

Community Engagement: Residential Development at Perry Street, Tatworth

About the Crossman Group

The Crossman Group (CG) is a property company dealing with all aspects of the residential development process from site acquisitions and planning through to construction and subsequent disposal. The group operates across the south west region and currently has circa 350 dwellings in the planning system.



Community Engagement

CG is promoting land at Perry Street for residential development. The proposals consist of up to 100 new homes (35% affordable provision), including bungalows aimed directly at the needs of older people, affordable homes for younger people and also self-build plots. The development will also include public open space, a children's play area, car parking for the shop and existing residents, and land safeguarded for community use.

We would welcome feed-back from the local community on our emerging scheme. All of the comments received will be carefully considered by CG's technical team, and where appropriate used to inform the proposals.

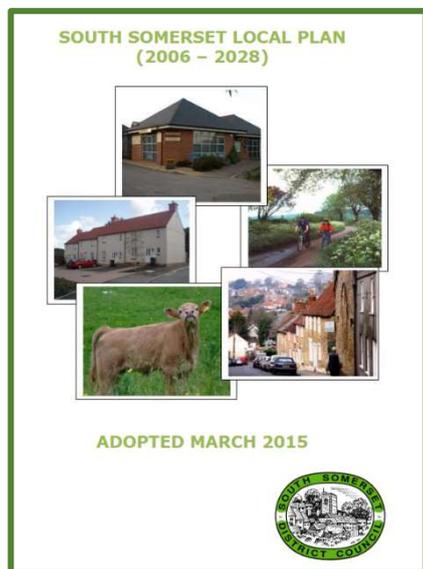
Left - family homes delivered by CG in North East Somerset and which won a design award from the council.

Site Location

The site is 4.35 hectares and is located on Tatworth's southern edge. It forms a principal frontage to Perry Street (B3167). The site is considered to be well connected to services in the village, the majority of which are within a 10-minute walk. Access to destinations further afield is provided by the Perry Street bus stops, which provide regular services to Axminster, Chard, Ilminster and Taunton. The site is sub-divided by a number of hedgerows, all of which would be retained in the proposed development. The site is not subject to any planning restrictions or at risk of flooding (according to the Environment Agency).



Right – site shown edged red.



Planning Context

According to the local plan, the site is not located within the Green Belt, or subject to any other planning designations that would prevent its development.

The local plan policy most relevant to the determination of the planning application is policy SS2. In relation to proposals for housing, this policy requires that new development:

- 1) Meets an identified housing need;
- 2) Creates or enhances community facilities; and
- 3) Is of an appropriate scale for the settlement.

These issues are considered on the following page.

Identified Housing Need

An assessment of Tatworth's development needs has been undertaken. This has confirmed a need for the following type of housing:

- Older people's housing in the form of bungalows to enable downsizing;
- Affordable housing for younger people to enable them to take their first step on the property ladder;
- A small number of self-build plots for those individuals seeking to build their own home; and
- Due to limited new housing provision in Tatworth, traditional open market housing of varying sizes to facilitate the sustained growth of the settlement.



Creates or Enhances Community Facilities

The proposal will include the following community uses that will be accessible to existing residents of Tatworth, as well as future residents of the development:

- Land safeguarded for a community use, details of which will hopefully be determined as part of this consultation;
- Dedicated car parking area for patrons of the adjacent McColls convenience store;
- Additional informal parking arrangements for existing residents on Perry Street;
- Children's play area; and
- Public open space.

Appropriate Scale of Development

- Tatworth is the largest rural settlement in the district, although it has experienced only limited growth in comparison to other locations.
- Tatworth has a wide range of services and amenities to meet the needs of the proposed development, and which includes: a primary school, village hall, shop, pub, playing fields, allotments, a church and local bus service.

Next Steps

CG would welcome comments on its emerging proposals before it submits an outline planning application. The consultation material can be viewed online from 20 August at: <http://www.crossmangroup.co.uk/PerryStreet>

Paper copies of the material can be made available from info@abc-pr.co.uk or call 0117 9772002.



Above – preliminary development proposals.

Finally, a drop-in session where members of the public can view the plans and ask questions of the project team will take place on Tuesday 7 September from 3-7pm in Tatworth Memorial Hall.