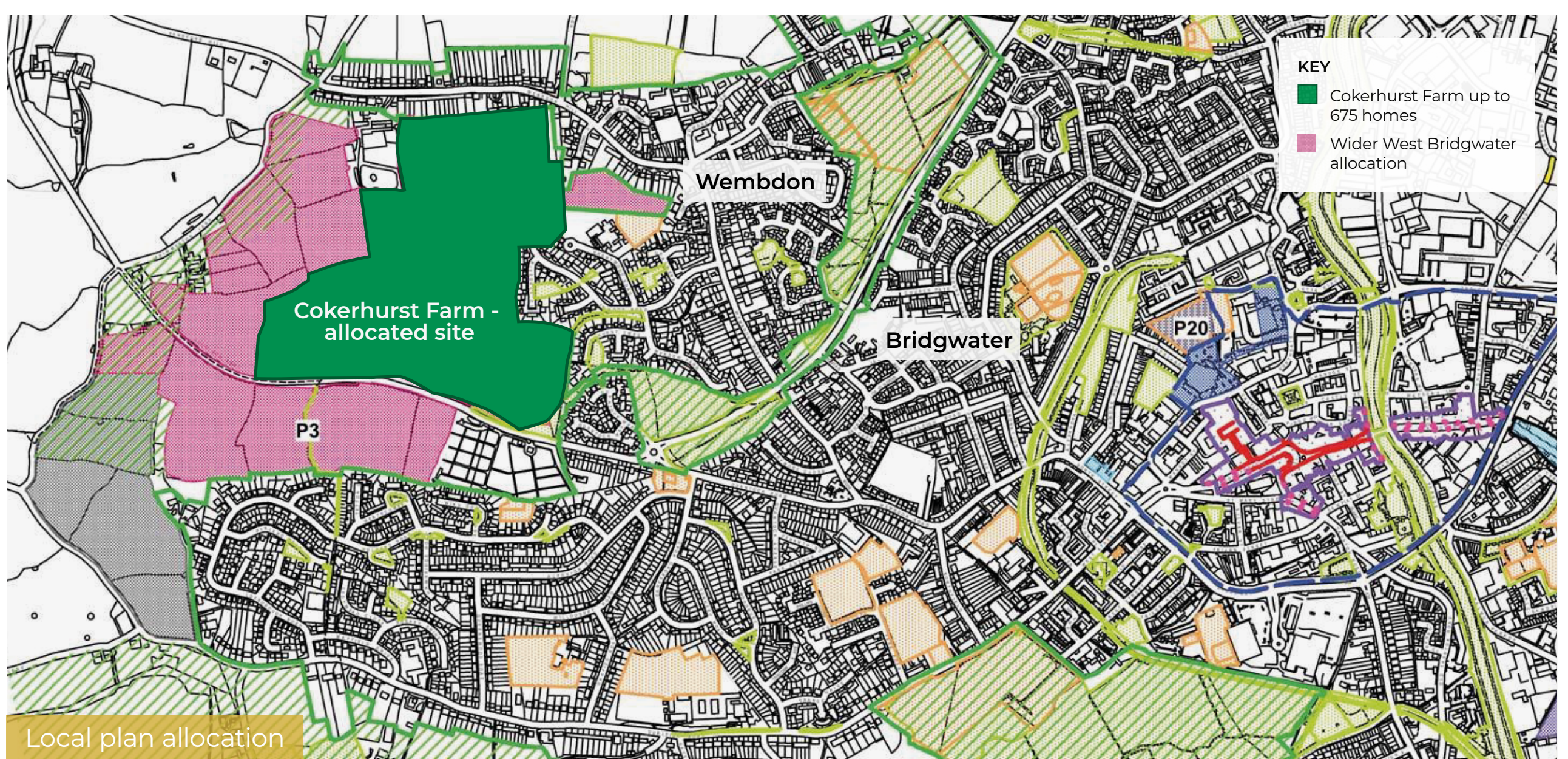


COKERHURST FARM

WELCOME

Thank you for coming to our consultation event to find out more about our emerging proposals for Cokerhurst Farm, a residential-led development jointly promoted by Ensign Group and Cavanna Homes.



WHO WE ARE

Ensign Group and Cavanna Homes have a reputation for delivering high quality homes in the right locations. Cavanna Homes has extensive experience of building communities in the South West, while Ensign's activities stretch across the South of England. Whether it's a first apartment or a family home, both firms carefully plan and build each property, combining thoughtful design with classic touches, to ensure the creation of a high-quality home.

