

01 | LAND AT VALLIS ROAD FROME

WELCOME

Welcome and thank you for visiting our second exhibition on the proposal for a mixed-use development on land at Vallis Road, Frome.

This exhibition is part of a consultation process we are undertaking to hear the local community's views. Feedback we receive will be used to help inform our proposals.

Our team is on hand to discuss the plans with you – so please feel free to ask them any questions you have. Forms are also provided so that you can provide us with written feedback.

ABOUT SUSTAINABLE BRITAIN LIMITED

Sustainable Britain Limited (the development arm of Connolly and Callaghan Limited) is a south west based development company focused on the construction of new homes promoting the use of sustainable building methods and materials.

Sustainable Britain Limited aim to make a positive difference to the environment and to the lives of residents and their neighbours by:

- Using eco-friendly design and construction techniques in homes;
- Encouraging renewable energy technologies;
- Co-operating with others who are also working towards sustainable communities.



AERIAL VIEW OF SITE AND SURROUNDINGS

THE SITE

The site measures approximately 1.5 hectares and is located on the western edge of Frome, south of Wallington Way. A Site Location Plan is provided below.

SUSTAINABLE LOCATION

The site is brownfield and located approximately 1 mile from the centre of Frome, within easy walking distance of several schools including Oakfield Academy, shops, employment and other facilities.

Frome has a population of approximately 27,000, supported by local employment opportunities and community facilities.

The site is a sustainable location for residential led mixed-use development.

PLANNING STRATEGY

Like most of the UK, the growth in population and the trend for smaller households places pressure on the demand for new housing in Somerset.

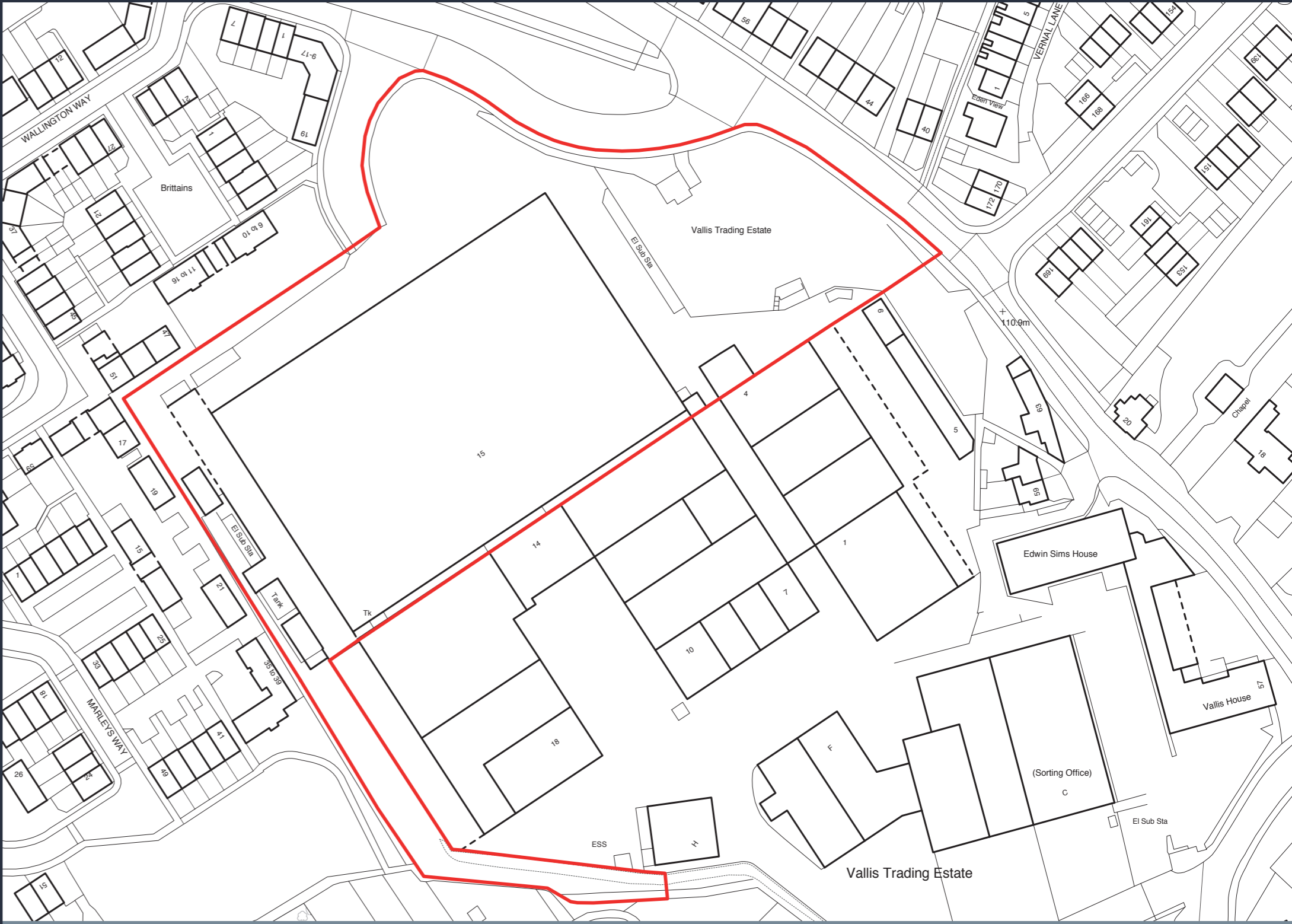
Mendip District Council have identified that new homes are needed across the district.

