

# 1. THE BEGINNING

## INTRODUCTION

### The Place

Herne Valley is located on the south eastern edge of Ilminster, within the district of South Somerset. Ilminster is located approximately 13.5 kilometres to the south-east of Taunton, and has an estimated population of approximately 5,000 people.

The site is located to the south-west of the town centre, and is situated between existing residential development along Canal Way to the north, and open agricultural land and Herne Hill Local Nature Reserve to the south.

The Ilminster Medical centre is situated on the north-eastern boundary of the site, beyond which is Ilminster Recreation Ground, and the Springfield residential area.

There is a high quality, well-lit pedestrian network throughout the residential area surrounding the site including a segregated foot-way/cycleway on Canal Way, that provides connections along the northern edge of the site. Numerous pedestrian foot-way connections provide links to the town centre area, providing access to various local facilities.

### The Proposal

The site aims to create a new neighbourhood that is integrated with the existing settlement and which redefines the edge of Ilminster.

The new neighbourhood will create a sensitive transition between the town and the surrounding countryside. The masterplan offers:

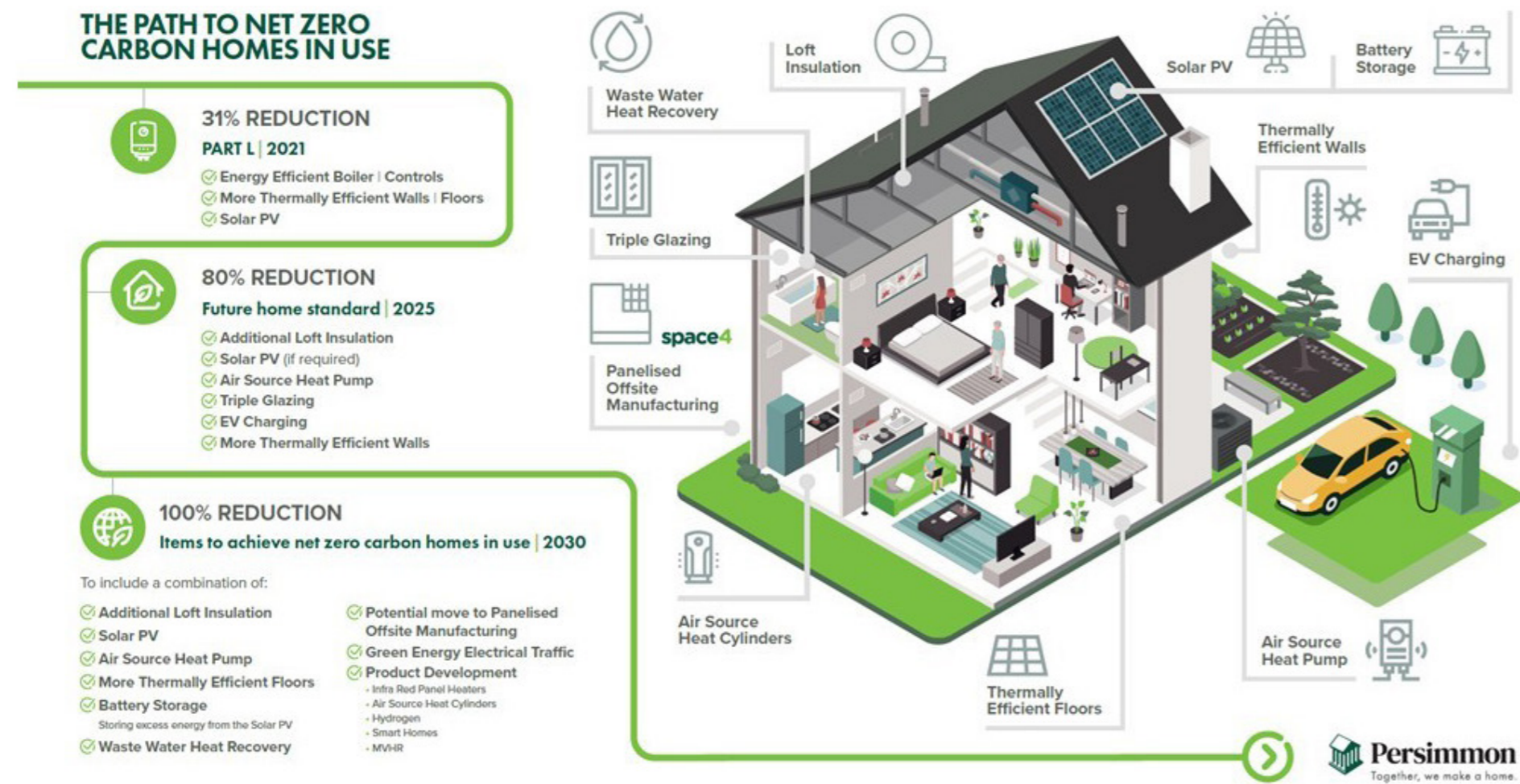
- Up to 400 mixed tenure new homes (subject to design development);
- New full size sports pitch, MUGA and play facilities;
- A series of accessible open greenspaces forming biodiverse-rich corridors linking through the development containing community allotments and growing opportunities;
- Links to existing network of public rights of way and cycle routes.

### The Promoters

Building over 13,500 beautifully-designed new homes a year in more than 350 prime locations nationwide, Persimmon is proud to be one of the UK's most successful housebuilders, committed to the highest standards of design, placemaking, construction and service.

# LOW CARBON BUILDING DESIGN

This diagram shows some of the proposed measures to ensure our homes will achieve 31% reduction (Part L 2021), moving to 80% reduction (Future Homes Standard), and ultimately Persimmon's aim of 100% reduction to achieve net zero carbon homes in use by 2030:



## Low Carbon Building Design

The proposed energy strategy for the development is based on a fabric first approach and has been development in accordance with the energy hierarchy.

The first stage of the energy hierarchy (Be Lean) focuses on a reduction of energy use at the source, this is achieved through passive design measures and high-performance building fabric. The notional u-values and building fabric performance specifications included within the UK Government Future Homes Standards will be targeted.

These include the following:

	Notional FHS Spec.
Floor U-value (W/m2.K)	0.11
External Wall U-value (W/m2.K)	0.15
Roof U-value (W/m2.K)	0.11
Window U-value (W/m2.K)	0.8
Door U-value (W/m2.K)	1.0
Air Permeability (m3/(h.m2))	5.0
Thermal Bridging co-efficient $\gamma$ -value (W/m2.K)	0.05

Passive design measures relating to building form and design will also be considered. When orientating buildings and designing window locations, consideration will be given to both beneficial solar gain and risk of overheating. Where possible large unshaded glazed areas facing the north and west will be minimised and eaves/overhangs/landscaping or other appropriate shading measures will be used to reduce summer overheating without impacting beneficial solar heat gain in the winter.

The second stage of the energy hierarchy (Be Clean) addresses system efficiencies. The development will be gas free and space and water heating for the dwellings will be provided by provided by high efficiency heat pumps. Dwellings will also be naturally ventilated with extract fans.

The final stage of the hierarchy (Be Green) looks to implement low carbon or renewable technologies. In addition to the low carbon heating systems (heat pumps), appropriately orientated roofs will be used for a large roof mounted PV array is proposed across the whole site.

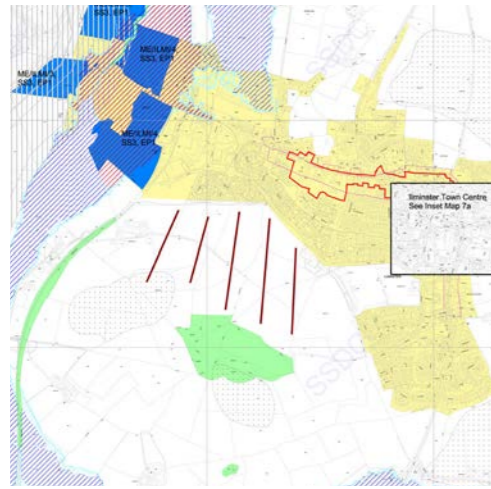
Indicative SAP 10 energy modelling will be conducted on a sample of dwelling types to confirm what percentage of savings in CO2 emissions (compared to Part L 2021 TER) could be achieved through the implementation of the first two stages of the energy hierarchy. Further CO2 savings will be achieved through the generation of renewable energy via the solar PV array (ie by implementing the third stage of the energy hierarchy).



# THE JOURNEY SO FAR.....



**March 2015: South Somerset Local Plan**  
Land at Canal Way within 'Direction of Growth' for residential growth

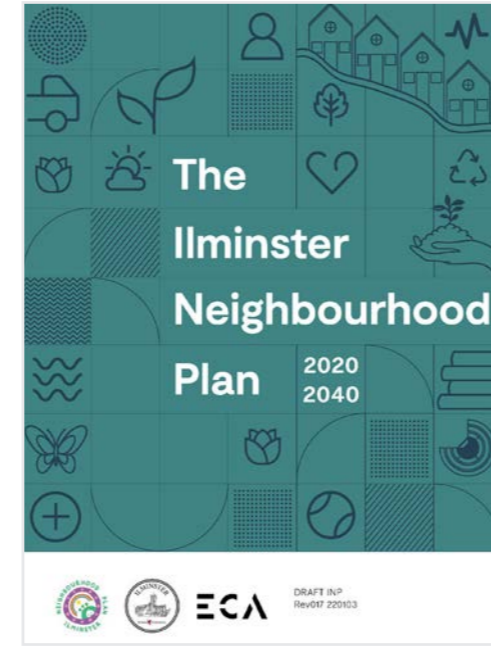


**Jan 2017:**  
Application  
16/05500/OUT  
Validated

**Nov 2017:**  
Resolution  
to Grant

2022

**Jan 2022: Draft Ilminster Neighbourhood Plan**



**April 2023: Initial Concepts and Site Visit**



**Anticipated Consultation**

JUNE 2023

**Anticipated Outline Planning Application for up to 400 dwellings and detailed Planning Application for 60 dwellings**

SUMMER 2023

2015

2017

**Jan 2017: Outline Application for up to 400 dwellings**



2018

**Jan 2018: Detailed Planning Application for up to 144 dwellings**

2023

MARCH 2023



MAY 2023

**May 16th Design Review Panel**



# SUMMARY OF KEY ISSUES RAISED BY CONSULTEES

## Highways

- Highways England have confirmed that the impact on the roundabouts would not be significant and there is no reason not to concur with this.
- Notes initial concerns regarding trip rates from SCC which is later not mentioned in further comments and acknowledges that they have raised no objection, subject to conditions.
- In reviewing junction capacity and trip generation, the traffic impact on local junctions is acceptable and the three roundabouts will operate within capacity.
- References document 'Estate Roads in Somerset- Design Guidance Notes' (dated June 1991) states that access roads should not serve more than 300 dwellings. Acknowledges that the above is dated.
- States that an emergency access would be provided.
- Pedestrian/cycle network is of good standard and proposals would provide additional infrastructure.
- Would like to have seen proposals that secure increased accessibility to bus services and at a minimum, improvements to existing bus stop infrastructure.