The proposals we're developing for Cokerhurst Farm draw on our collective breadth of experience as developers who understand the importance of the environment created, sustainable communities, maintaining the vitality of the local economy and delivering much-needed homes.

WHY WE ARE CONSULTING

The emerging Sedgemoor District Council Local Plan has been subject to a Public Examination and is likely to be adopted in early 2019. It identifies Land at West Bridgwater as a Strategic Development Area for the delivery of approximately 1,200 homes, a neighbourhood centre and primary school. Our site forms part of this allocation. The draft Neighbourhood Plan is also progressing and, in accordance with the Local Plan, identifies our Site for development.

These planning documents have already been subject to public consultation and we have carefully considered feedback in developing our plans. Our current consultation is another important way the local community can influence the proposals as we move towards a planning application. We value your views and will consider all the comments we receive during this consultation to help shape and refine our proposals.



HAVE YOUR SAY

We want to hear your views and thoughts on our proposals for Cokerhurst Farm. There are lots of ways to contact us and find out more:



PHONE:
0800 988 9141



EMAIL:
info@cokerhurstconsultation.co.uk



POST:
Cokerhurst Farm Team, Camargue,
Eagle Tower, Cheltenham, GL50 1TA



WEB:
cokerhurstconsultation.co.uk

COKERHURST FARM



COMMITTED TO WORKING WITH LOCAL COMMUNITIES

Wembdon is a place that stands out as unique to the surrounding area, with a village setting separate to Bridgwater but close to the town.

We are committed to working with local communities to build a development that meets the area's housing needs while taking into account the look and feel of Wembdon. Our site is allocated for development in the Sedgemoor District Council Local Plan, which is due to be adopted in early 2019. It is also identified in the draft Neighbourhood Plan, which sets the priorities for Wembdon – both housing and community facilities. We have carefully considered the aspirations of the draft Neighbourhood Plan and wherever possible these are reflected in our designs.

In particular, our proposals provide:

- Significant new homes including apartments and family houses to enhance choice
- Affordable housing to meet local need
- A new neighbourhood centre including a Primary School as well as community and/or retail facilities
- High quality development design that reflects the character of Wembdon
- Enhanced parking strategy which seeks to minimise the need for on-street parking wherever possible
- A landscaped setting for development to protect existing views and create new open spaces which will be accessible to the local community
- Ecological enhancements for the area through the creation of new ponds, nesting habitats and hedgerow planting