The number of new homes required is set out in a document known as the ‘Adopted Mendip District Local Plan 2006-2029’.

The mixed-use development will provide a mix of dwellings consistent with the housing strategy in the Local Plan to develop sustainable sites on previously developed land. Through the planning application process it will be demonstrated that this site can no longer support an employment use and that the best alternative use is for a residential-led mixed-use development.

OUR VISION

To create a people-centred development model that offers option and promotes change to the housing market.



SITE LOCATION PLAN

OUR MISSION

- To encourage communities into being.
- To design places for people to be, do and grow.
- To use sustainable construction that minimises whole life costs.
- To respect people and planet.



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SITE CONSTRAINTS AND OPPORTUNITIES

We have established constraints associated with the site so that we can look for opportunities to overcome these through the proposals.

CONSTRAINTS

- Overlooking from neighbouring properties;
- Noise impact on neighbouring properties; and
- Levels change on site – site slopes down towards Vallis Road.

OPPORTUNITIES

- Create an attractive development which is informed by and respects the local character;
- Ensure the layout respects adjacent land uses;
- Provide an area of public open space and new planting;
- Provide a community multi-use building;
- Provide a play area on-site;
- Provide much needed housing;
- Provide a pedestrian link to the south west of the site;
- Suitable access in place off Wallington Way and visibility splays at junctions to be maintained.



SITE CONSTRAINTS PLAN

SCHEME BENEFITS

- Provision of much needed housing;
- Sustainable location within the town of Frome;
- Regeneration of a vacant brownfield site;
- An area of public open space, including children’s play area;
- A community hub will be provided on the site; and
- CIL contribution made to improve local facilities.

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SCHEME PROPOSALS

A full planning application is being prepared for 67no. one, two, three and four bedroom dwellings with associated play and open space.

The layout plan illustrates a mix of dwelling types with a range of 1 to 4 bedroom dwellings and apartments. The proposed development will also provide car parking, a community hub building with open space and a children’s play area.

- 1. Pedestrian connection (steps) linking to Egford Lane Play Area
- 2. Acoustic fence to industrial site
- 3. Private amenity space for flats
- 4. Play area
- 5. Public space associated with community hub
- 6. Community hub with cafe at ground floor and workspaces / studios above
- 7. Rear courtyard to community hub (potential link to workspaces on industrial site)
- 8. Side entrance unit to turn corners

- 9. Integrated rear garden storage and bin enclosures
- 10. New electricity substation to service site
- 11. Electric car pool space
- 12. Gate to co-housing site (for safety of children playing in this area)
- 13. Sustainable drainage ponds with decked area for community events
- 14. Natural play area within co-housing site
- 15. Shared garden
- 16. Shared growing area



LANDSCAPE PLAN

The scheme has been reviewed and developed since our first exhibition in 2015 and in particular the following changes have been included:

- 1. We have added a 14 house co-housing community to the east of the scheme incorporating a shared landscape/play area and some allotments and with 1 parking space per unit including some shared vehicle provision.
- 2. We have added a pedestrian connection through to the south west (linking to Egford Lane Play Area) to ensure a more permeable site linked well to neighbouring areas.
- 3. We have developed and integrated rear garden storage and bin enclosures to most houses to ensure the amenity of the site is maintained and new residents are encouraged to recycle.
- 4. We have improved pedestrian connections adjacent to the community hub (allowing for a future pedestrian link to possible workplaces in the neighbouring industrial estate).



PREVIOUS LANDSCAPE PLAN

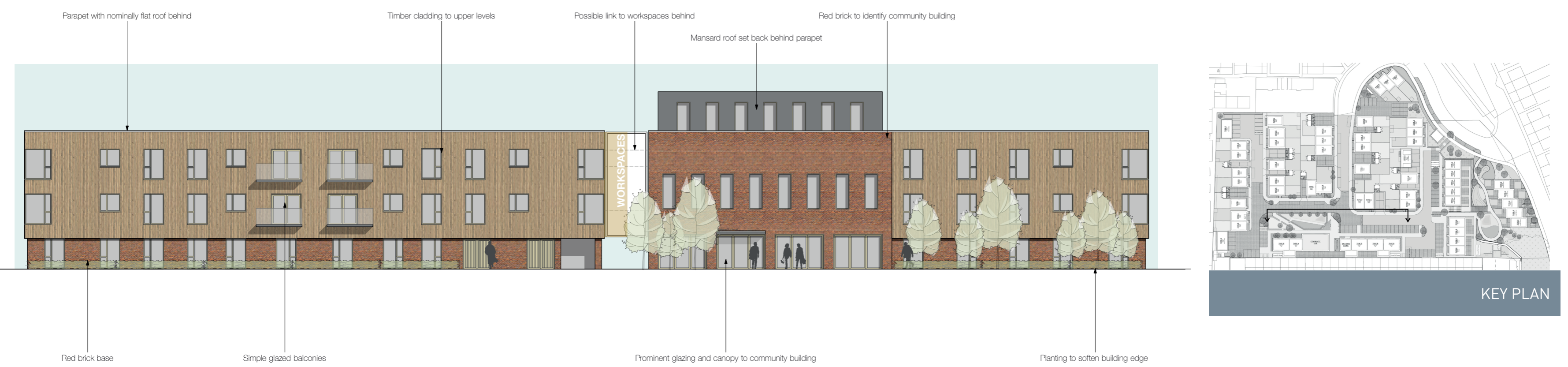


NON CO-HOUSING PLAN

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LAND AT VALLIS ROAD
FROME

TYPICAL ELEVATIONS



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SITE CONSIDERATIONS

Before we prepare a planning application, we have assessed the existing site and surrounding area.

ACCESS AND MOVEMENT

The town centre and employment opportunities are available within reasonable walking and cycling distance of the site.

Local shops are located on Vallis Way/Broadway/Badcox. This includes a convenience store, take-aways, café and restaurant, bakery, public house, hair and beauty salon, butchers, estate agents, antiques shop and a horse tacking shop. Frome Youth and Community Centre is located 450 metres from the site on Vallis Road and Primary Schools and Frome Academy are located within approximately 1000-1200 metres from the site which is around a 15 minute walk.

It is proposed that the site will utilise the existing priority junction onto Wallington Way which served the previous employment use. The access arrangements are considered to be suitable to serve the proposed development and will include a pedestrian and cycle access onto Vallis Road.

In terms of parking, there are 139 spaces proposed on site. This includes one disabled accessible space and 22 visitor spaces. The visitor spaces will be available to be used by residents’ visitors and users of the Community Hub. Car parking will be provided through a combination of garages, car ports, driveway spaces, and parking bays. Cycle and motorcycle parking spaces are also proposed on site.

A Travel Plan will be provided for the site. This will provide a package of initiatives and measures that will aim to encourage sustainable travel to and from the site including walking, cycling, and public transport use. The closest existing bus stops are located on Vallis Road (Robins Lane Bus Stop). Situated to the south and west of the site is National Cycle Network 24 (NCN24). This cycle route can be accessed via Vallis Road approximately 850 metres to the south of the site.