## POS - Horticultural Officer

- POS amount in excess of requirement.
- Layout and design could be more suitably designed.
- Would like a green link from western to eastern boundary, connecting all four built areas.
- Would like smaller pockets of open space within development.

Road dividing LEAP and NEAP is not preferred.

## Drainage

### LLFA

- Increase in impermeable areas will increase surface water runoff and has potential to increase flood risk to adjacent properties.
- Happy with proposal to restrict run off rates from the site however notes intention to utilise a traditional pipe and gully system to an attenuation basin.
- No objection; proposes condition to submit details of SuDS scheme prior to commencement.

### Somerset Drainage Boards Consortium

- Falls outside of district but does drain into it. No objection; proposes condition to complete SuDS works prior to occupation and assessment of the potential for a sustainable drainage system to be utilised prior to this.

### Wessex Water

- Hydraulic modelling will be required to confirm capacity of the existing foul network and any required improvements.
- Proposes condition; submission of foul water drainage strategy before commencement.

## Ecology

- Concerns with site layout and insufficient dormouse mitigation along the southern boundary.
- Eastern boundary hedge is not shown to be retained on masterplan- dormouse recorded here and its removal would be habitat loss and increase the amount of compensation habitat that would be needed.
- Wildlife mitigation and compensation areas aren't shown on the landscape masterplan.
- Natural England**
  - No objection.
  - Provided pre application advice in relation to great crested newts and are

satisfied that the mitigation is consistent with their advice.

- License application to be considered separately.

### Wildlife Trust

- Support recommendation for mitigation and compensation outlines in ecology report.
- Request internal boundaries between properties to allow for the passage of small animals.

## Arboriculture

- Footprint of adjoining dwellings are located too close to the root protection areas.
- Objects on the basis that the design is contrary to the council's aims to preserve existing landscape features.

## Archaeology

- Agreed trial trench strategy. Awaiting report of findings at time of comment.

## Police

- No objection, comments as follows:
  - Would like to see gating of alleyways
  - Garden gates should be included with all properties

## Education

- Greenfylde first school located on a constrained site and cannot sustain expansion.
- Swanmead middle school will need to be expanded.
- Seeking education contributions which are:
  - 16 pre-school places at £14,175 per place=£226,800
  - 65 first school places at £14,175 per place=£921,375
  - 52 middle school places at £17,766 per place = £923,832

## County Rights of Way

- Any works must not encroach on the widths of the public rights of way.
- PRoWs to stay in use until diversion is in effect.
- Authorisation to be sought should a PRoW need new furniture, changes to the surface or drainage and if it is made less convenient.

## Sport England

- On site facilities will be required and a Sports Facilities Strategy should be submitted to demonstrate relevant need.
- Natural Turf Pitches:
  - Should be designed by RIPTA to meet the FA performance quality standard.
  - Construction should be project managed or signed off by RIPTA agronomist.
  - Should pass a PQS test to a good standard.
  - An appropriate maintenance programme should be agreed.
- Pitch Sizes:
  - Should comply with FA recommended sizes which is 100x64 or 106x70m including safety run off area
  - A minimum safety run off 3m must be provided
  - Run off 1.82 for stadia pitches
  - Run off areas must be free from obstruction and of the same surface as the pitch.
- Appropriate infrastructure will be required – pavilion and parking.
- Questions whether other supporting sporting facilities have been considered alongside football.
- Questions whether the intention is for the area to be semi protected or just public open space.

## Sports Leisure and Art

- Would prefer to see one NEAP adjacent to the west of the proposed primary school plus an off-site contribution.
- Would like to see a 500sqm floodlit multi use games area adjacent to NEAP, both with 40m buffer zones.
- Notes football pitch proposal.
- Would like contribution towards cricket pavilion refurbishment.

## Climate Change

- Majority of dwellings have reasonably well orientated however the layout could be improved within the site to provide greater dwellings with south facing roof spaces.

## Environmental Protection

- Recommended condition: Any signs of pollution found during construction must be reported to the local authority.

## Landscape Architect

- Limited breathing space within the residential part of the site and little sense of place.
- Spaces between blocks is too narrow and should be pulled away from eastern hedge.
- Strategic POS area welcomed but not if in exchange for dense development.
- Long lines of frontage parking should be broken up.
- Would like second point of access.
- Suggests condition to include design code for the development, a detailed masterplan to be submitted and POS proposal.

## Strategic Housing

- Policy requires 35% affordable housing. 80:20 rent: intermediate product.
- Proposes following property mix:
  - 40x1 bed – flats and houses
  - 66x2 bed – flats and houses
  - 48x3 bed houses
  - 2x4 bed houses
  - 2x4 bed parlour houses
- Minimum space standards should be adhered to.

## Parish Council- Donyatt

- Concerned that the sprawl of the urban development of Ilminster town is encroaching into Donyatt which is a small village.
- The two amenity fields should be excluded from the plan as they are within Donyatt plus there are no plans to maintain them.
- Adverse impact on Herne Hill.
- 450 homes is overdevelopment and could affect amenities.
- Attenuation pond located next to school- safety concerns.

## Ilminster Town Council

- Concerns about size and scale.
- Comments on DAS.
- Would like more detail on emergency access.
- Impact of additional vehicular movements.
- Lack of infrastructure to support.
- Impact on rights of way.



# OUTLINE PLANNING MASTERPLAN

Key Urban and Landscape Design Issues from consultees:

- Emergency access should be provided;
- Second point of access needed;
- Minimise hedgerow removal and preserve landscape features;
- Request green link from western to eastern boundary;
- Smaller pockets of open space in development;
- Pavilion and parking for sports pitches;
- Preference for NEAP, MUGA and football pitch;
- Buildings to be out of root protection areas;
- More breathing space needed;
- Improve sense of place;
- Space between blocks too narrow;
- Long lines of frontage parking need breaking up;
- Reduce impact on Herne Hill.







Beacon Hill

Ilinster  
Medical  
Centre

St. Mary's  
Church

Ilinster  
Town  
Centre





Mitchell's Hill



## A STRATEGIC LOCATION



### Planning History

- The South Somerset Local Plan designates Ilminster as a 'Primary Market Town' which will take on the majority of the districts development outside of Yeovil;
- Ilminster requires a minimum total of 496 dwellings to be completed by 2028 in accordance with the SSLP identified housing need;
- Policy PMT3 of the SSLP established a 'Direction of Growth' south of the town of Ilminster in order to facilitate additional levels of residential development. The application is fully encompassed within the Direction of Growth.



### Sustainable Location

- Located on the northern slope of Herne Hill to the south of Ilminster within a 15-minute walk to the town centre and its shops, facilities and services;
- Adjacent to the recreational hub of the town, with numerous public rights of way crossing the site to enable access to the wider landscape and town;
- Existing bus service available on Canal Way immediately adjacent to the site;
- National Cycle Network Route to the north and west of the site, with segregated pedestrian/bicycle route along Canal Way, providing car-free options for residents.





# OPPORTUNITIES AND CONSTRAINTS

- Site Boundary (21.17ha)
- Flood Zone 2
- Flood Zone 3
- Conservation Area
- Listed Building
- 20 Contours
- ↗ General Direction of Slope
- Tree Canopies
- Category A Tree/Group Root Protection Area
- Category B Tree/Group Root Protection Area
- Category C Tree/Group/Hedge Root Protection Area
- Category C Tree Canopy/Hedge
- Local Nature Reserve
- 10m Offset to Existing Woodland
- Wet Ditch and 10m Buffer
- Dark Corridor Protected for Bats
- Badger Sett and 20m Offset
- ⋯ Existing Public Right of Way
- ⋯ Existing Bridleway
- ⋯ Existing Bicycle Route
- ↗ Views Across and From the Site
- ↗ Access to Site
- ↔ Potential Pedestrian/Bicycle Connections
- Overhead Cable
- Bus Stop
- ✱ Potential Play/Sports Facility Location
- ✱ Potential SuDS Location
- ↗ Green Infrastructure Corridor/Link