YOUR
OPINIONS
COUNT



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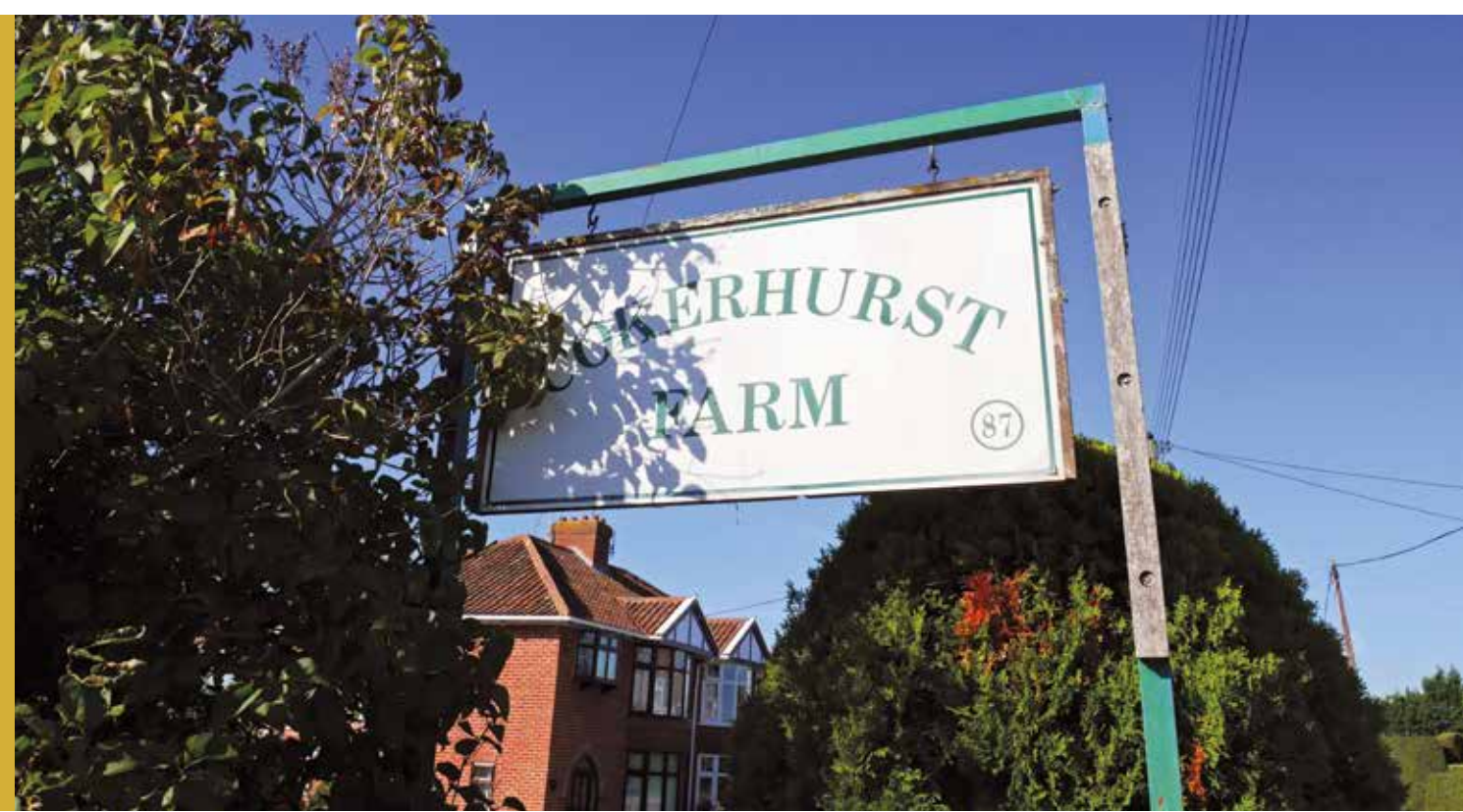


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COKERHURST FARM

SITE CONSTRAINTS

We have worked with Sedgemoor District Council and Somerset County Council to ensure our proposals address all the site constraints



Cokerhurst Farm is in Wembdon Parish, North of Durleigh – around two miles west of Bridgwater town centre. The site is bordered to the south by the A39 and the east by the village of Wembdon and could deliver up to 675 much-needed new homes alongside community facilities.



CONSTRAINTS:

- Challenging land topography
- Existing Public Right of Way
- The setting of Cokerhurst Farm House (Grade II Listed)
- Noise source from A39
- Residential amenity of existing neighbouring dwellings
- Existing watercourse
- Existing trees, vegetation and key ecology
- Overhead cables



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COKERHURST FARM



OUR VISION FOR COKERHURST FARM

Our development at Cokerhurst Farm will create a high-quality, sustainable development which reflects the identity and character of Wembdon, in line with the aspirations of the Neighborhood Plan group while reflecting planning policy.

The scheme will be well designed and landscaped to respect its surroundings while promoting community integration and creating strong links to the wider area.



- A mix of uses including residential, retail, green space and a two-form entry primary school
- A distinctive and positive environment with high-quality of design, layout and use of appropriate materials to enhance the existing site qualities and develop a sense of place
- Sensitive to historic landscape features
- Clear green boundaries between the development and its edges – focusing on the A39
- A network of walking and cycling routes encouraging sustainable travel within the site and to surrounding areas, including the countryside and existing facilities in Wembdon
- Opportunities and facilities for local people and business
- A development carefully designed to ensure excessive on-road parking is minimised
- Of up to 675 homes, around 240 will be the detailed application
- Sustainable urban drainage features to enhance the site and manage surface water

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COKERHURST FARM



OUR HYBRID PLANNING APPLICATION

Our planning application will be in two parts. We will be applying for full planning permission on the southern section of the site and, at the same time, outline planning permission for the primary school, neighbourhood centre and northern part of the site.