ENVIRONMENTAL

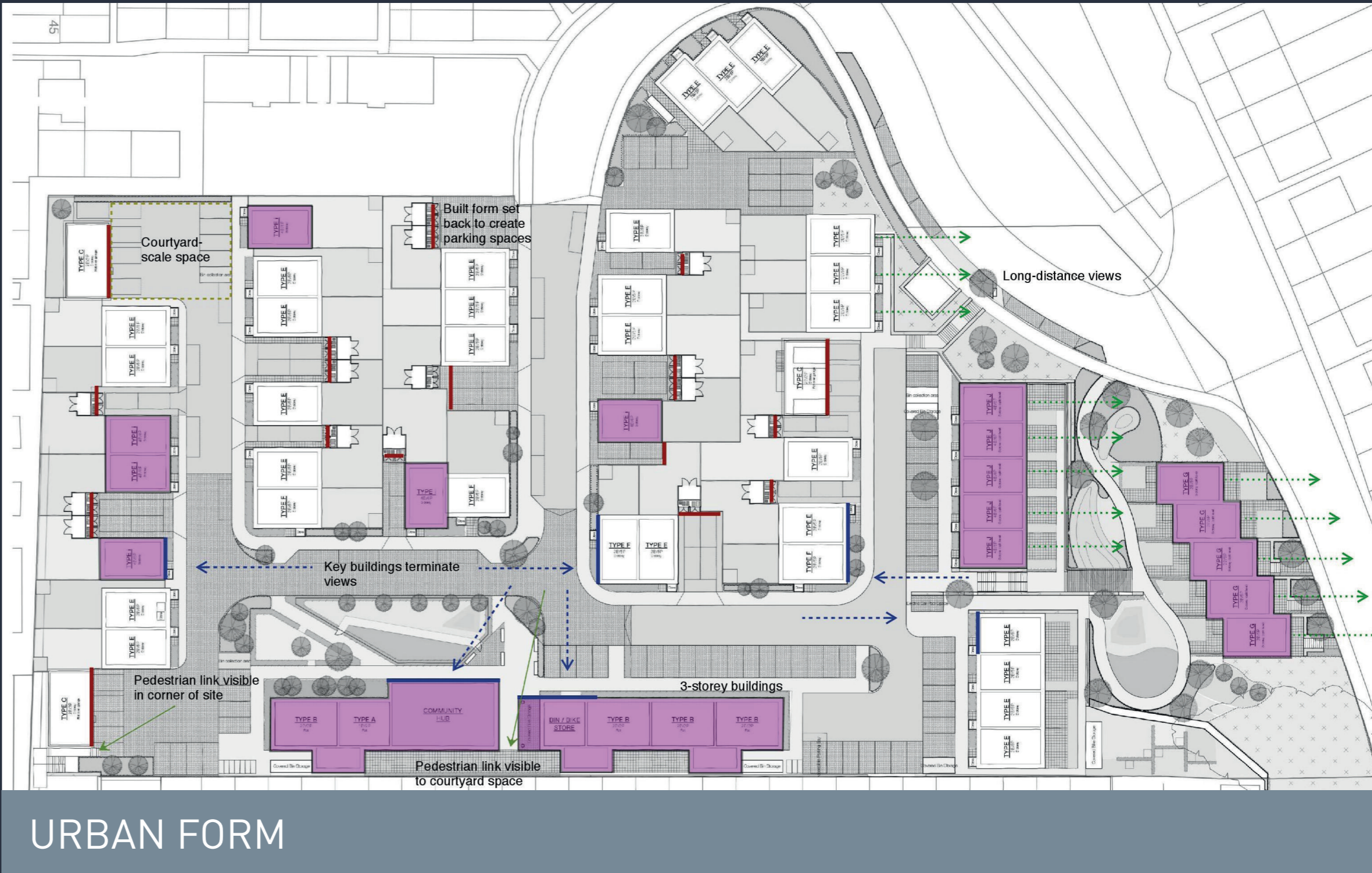
A preliminary landscape plan has been produced that will provide trees of appropriate species across the site. A noise assessment is also being undertaken which will seek to protect the residential amenity of occupiers of the proposed development. Mitigation will be provided in the form of acoustic fencing and using the orientation of buildings to ensure the future amenity of occupiers is acceptable.