## 2. ILMINSTER'S EVOLUTION AND CHARACTER

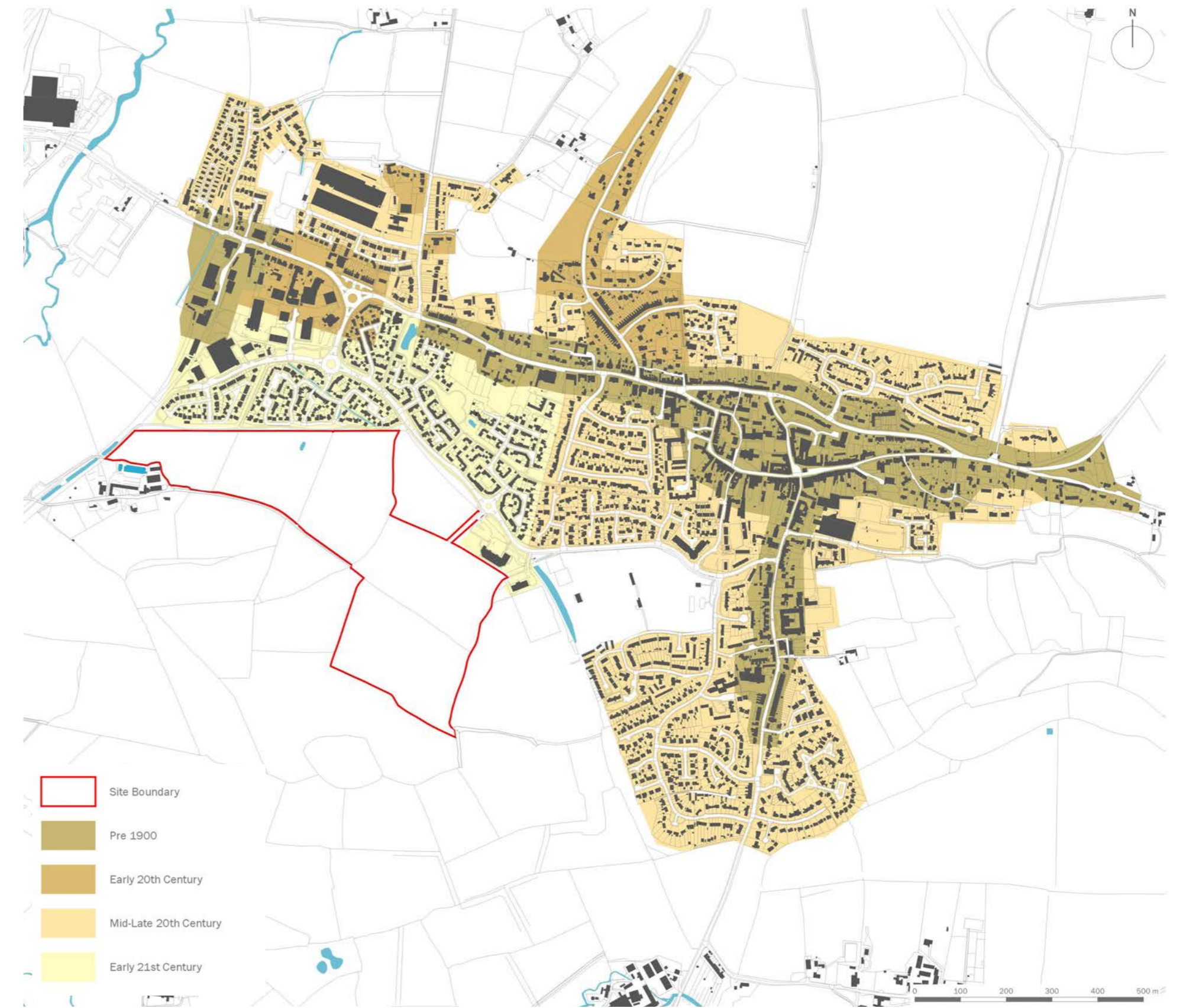


Figure 1: Settlement Evolution



# ILMINSTER NEIGHBOURHOOD PLAN

The Iminster Neighbourhood Plan (NP) includes a detailed analysis of the town's character (Appendix A), which describes four character areas: employment, green, cultural and education zones. These four character zones were determined by their function, land uses, street layouts and building characteristics, and refined at public workshops and walkabouts.

In addition to these functional zones, the NP includes details on the town's heritage assets and architectural characteristics. A summary of the most important architectural characteristics of Iminster is set out below as detailed in the NP:

- Tight urban grain in the centre with a more spacious character in the 20th Century housing estates on the periphery;
- Development generally follows a north/south and east/west four-point star, which enables easy access to the open countryside from wherever one lives;
- Sloping topography of the core town provides unique views of historic buildings, adjacent hills and open countryside. There is a lack of views afforded by the low lying nature and flat topography of the western part of Iminster;
- Distinctive widespread use of local Moolham (or Petherton) Marlstone and Hamstone as a building material;
- High quality historic town centre architecture and Market House, although the quality of the public realm is being eroded by the needs of the car;
- The Minster tower rising over the town providing a sense of place;
- Predominantly small-medium scale buildings, with irregular footprints and two-storey with some three-storey buildings;
- Fine door cases and shop fronts;
- Varied roofscape, with predominantly pitched roofed buildings;
- A variety of treatments to building frontages, including edge of pavement and enclosed front gardens;
- Harsh urban environment sometimes provides a harsh contrast with the green setting and edge of Iminster;
- Open spaces and recreation facilities of exceptional visual appearance; and
- Poor quality appearance to key road junctions into town.

The NP also includes a comprehensive Design Guide for new development.

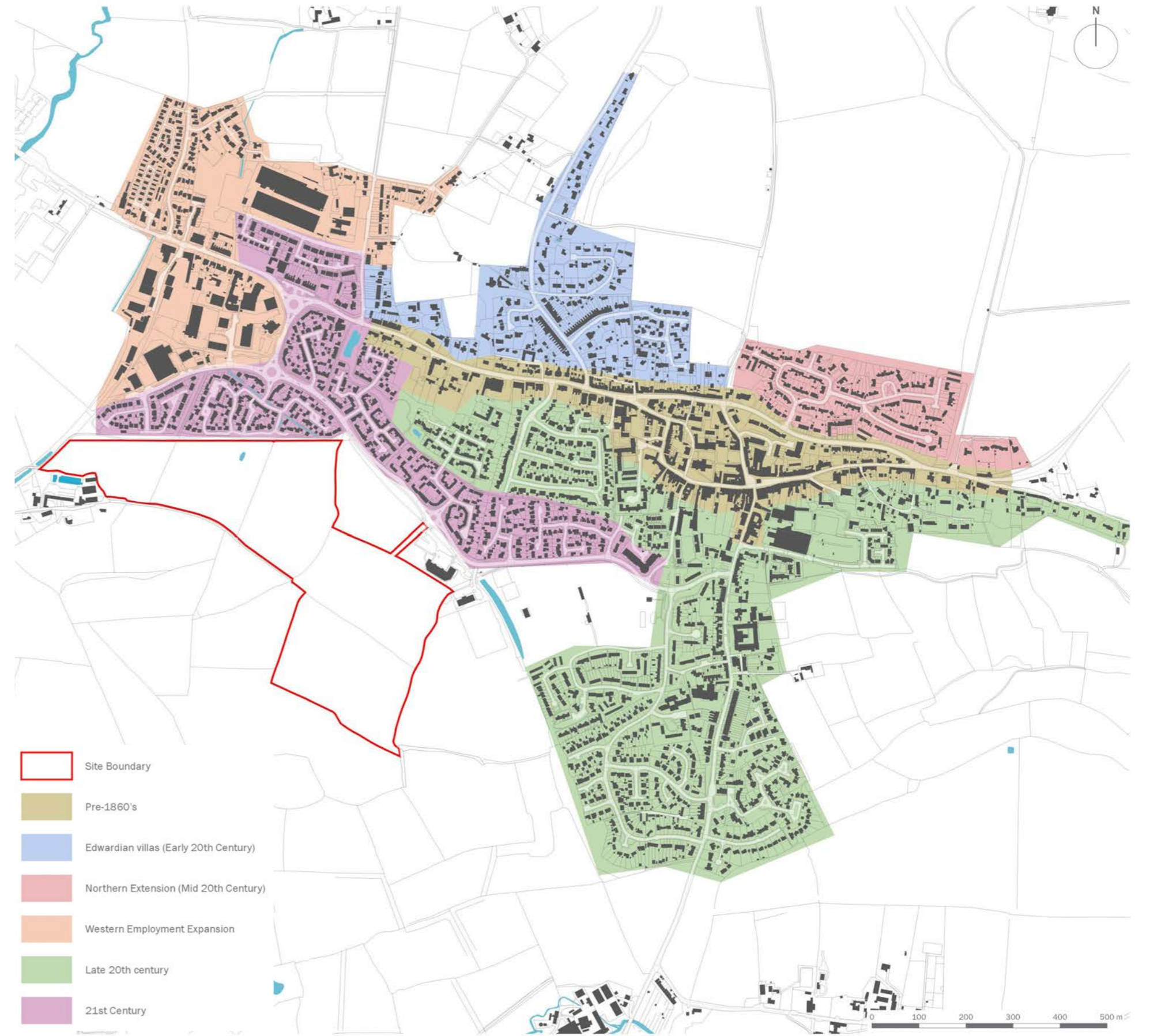
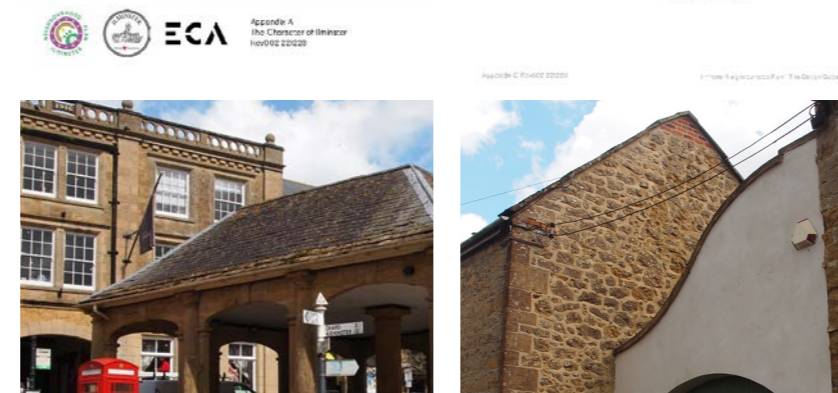
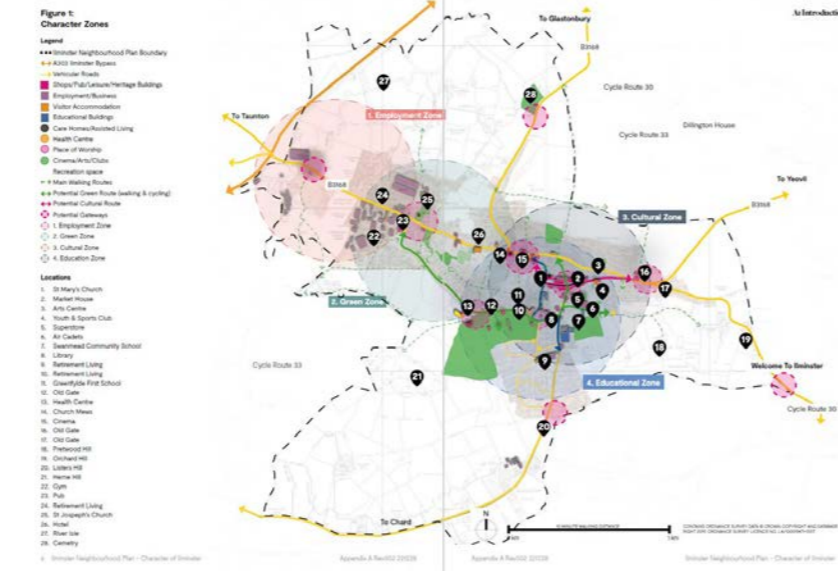


Figure 1: Character Areas



## HERITAGE PRE-1860S



- High density mixed-use area with tight urban grain and commercial and residential buildings that dictate street formation and patterns. Intricate, exemplar architectural detailing with local Hamstone/Marlstone.
- Most properties are two to three storey terraces opening directly onto a public pathway, a characteristic of a market town.
- It is common for properties around the square to provide independent shops with accommodation above.
- Fenestration is simple and elegant, reflecting architectural heritage and cottage-style proportions.



