clearance under Ecologist supervision, the implementation of an EPSL for dormice, and the provision of a sensitive lighting scheme to maintain dark foraging and commuting habitats.



LANDSCAPE DESIGN

The proposed development will comprise the conservation of existing trees and hedgerows (predominantly around the perimeter of the site), with new native structural tree, hedgerow, shrub and amenity grassland planting as part of a mosaic of new habitats and landscape areas. These will satisfy the various landscape, visual, biodiversity and other broader sustainable objectives and in conjunction with the attention to the design of the buildings, site layout and earthworks strategy, represent a comprehensive site responsive landscape solution. The retention of the existing landscape features of trees and hedgerows give an instant maturity to the scheme.

Southern & Western Green Corridors

Greenway routes; To encourage a modal shift towards a walking / cycling neighbourhood, a network of accessible, direct and attractive routes along key desire lines will link community assets along the green corridors and beyond into the surrounding neighbourhood.

Orchards

Orchards are characteristic of the region and provide a valuable amenity, as well as biodiversity resource. The proposed orchards comprise locally distinctive species and are accompanied with species rich long meadow grassland. These features bring to the fore the locally distinctive character and embed it into the design of the scheme. Eastern Green Corridor

Structural Landscape;

The eastern edge of the scheme is predefined through a broad area of advanced planting of native woodland and woodland edge species. This is to be retained and enhanced, if possible, to ensure a new green settlement envelope is achieved and assimilates the built form into the landscape.

SUDS;

A SuDS network is integrated into the landscape as part of the multifunctional Green Infrastructure. These features will have a suitable riparian landscape treatment to assimilate them into the landscape, including wet meadow, and marginal aquatic planting. Care has been taken to ensure views over these features are maintained for natural surveillance of the public open space beyond.

Allotments;

In line with the outline approval, 80 dwellings (192 residents) would generate the requirement of 1232m². This has been grouped together with associated facilities of composting areas, car park drop off and cycle hoops. Half sized allotments are located in pairs for flexibility of use. They are co-located with locally distinctive orchard species to compliment the urban food growing and pollination.

Equipped Area of Play (LEAP) has been introduced as a s106 requirement of the outline permission; however it should be noted that a Local Area of Play (LAP) was shown on the approved Parameters Plan. The increased size and buffer zone of the upgraded feature has meant the LEAP has been relocated to the broad, northern area of public open space. Through carefully locating planting away from the sightlines, the play area benefits from natural surveillance from the

adjacent properties and also from the day-to-day uses of the nearby allotments. Other benefits include the play area's co-location with the orchard amenity space, acting as a spill-out zone of informal play.

Northern Park

A green focal space will be created to the north of the site with orchard tree planting, play, allotments, and riparian habitats associated with the drainage basins. This destination green space will form the heart of the proposals, with the street layout forming views toward it.



Private On-Plot Landscape

The landscape treatment to the buildings delivers an important role in the streetscape, providing a framework of seasonal interest, softening of the built form, and increasing legibility through the development. The detailed planting proposals have been carefully chosen and designed to respond to the site, aspect and orientation. The following describe how the landscape treatment integrates into the street characters.

Primary Street

The front gardens of the houses along the main street from the site entrance towards the LEAP located in the northern area of the site, will be characterised by formal hedges and semi-evergreen shrubs for year round interest and structure. Street trees will be provided in front gardens with a fastigiated habit so as to not conflict with houses. These will also be carefully located to provide green features at the end of streets.