FLOODING AND DRAINAGE

There is existing drainage infrastructure from the factory and the proposal will seek to utilise this as well as employ sustainable drainage approaches, such as rainwater harvesting, as appropriate.

URBAN FORM

The scheme has been developed based on an analysis of the town’s urban form and building types. Generally streets are narrow, with small set backs identifying parking areas. Buildings vary in their width and height, creating variety in the overall streetscape. The plan above identifies these principles within the layout.



SECTION SHOWING POSSIBLE CREATION OF WORKSPACES WITHIN THE INDUSTRIAL BUILDING ADJACENT TO THE SITE

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A NEW WAY OF BUILDING HOMES

OUR VISION

To create a people-centred development model that radically changes the housing market.
Where everyone can have access to an affordable and sustainable home that supports a better quality of life.

OUR MISSION

- To promote communities into being
- To design places for people to be, do and grow.
- To make use of sustainable construction that minimises whole life costs.
- To respect people and planet.

A RENEWABLE BUILDING SYSTEM

We build homes using timber frame technology insulated with straw. ModCell Straw Technology uses renewable, carbon capturing materials that not only reduce the carbon footprint of our developments, they also minimise energy costs and CO2 emissions for the people who live in them.
A Modcell home is a living, breathing home, that is cool in summer and warm in winter. It is intelligent in operation as well as design and, at every turn, simply and effectively helps reduce environmental impacts without compromising how people choose to live their lives. Compared to the UK average, a Modcell home uses 90% less energy to heat. In one simple move, Modcell eradicates fuel poverty and provides a straightforward and practical way to live that doesn’t cost the earth.

CUSTOM HOMES AND CO-HOUSING

Plans include an element of “custom build” opportunities giving new residents choice beyond that of standard new homes developments. Home owners will have the opportunity to choose from a range of internal layouts on each floor of their home, personalising their own house to suit their needs.
We are also proposing to offer a small section of the site for purchase by a group of like-minded people who wish to acquire a group of homes around a central area and have use of a community building (on this project known as a community hub). This area of the development will generally follow the same design and layout principles as the remainder of the site and is designed to be part of the wider community, not a separate area. There will however be some differences and customisation of this area to suit the needs of the particular group (often known as a co-housing). For example car share opportunities, shared garden areas, allotments etc.

There are various approaches to co-housing with many groups looking for different opportunities such as finding their own sites which are sometimes standalone projects. Vallis Road is a different approach where Sustainable Britain Limited wishes to offer a purpose built group of custom build homes,

encapsulating the values of community led housing, but on a larger project where the benefits can be felt through the entire site.
For groups of people who are interested in this proposal, sometimes referred to as community led

Below we show some possible custom build house plan variations for one house type.
Home owners will be able to chose between a variety of ground, first and second floor plans and combine these in different ways to more accurately reflect their needs. Only a selection of possible variations are indicated.



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FEEDBACK & NEXT STEPS

FEEDBACK

Thank you for taking the time to look at our proposals.

If you have any questions, please do ask one of our team here today.

We'd like to hear your views on the project. Your views are important to us and we will consider them as we finalise the proposal for the submission of the full planning application.

We would therefore be grateful if you could take the time to complete one of the feedback forms we have provided and put it in the box provided or post comments to:

PEGASUS GROUP
First Floor, South Wing
Equinox North, Great Park Road
Almondsbury,
Bristol BS32 4QL
T: 01454 625945

THE DEADLINE FOR COMMENTS IS 9TH MARCH 2016

These contact details will put you in touch with Pegasus Group who are running the consultation. Once a planning application is submitted, you will have a further opportunity to comment on our proposals formally to the Council should you wish.

NEXT STEPS

We will shortly be submitting a pre-application enquiry to the Council. Once we have finalised our plans for the site we will submit a full planning application to Mendip District Council.

Mendip District Council will determine the application within 13 weeks of its submission.