## WESTERN EMPLOYMENT (SOME EDWARDIAN WITH RECENT INFILL)



- Mixed density, ad-hoc site layouts with mixed architectural styles. Predominantly commercial/ industrial buildings with some residential.
- Most residential properties are two storey and vary between terraces opening directly onto a public pathway or larger semi-detached and detached homes.
- Some new homes surround the industrial buildings which differ largely from the character of the rest of Ilminster.





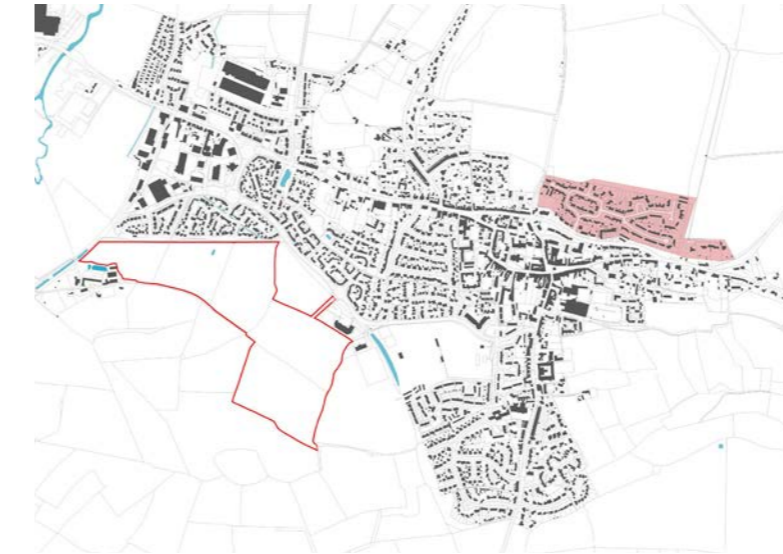
## 20TH CENTURY-EDWARDIAN VILLAS



- Mixed density, ad-hoc site layouts with mixed architectural styles.
- Most properties are two to three storey terraces and semi-detached opening onto small front gardens.
- Where properties break from using Hamstone a similar tone is used with brick, Moolham stone or render.
- Larger, detached properties occupy the width of their boundary with little or no access to the property side.



## 20TH CENTURY-NORTHERN EXTENSION



- High density, residential formal layouts with repetitive architectural styles. Desirable plot sizes.
- Most properties are two storey semi-detached homes fronting onto small front gardens.
- Some larger detached properties at the eastern end of Ilminster.





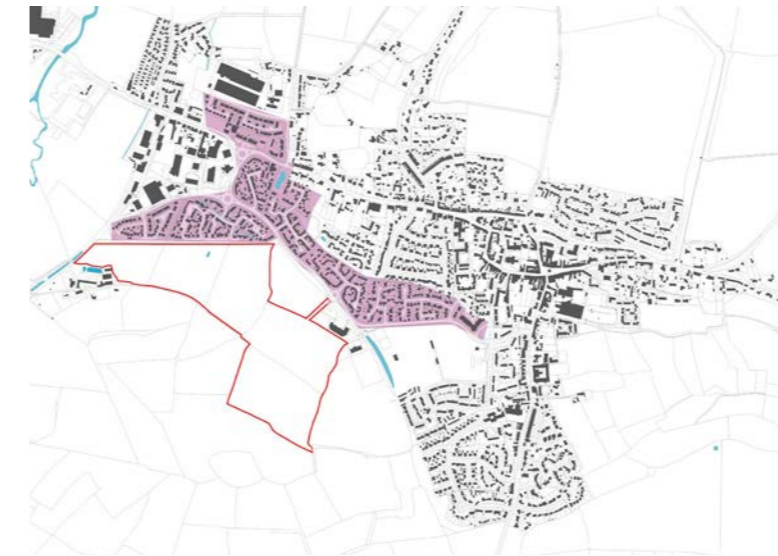
## 20TH CENTURY-SOUTHERN EXTENSION



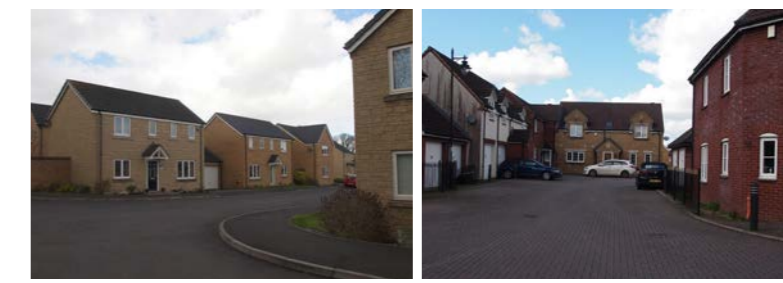
- Higher density, mix of architectural styles and residential suburban/rural plot layouts, of varying quality.
- Clear boundaries between the built environment and green landscape.
- There are a mix of two to three storey flats, semi-detached and detached homes which reflect the era they were built.



## 21ST CENTURY EXTENSION

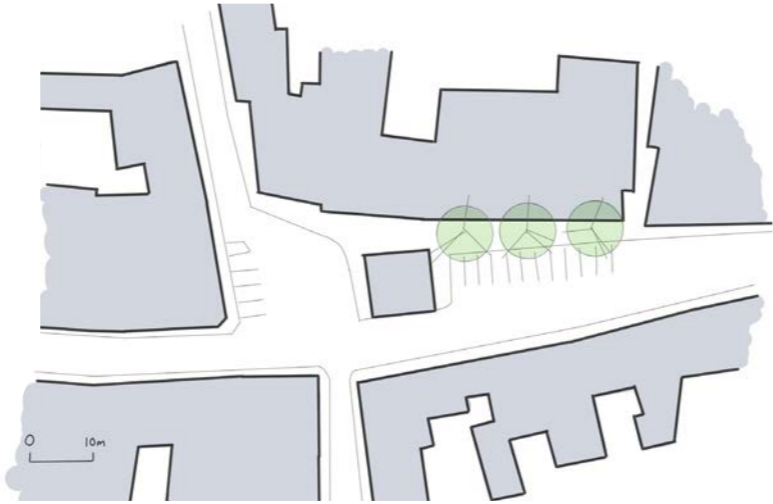


- Higher density, residential formal layouts with distinctive architectural styles and generally good quality. Desirable house sizes
- Most properties are two storey semi-detached or detached homes fronting onto small front gardens or public foot ways.
- Walkable 'car-free' areas provide links through the development for pedestrians heading towards the town centre.

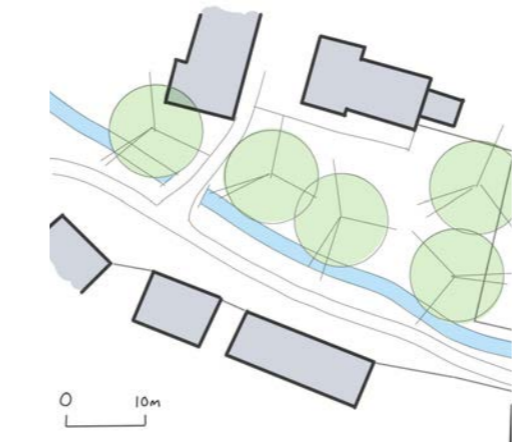
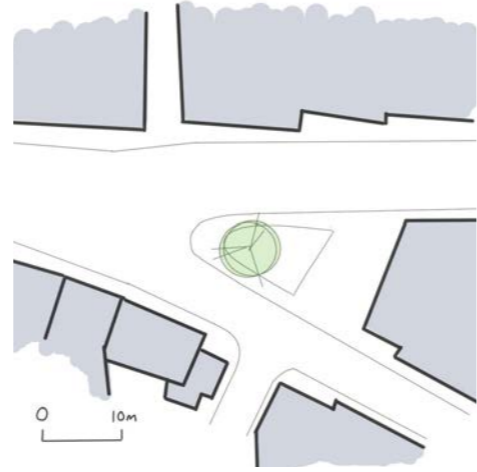
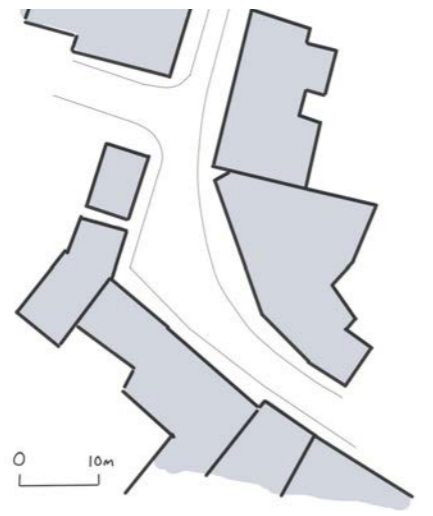
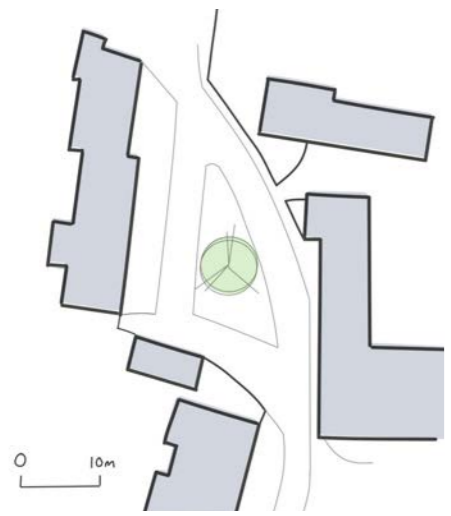




