

Site Appraisal

For proposed housing development at North Cadbury

Galion Homes

November 2020

orme

architecture for the environment

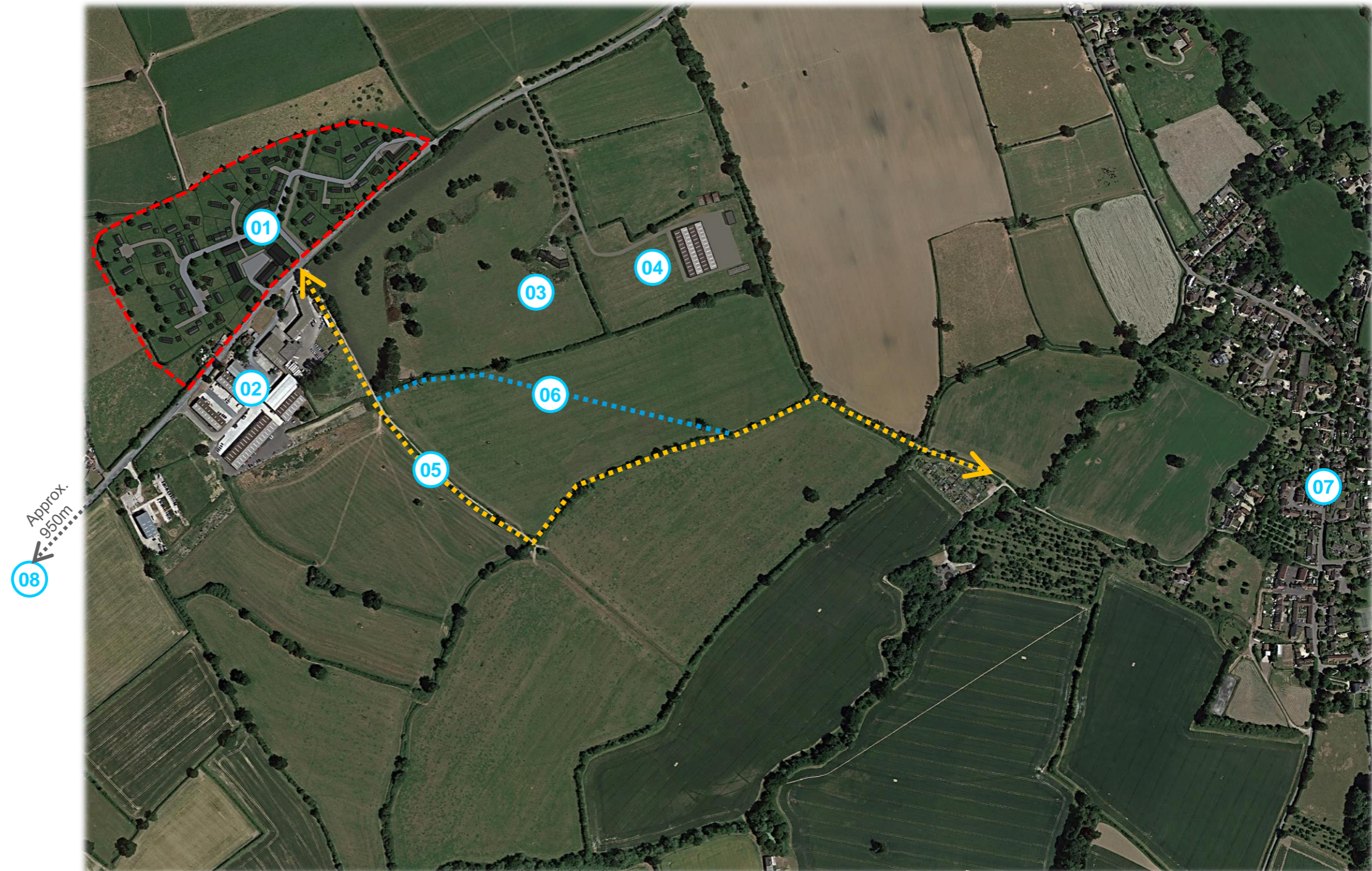
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Proposals

Wider Context

Outline of proposals looking at some of the main characteristics / features

- 01** Proposed Housing
- 02** Cadbury Business Park which has recently been granted planning for an expansion to create an additional 4980m² of business (B1) and general industrial (B2) space.
- 03** Proposed agricultural dwelling at land to the south of Down Ash Farm
- 04** Proposed agricultural barns & ancillary buildings at land to the south of Down Ash Farm
- 05** Proposed stable surface footpath linking proposed development with North Cadbury – overall distance c.0.9miles / 15 - 20min walk or 4min bicycle ride
- 06** Section of existing footpath diverted in favour of better established footpath
- 07** North Cadbury village
- 08** Haynes International Motor Museum which in 2017 was granted permission to provide an additional 1621m² of museum floor area and 1436m² of office space. With a total of 50 proposed employees.



Proposals

North Cadbury– c.21 acres of development

Outline of proposals looking at some of the main characteristics / features



- 01 Main access road into development utilising existing access point
- 02 Crescent terrace viewed on arrival
- 03 Main pedestrian space links with public footpath from South and could link with other public footpaths East and West
- 04 Social housing
- 05 Opportunity for amenity / play space to be distributed around pedestrian areas
- 06 Areas of green space to avoid over development and ensure village authenticity
- 07 Larger plots to north of site to benefit from extra height and improved views to south and west
- 08 Café, work hub and conference centre
- 09 Energy centre for on-site waste recycling
- 10 New pedestrian crossing or underpass to facilitate connections to North Cadbury and adjoining business park
- 11 E bike / Scooter provision for access to North Cadbury, and electric vehicle charging points in addition to each dwelling having individual charging points.
- 12 Public Electric Vehicle charging points from energy centre 09.
- 13 Planted woodland to mitigate visual impact of development on the ridgeline as well as off setting phosphates and carbon emissions
- 14 Further woodland to mitigate views from North Cadbury as well as off setting phosphates and carbon emissions
- 15 Proposed new bus stop