Green Lanes / Private Drives

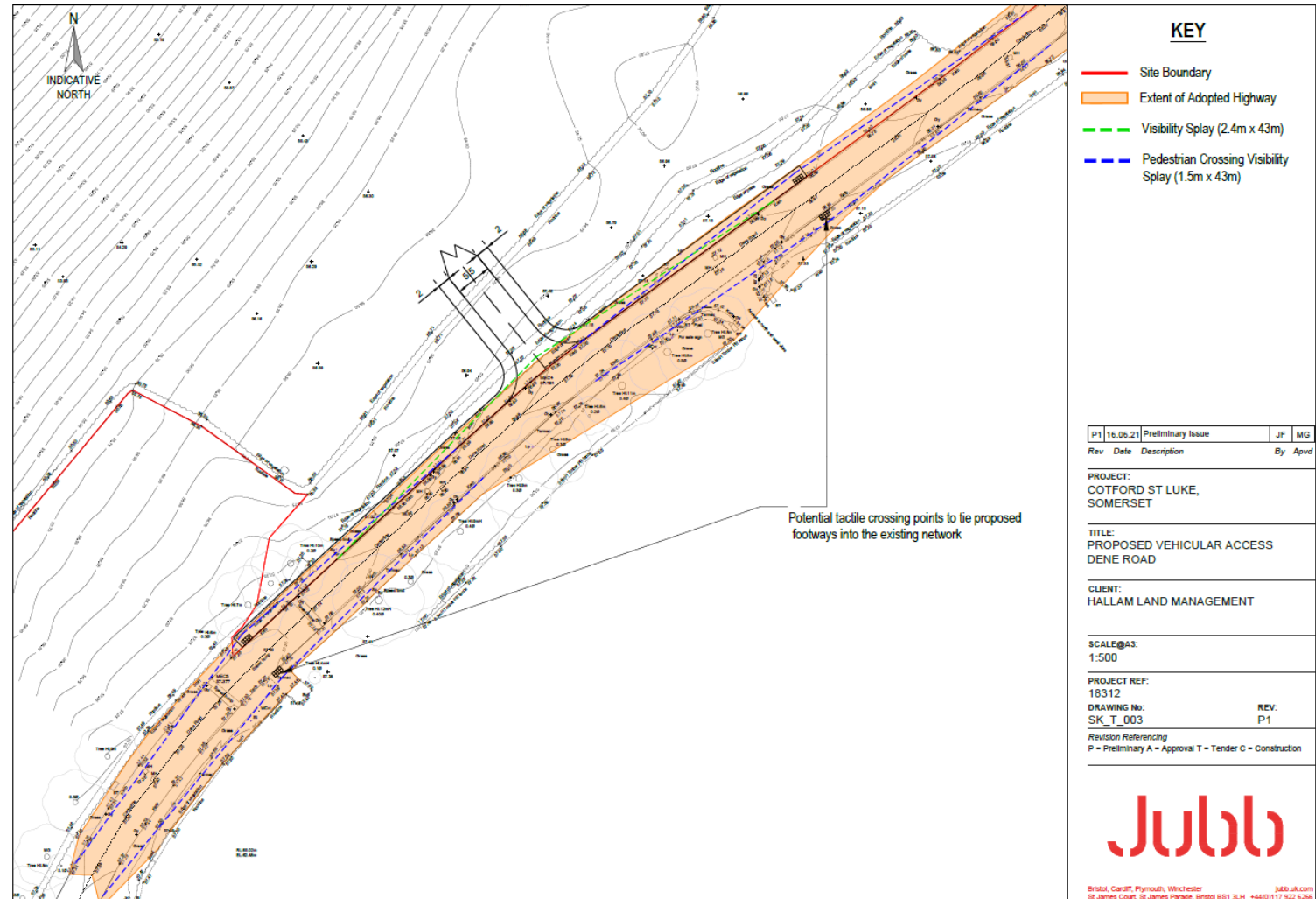
Planting to the front gardens will be chosen for their texture, colour and scent with year round interest. The planting will reflect the naturalistic environment with an informal planting mix, hedgerows and, where possible, berry producing species. Feature trees will be located at the end of street vistas to address the sightline, either as a feature tree or to act as 'gateway' features that frame views out into the landscape.



Fig. 32 Example On-Plot Landscape Features

SITE ACCESS & SUSTAINABLE TRANSPORT

The main access was secured through outline consent and two other non-vehicular access points also established. These elements have guided the layout in order to deliver good connection options with the village and they function as starting points for circulation and permeability within the site.



CONSTRUCTION MANAGEMENT PLAN

This drawing indicates our phasing plan for the development, giving a rough idea of our build route. It highlights where our site compound area would be, located centrally.

Prior to site start, we will hold a community information event to inform local residents of any traffic management and works that could cause disruption. To ensure effective communication, we will situate Community information boards near the site entrances, which will provide up to date information regarding the construction process.



Land at Dene Road,
Cotford St Luke,
Taunton
Rev: C

Date: 3-10-24

THE LOVELL LEGACY

We always look to engage with local stakeholders such as residents, businesses and schools to ensure that we leave a positive legacy in every community.

We will work with these groups to provide added value to the scheme and to help to improve local facilities which will benefit the whole Cotford St Luke community.

We would welcome any suggestions from local residents/business as to how this legacy can be delivered for the scheme at Cotford St Luke. Are there any particular community groups which could benefit from some training, improvements to their building or meeting place?

If you have any suggestions, please get in touch at Enquiries.cotford@lovell.co.uk in the first instance to register your proposal or send us your proposal in the post to ;

Cotford Comments, Lovell Partnerships Ltd, Unit 5, Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais, Cardiff, CF15 7AB



HAVE YOUR SAY

We have provided this document in order to share our proposals for the Cotford St Luke scheme with you and be presenting this at the public consultation.

Importantly this gives you the chance to have your say about our proposals for Cotford by leaving your comments and/or questions for the Lovell team and our specialist consultants who have worked on the design of the scheme with us on the website.

We know that there will be matters about the development and construction works which will still require further explanation, such as our strategy for construction traffic, provision of drainage and services and future management of ecological areas/open space amongst others. Further information about these matters will be contained within the full information pack to be submitted for planning and also further practical information will be available at the “Community Information Event”, which will be held closer to the construction start date, which is currently targeted Autumn 2025.

Don't forget, you will also have the opportunity to comment on the proposals once the planning application has been made to Somerset Council. This is currently targeted this Autumn, so keep a look out on the Council's planning website.

We encourage you to take the opportunity to review our proposals and provide your comments, either via the website, via our email address or in writing at:

Enquiries.cotford@lovell.co.uk or

**Lovell Partnerships Ltd, Unit 5, Cae Gwyrdd, Greenmeadow Springs Business Park, Tongwynlais,
Cardiff, CF15 7AB**