SPACES AND PLACES



5: SHUDRICK STREAM/BUSHES ORCHARD



6: SHUDRICK STREAM/LOWER MEADOW





# COMMUNITY FACILITIES

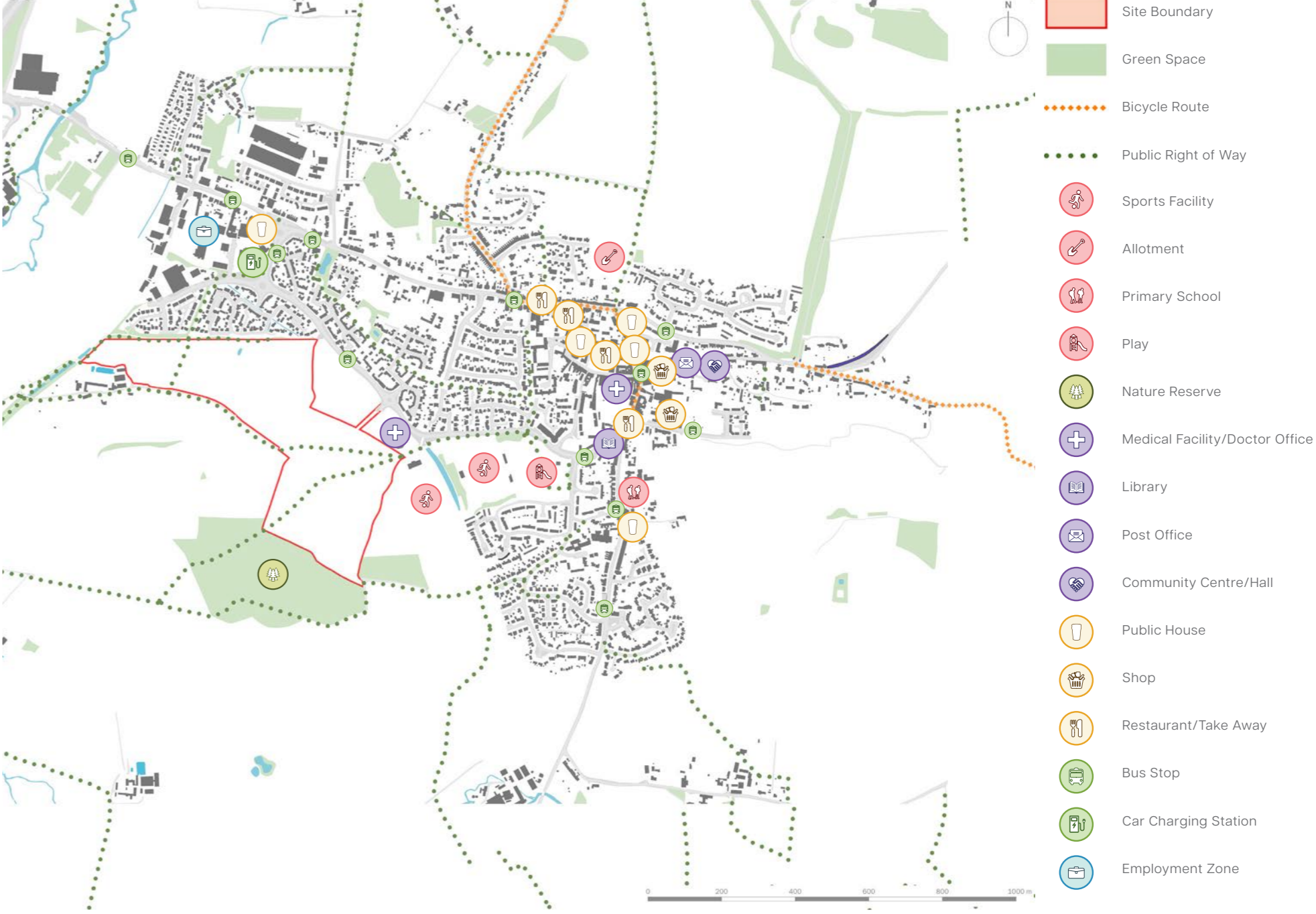


Figure 1: Community Facilities



# 3. THE VISION

## THE CONCEPT

- A series of multi-functional green infrastructure corridors, links and spaces provide a soft edge to the development and offer space for commuting wildlife and car-free movement for Ilminster residents;
- New hedgrows, biodiversity park and linear woodland provide biodiversity gains and a logical extension of the town into the countryside;
- Gateway recreational space adjacent to the Ilminster Football Club, extending the Ilminster recreation corridor;
- Highly permeable development facilitates walking and cycling across the site, linking with existing public rights of way, bridleways and cycle routes;
- Development creates a series of nodal spaces and character areas along main access to develop a sense of place and community, with softer edges fronting onto green space for added security;
- Drainage and SuDS incorporated through the drainage train with raingardens, swales and naturalistic ponds and wetlands providing water and nutrient quality benefits, habitat and interest.

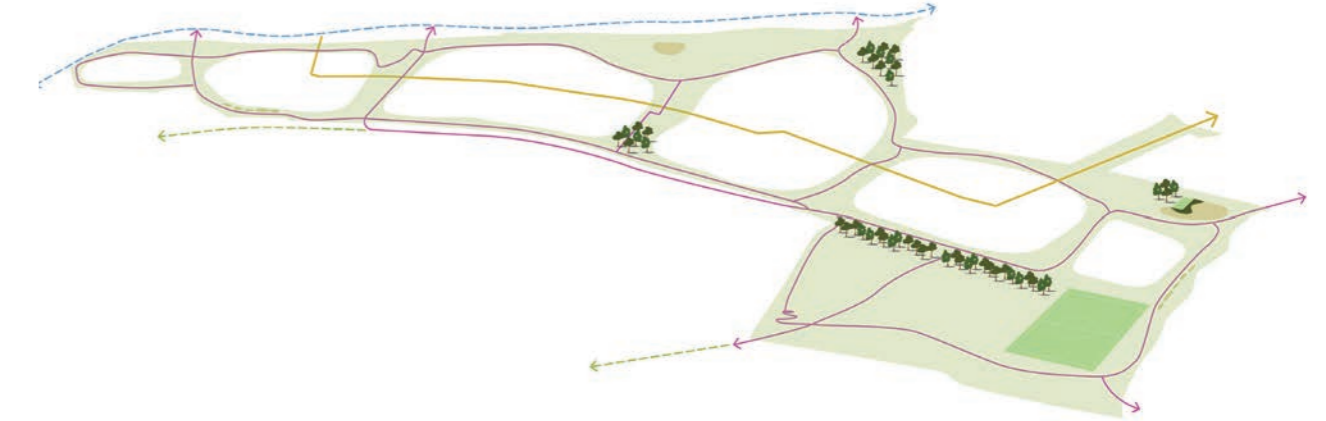




## 4. THE GUIDING THEMES

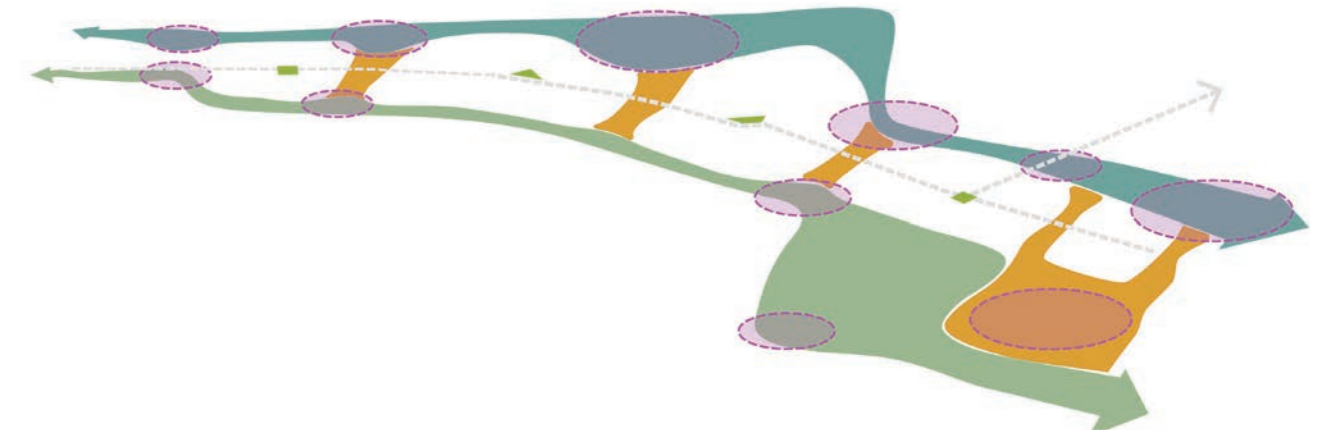
### Promote Active and Productive Lifestyles

Create a Green Infrastructure network that offers a range of active and social landscapes that create a sense of community.



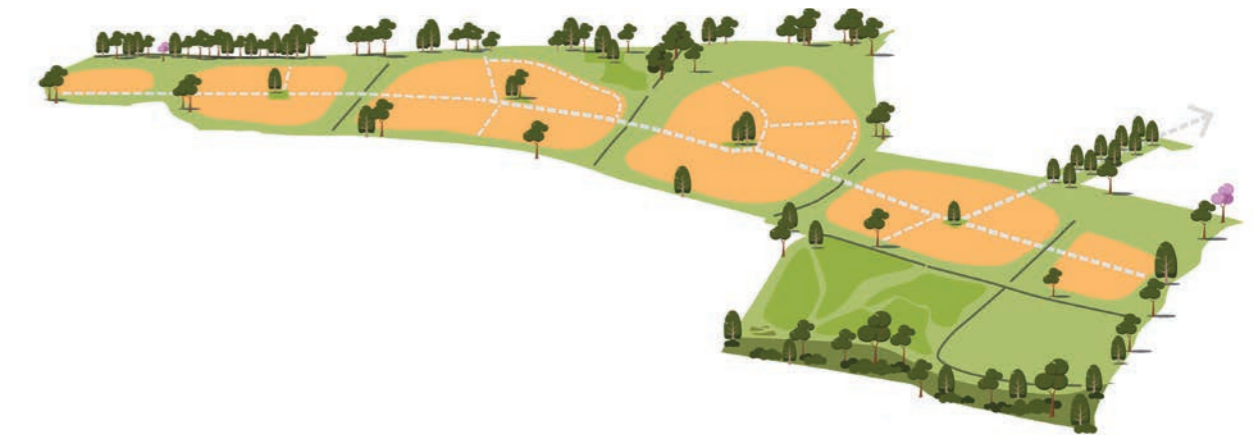
### Redefining Edge and Character

Define places through a series of interconnected corridors varying in character. Define 'spaces' at key intersecting nodes that offer active or social hubs.