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COKERHURST FARM

TRAFFIC AND TRANSPORT

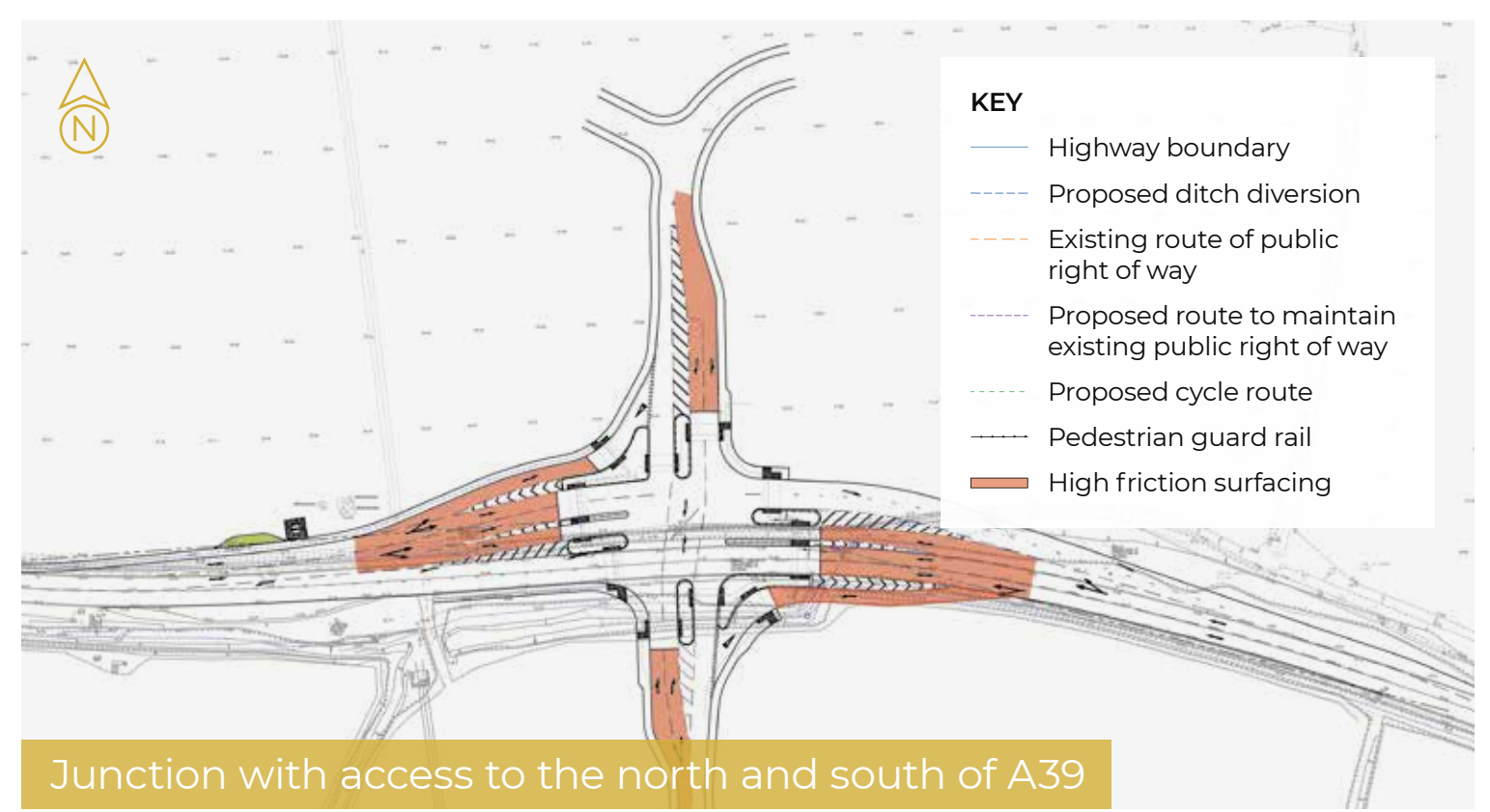
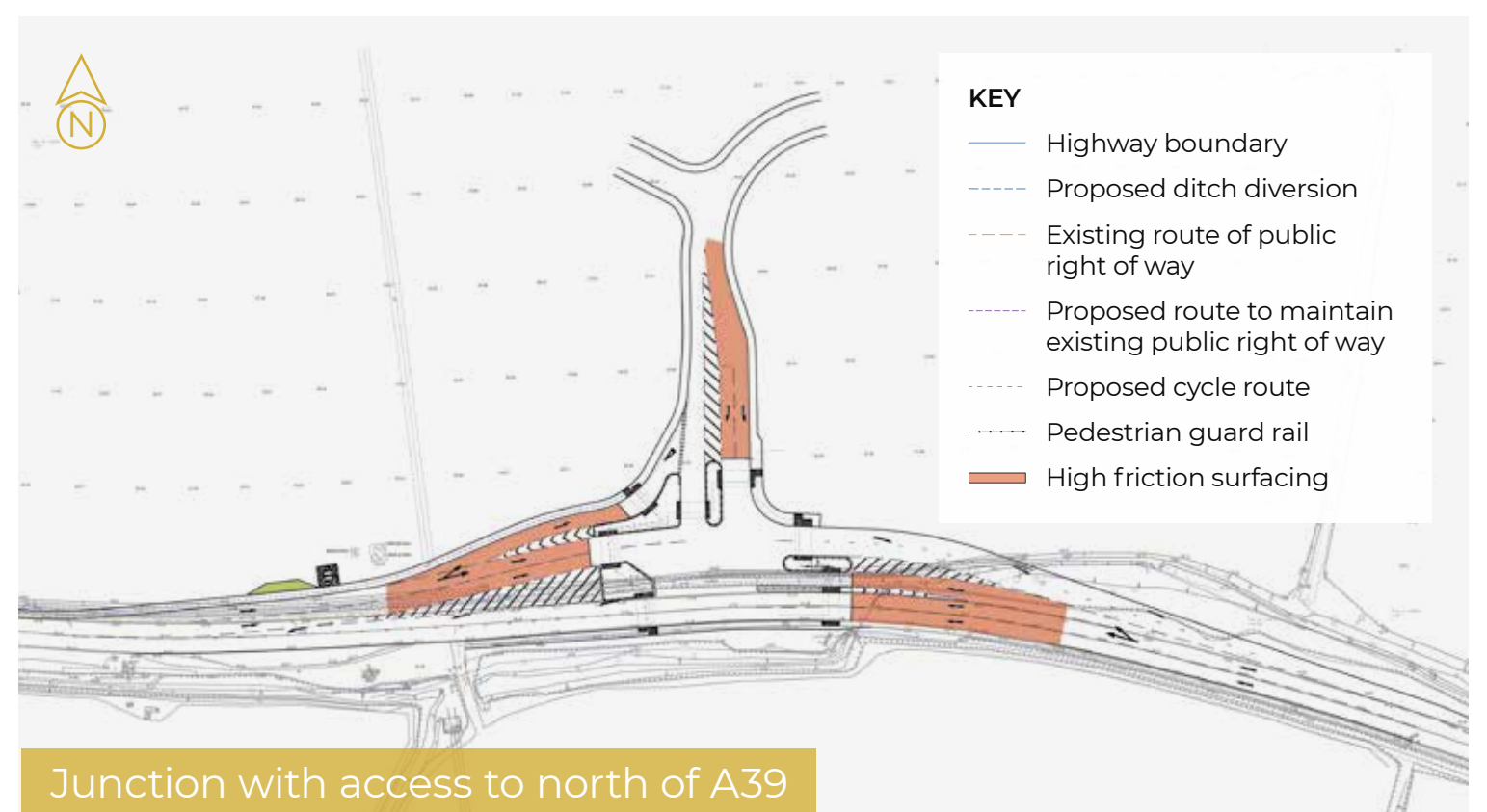
Connectivity is central to our proposals for Cokerhurst Farm. Our proposed development is designed to integrate with existing and new communities in the immediate area.



