

Land North of St Andrews Road, Fremington (ref: 73875)

Summary of changes to outline planning application in response to Design West Review Panel response

This Note sets out the changes made to the application plans for Land North of St Andrews Road, Fremington (outline application ref: 73875) in response to feedback received from the Design West Review Panel.

The scheme was presented to the Design West Review Panel on 17 November 2021 with written feedback received on 1 December 2021. The proposals had already been presented to the Design West Review Panel (prior to the submission of the planning application) on 23 March 2021 with initial feedback received on 7 April 2021.

The key changes to the application plans in response to the comments received in December 2021 are summarised as follows:

Site entrance

The site access plan has been updated to make improvements to safe pedestrian and cycle access to the site, including visibility, surface treatments and signage.

Western boundary

Areas of public open space along the western boundary have been increased following a further review of flood risk constraints. This has resulted in the block structure of the western parcels being amended to pull development further away from the western boundary, whilst retaining the spirit of an outward facing development. An increase in landscaping to reinforce the green edge has also been made.

Central green corridor

Through ongoing discussions with officers and the Design Review Panel it is clear that the inclusion of a pedestrian/cycle only connection through the development along a natural south east to north west axis is welcomed and supported.

To strengthen this link, further enhancements have been made to the street presence in the south east from the entrance to the site leading to the heart of the development, with improved building set back, removal/reduction and relocation of visible 'frontage' parking; in favour of a wider street to naturally contain more landscaping (trees and hedgerows) and front gardens; subject to detailed design. Further green space (that would accommodate a LAP) has been increased to the south of the landmark building at the head of the green corridor, in lieu of hardscape; to increase the green infrastructure credentials and as part of wider gains.

Northern field

Following detailed discussions with officers, and informed by feedback received by the Design Review Panel, it has been acknowledged that the development incorporates and indeed exceeds policy

compliant levels of public open space across the site. It is accepted however that the submitted application did not address the existing shortfall in formal sports provision, specifically a junior pitch.

We are therefore pleased to confirm that the amended plans now include a junior sports pitch in the northern field to ensure that the local shortfall is addressed.

The pitch would not contain any lighting given the obvious ecological and landscape sensitivities of doing so, and therefore the only above ground features would be two goal posts.

In addition to this, the applicant has carefully considered feedback from the Design West Panel about the potential wildlife and ecological enhancements that could be provided in the northern field and in response the plans have been amended to significantly extend the amount of public open space and green infrastructure in that part of the site. The plans therefore now show ecological enhancements and recreation opportunities that span the whole of the northern field, including attractive areas for public open space, social interaction and informal recreation, a circular pleasant walking and cycling route around its perimeter, a potential large community orchard, allotments (with potential for private and community use) as well as retaining a marshy grassland habitat to the north eastern area toward the strong biodiversity credentials. Informal mown paths are intertwined within the spaces created to provide people with movement choice within this strong landscaped framework at the heart of the biosphere.

An attenuation feature continues to form part of this important space and as part of the wider drainage strategy for the site.

Overall, the application proposals have carefully considered the feedback provided by the Design West Panel in December 2021 and have been amended to incorporate further changes as a result. It is considered that the application proposals now represent a very well designed and considered scheme which addresses the feedback from the Panel.