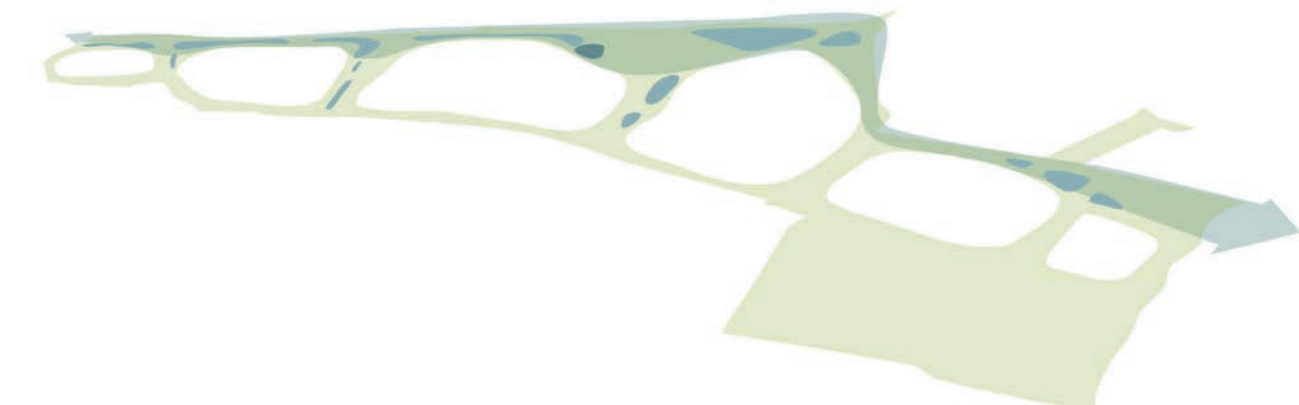
### Enhancing Natural Capital and Biodiversity Links

Promote a new sustainable network of habitats that incorporates and enhances the existing components, linking Herne Hill into the 'Green Landscape' character area.



### Respond to the Environmental Context

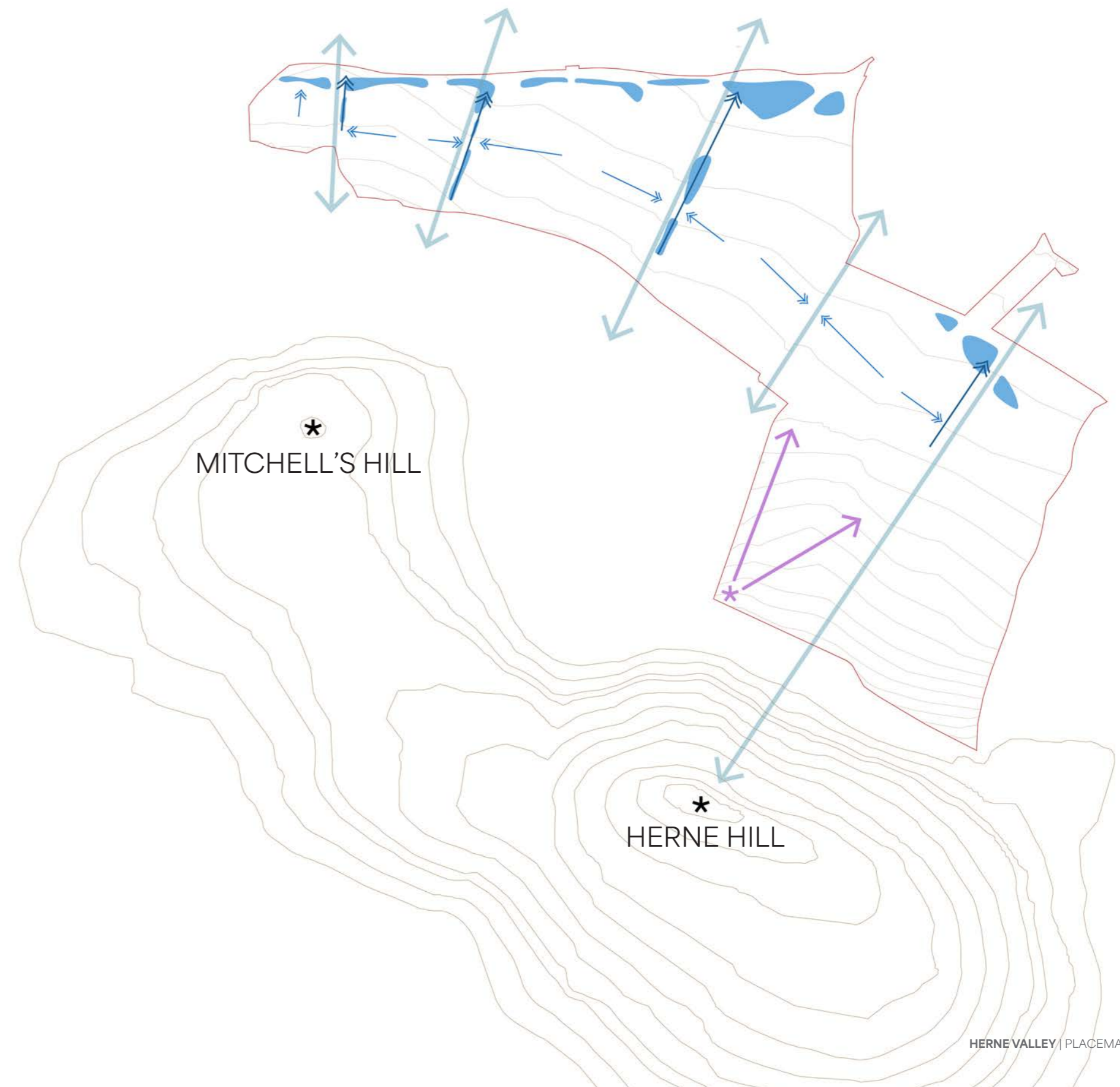
Understand and utilise the existing context to refine the local edge of Ilminster, reinforcing the town and country transition.





**Respond to the Environmental Context**

- Herne Hill and Mitchell's Hill create a natural visual relationship between the town and country with Herne Hill forming the southern backdrop to the settlement.
- The 'green fingers' running north-south will frame views towards Herne Hill and Mitchell's Hill, enhancing visual connection with the countryside from Ilminster.
- A viewing point at the Herne Hill Nature Reserve will form a landscaped landmark that promotes the views towards Ilminster.
- The drainage will use the sloping terrain to create a SuDS train that conveys water from residential parcels to a new blue corridor along the northern boundary.





**Enhancing Natural Capital and Biodiversity Links**

- Building on the existing network and pattern of field hedgerows and trees, the proposed green infrastructure network will create new wildlife and biodiversity links through a series of connected habitats, including new hedgerow and tree planting, species-rich grassland, wetland habitats and woodland edge ecotone planting.
- A new wildlife area containing species-rich grassland and shrub planting will create a soft and biodiversity-rich setting to the woodland at Herne Hill located on the southern boundary. New ecotone planting will create a woodland edge transition from the species-rich grassland to the Herne Hill Nature Reserve.

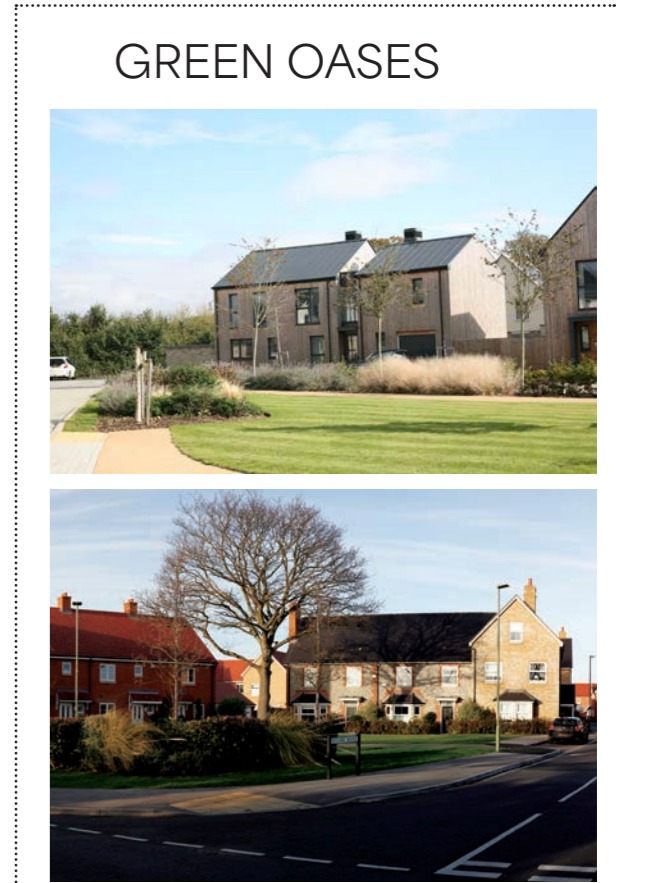
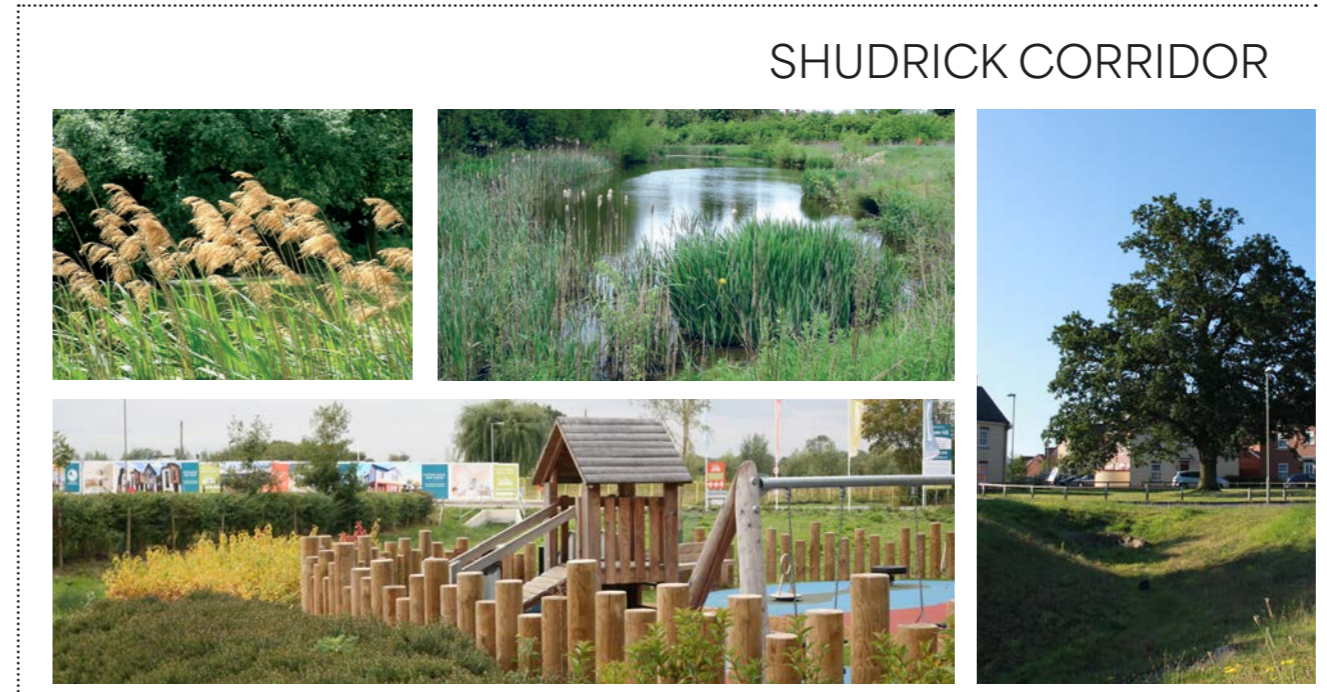