We've worked closely with Somerset County Council to develop a comprehensive transport strategy to reduce the amount of traffic generated by the proposed development and the associated impact on surrounding roads and junctions.

Our proposed development is designed to integrate with existing and new communities in the immediate area via footpaths, cycleways and public transport with traffic impact managed and mitigated accordingly.

- Traffic impact from the development proposals is being given full and detailed consideration as part of extensive Transport Assessments.
- As required, off site junction mitigation proposals will be delivered as part of the development proposals.
- A new traffic signal junction will be delivered from the A39 Quantock Road and will serve both Land to the North and Land to the South of the A39. The Land to the North of the A39 will also be served by an additional access point further to the east from the A39 Quantock Road and will take the form of a T-junction with right turn lane.
- A limited access serving public transport and emergency vehicles will be provided from Inwood Road and this will be enforced by CCTV monitoring.
- A new bus service will be delivered by the development proposals and will travel between Inwood Road and the A39 through the development area. Internal roads will be designed accordingly, and new bus stops will be provided within the development and on Inwood Road.
- The site is crossed by a single public right of way which is to be incorporated into the masterplan. Development of the site will provide numerous on road and off-road footpath and cycleway routes providing links between the A39, Inwood Road and Wembdon Hill.



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COKERHURST FARM



FLOOD RISK AND DRAINAGE

Effective drainage and management of surface water is important for our proposed development and for people living close by.

We have carefully modelled the way water moves across the site and tested ground conditions to see what happens as a result of groundwater settling in depressions and low spots.

This has informed the drainage strategy we have developed to ensure that the site will not flood and won't increase the amount of water flowing off the site, ensuring flood risk is not increased to others.



OUR APPROACH

- The residential development will be wholly located in an area that has a very low risk of flooding (1-in-1,000-year chance)
- The existing watercourses adjacent to the site (next to the A39 and to the north extending from the farm area) have been assessed using hydraulic modelling to confirm there are no significant impacts on the proposed development
- Surface water will be managed on-site through a Sustainable Urban Drainage system featuring five ponds. These will limit surface water discharge to better than existing runoff rates ensuring flood risk is not increased elsewhere. Storage totalling around 10,000m³ will be provided to cater for a one in 100-year flooding event, plus 40 per cent extra capacity for any climate change storm event
- The ponds will appear as natural features enhancing ecological value and the attractiveness of the area
- Foul flows will connect to the surrounding sewer network in the A39 and suitable capacity will be provided by Wessex Water

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COKERHURST FARM

CREATING A DEVELOPMENT WORTHY OF WEMBDON



LANDSCAPE

We have studied the topography of the site to ensure our development works with its gradient. Therefore, our proposals avoid building on the highest point of the site. This means each side is screened from the other which in combination with enhanced planting will mitigate views of the development from the surrounding landscape. We are committed to treating sensitively, and retaining where appropriate, any historic or landscape features.

NEW GREENSPACES FOR LOCAL PEOPLE

The development will provide publicly accessible open greenspaces, all linked with footpaths to create a network accessible to new and existing residents. These will include greenspace play areas and multi-use games areas to provide outdoor activities for families.



ECOLOGY

Ecologists have gathered data over the course of more than three years to develop an understanding of the important ecological features of the site, in order that these can be retained and protected alongside development. A significant proportion of the completed development has been set aside for use as open space. Areas will be specifically managed to promote biodiversity. Other ecological enhancements designed into the proposals include the creation of wildlife ponds within site drainage features, and the retention and enhancement of strategic green links to avoid habitat fragmentation.

WALKING AND CYCLING LINKS

The development will include a network of walking and cycling routes that encourage a sustainable approach to movement both through the site and linked to surrounding areas. Public rights of way will link open spaces together to provide a network of green spaces for residents.



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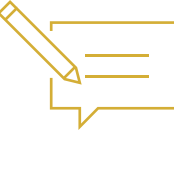
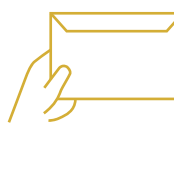

You have an important role to play in shaping our plans for Cokerhurst Farm. We'll consider all the feedback we receive during this consultation as we shape our application for the scheme.





WE WOULD WELCOME YOUR VIEWS AND COMMENTS ON:

- The overall scheme
- The type and mix of housing that we're proposing
- Provision for open space and play areas
- Road improvements and additional transport provision
- Any additional considerations you would like to make us aware of

You can submit your comments in writing or online...



-  Collect a feedback form from this consultation event
-  Provide your comments about our proposals
-  Hand your feedback form in at this event or post back to us
-  Any letters or emails we receive will also be considered as feedback

-  Go to our website: cokerhurstconsultation.co.uk
-  Fill in your details and provide your comments about our proposals
-  Submit this online
-  You can make further submissions up until the consultation deadline



WHAT NEXT:



After the consultation finishes we will consider all the feedback we receive as we shape our final proposals. We will then submit our hybrid planning application to Sedgemoor District Council later this year.

A Statement of Community Involvement will be included with our application. This will provide a summary of the responses submitted to the consultation and explain how we've considered feedback in developing our final application. When our application for Cokerhurst Farm is registered, there will be a formal consultation process overseen by the Council.

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