## Redefining edge and character

Herne Valley will be defined by a series of character areas, including:

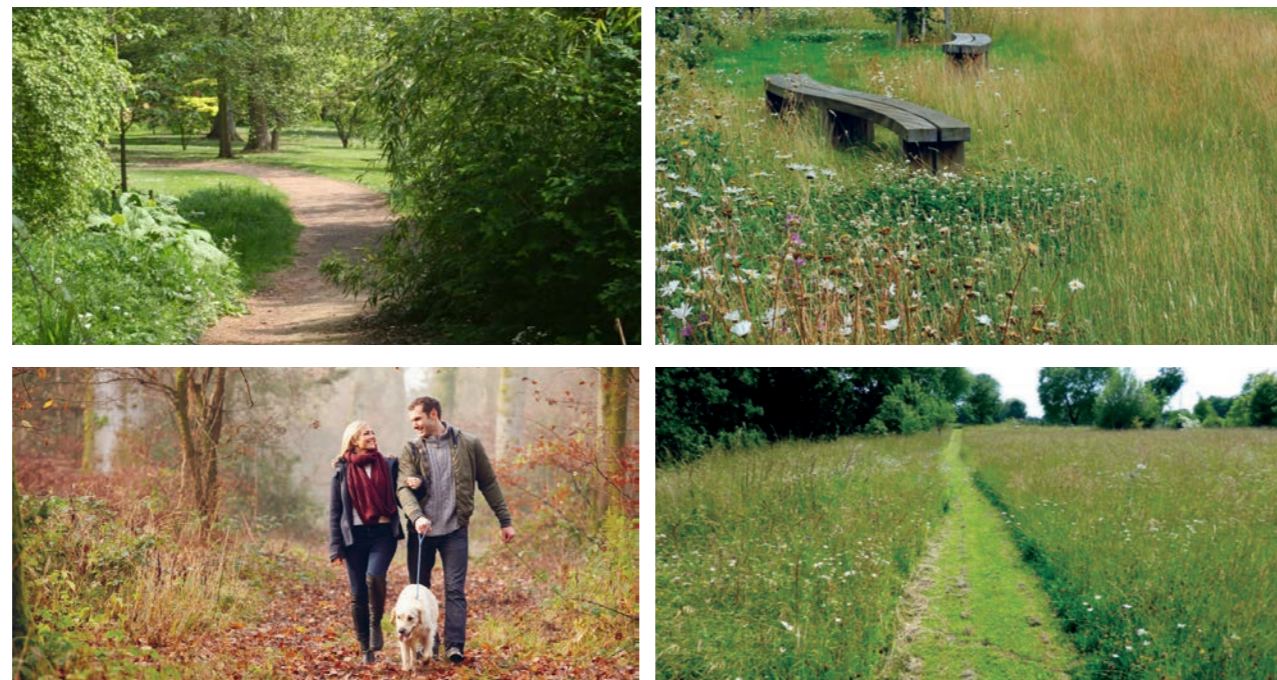
- Shudrick Corridor - a semi-formal corridor and buffer along the northern boundary that hosts a series of active and community spaces linked together by a string of wetland features and pockets of tree planting, tying into the Ilminster Neighbourhood Plans' 'Green Character Area'.
- Herne Corridor - a biodiversity-rich corridor strung along the southern boundary to create a soft edge to the development through new planting.
- Green Fingers - north-south green fingers that connect the Shudrick and Herne corridors. These spaces will permeate into the proposed development, reinforcing the historic field pattern.
- Green Oases - A series of central green nodes located along the primary route offering doorstep green spaces within development
- Natural landmark features will be incorporated at key intersections which will act as informal wayfinders within the landscape. Built form will create the structure to frame key spaces and routes and tie together the landscape character areas into one comprehensive and legible new neighbourhood.



## GREEN FINGERS



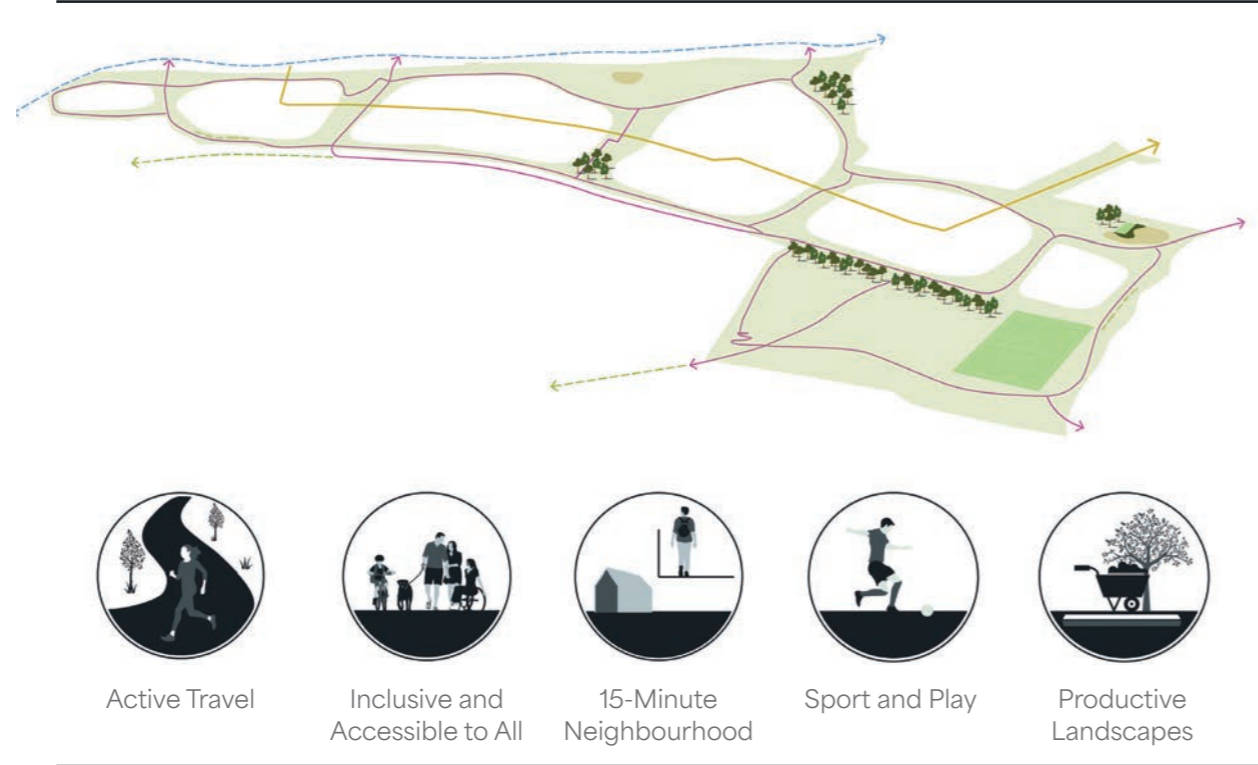
## HERNE CORRIDOR





**Promote Active and Productive Lifestyles**

- Enhance the existing movement network through new footpaths and cycleways, further connecting Ilminster and the surrounding countryside.
- A series of active and social hubs will be located across the public open space offering a range of wellbeing activities from sport to play to foraging.
- A new sports hub will include a new senior football pitch and a MUGA for informal sports. The hub will also form a start point for a series of informal running and walking routes that extend beyond the site's boundaries.
- Play spaces will be provided in the form of NEAP's and LEAP's with trim trails located along key routes to offer connecting 'play on the way' opportunities.
- Orchards will create community spaces where people can gather socially and harvest local fruit.



- 3k Running Route
- 5k Running Route
- 10k Running Route
- ..... Trim Trail
- Formal and Informal Sports Provisions
- ✳ Play Area
- ✳ Productive Landscapes
- Start Point for Running Routes





## SUSTAINABILITY & BIODIVERSITY

### Climate Resilience & SuDS

The development proposal addresses climate resilience from a number of different angles. The inclusion of SuDS drainage features within an integrated Green Infrastructure and landscape strategy across the masterplan will help address flood resilience. It is envisaged that mitigation nutrient neutrality will involve a combination of on and off-site solutions including the on-site SuDS with off-site fallowing or the purchase of credits. The options are currently being investigated and will form part of a nutrient neutrality strategy. The development will also include other sustainable drainage measures such as the utilisation of permeable surfaces, swales, etc. To further help reducing the impact on the water network, low flow sanitaryware will be proposed and consideration will be given to grey- and/or rainwater harvesting. This will ensure that domestic water usage will be likely to be a significant improvement on the maximum target of no more than 125 l/p/d.

Climate resilience will also be addressed through the proposed energy strategy. All heating, hot water, and cooling (if required) will be supplied by electrical sources, ensuring that the development will be gas free and will help the development target carbon neutrality with the decarbonisation of the grid.

### Biodiversity

The emerging Masterplan has been informed by the ecological baseline information and associated constraints and opportunities. Avoidance and mitigation measures will be integrated into the scheme with key habitats including hedgerows, ditches, pond and trees retained and buffered, any breaks in the hedgerows will be minimised to essential and legible points in the masterplan with extensive new hedgerow planting to mitigate.

The project will deliver a net gain in biodiversity through retaining and enhancing existing habitats of value, and through creating new habitats. If required, offsetting can be provided to deliver a 10% gain in biodiversity.

The ecological designations are all located offsite and will be safeguarded through provision of buffers at site boundaries and sensitive construction methods. The Somerset Levels and Moors Ramsar will be safeguarded through a nutrient neutrality scheme which is currently being designed. New habitats will be provided, particularly within a large area at the south of the Site. Buffers have been incorporated to Site boundaries, and the scheme will be sensitively lit to safeguard foraging and commuting bats.

The scheme will be subject to a dormouse licence which will be sought post consent to ensure any individual dormice are safeguarded. Part of this licence will specify compensatory habitat provision in the form of new hedgerow planting, which will ensure connectivity is maintained for dormice through the site and connecting to offsite areas.

- The badger sett will be retained with a suitable buffer (or alternatively a licence to move the badgers to a new artificial sett would be sought following grant of planning consent).
- Impacts on great crested newt will be mitigated through the project entering into a district licensing scheme with Natural England which funds strategic landscape scale habitat creation and enhancement for this species.
- Reptiles will be safeguarded through standard measures to protect individuals, with new habitat provision in buffers and notably at the new habitat provision at the south.
- Brown hairstreak butterfly will be safeguarded through sensitive management of hedgerows and scrub, and the inclusion of blackthorn within the landscaping.

In summary, the habitats currently present at the Site are largely of limited value, albeit a suite of protected and notable species are present. The scheme will safeguard offsite designations, and provide a net gain in habitats through retaining, enhancing and creating habitats of value to biodiversity. A number of mitigation strategies will be designed to safeguard protected and notable species, which will include provision of new habitats of value which connect to the wider landscape.





PUBLIC REALM, GI AND SUSTAINABLE DRAINAGE COMBINED



GREEN STREET



COLLECTOR STREET



SINGLE SIDED ACCESS STREET

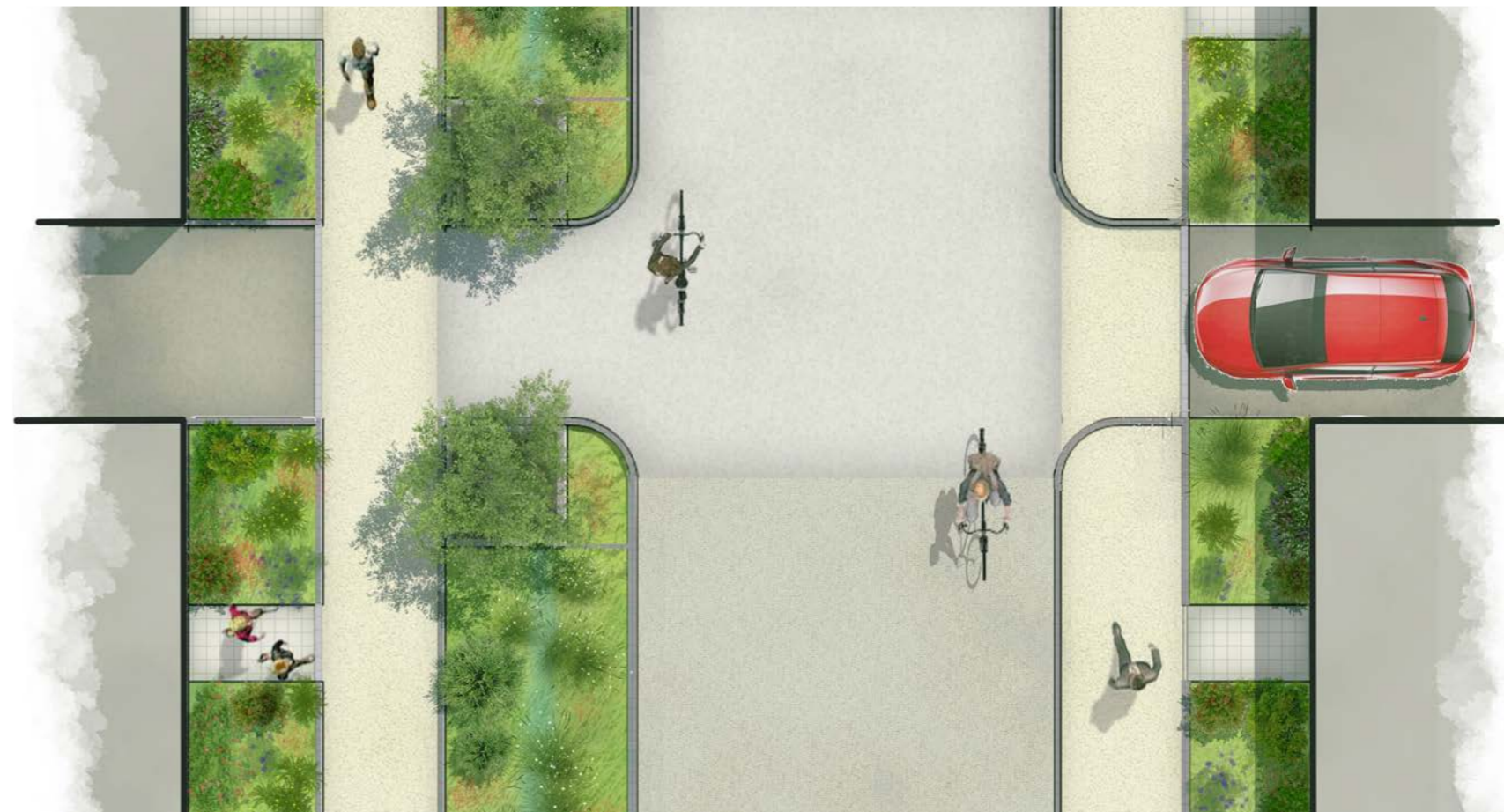
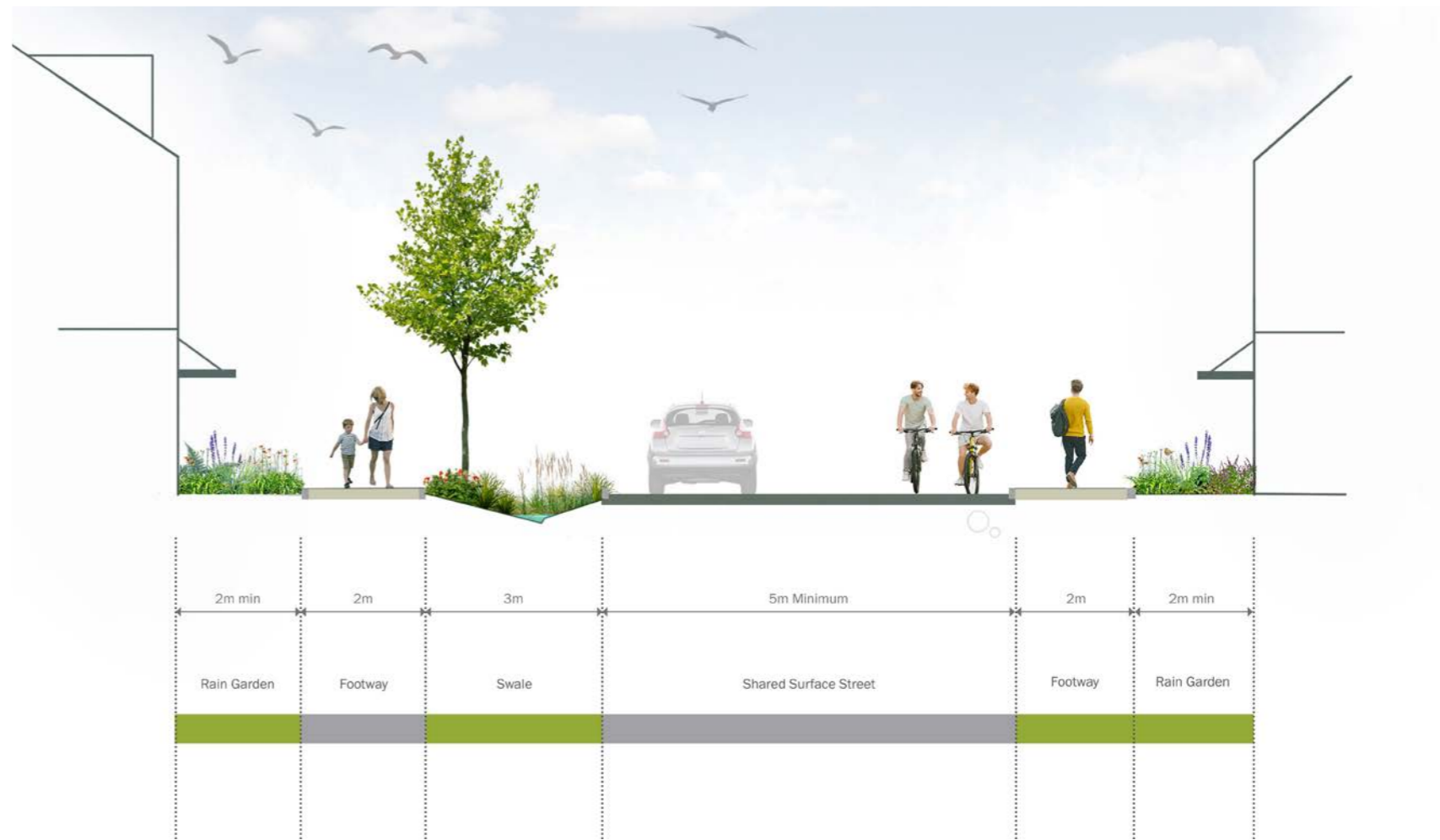


SECONDARY STREET

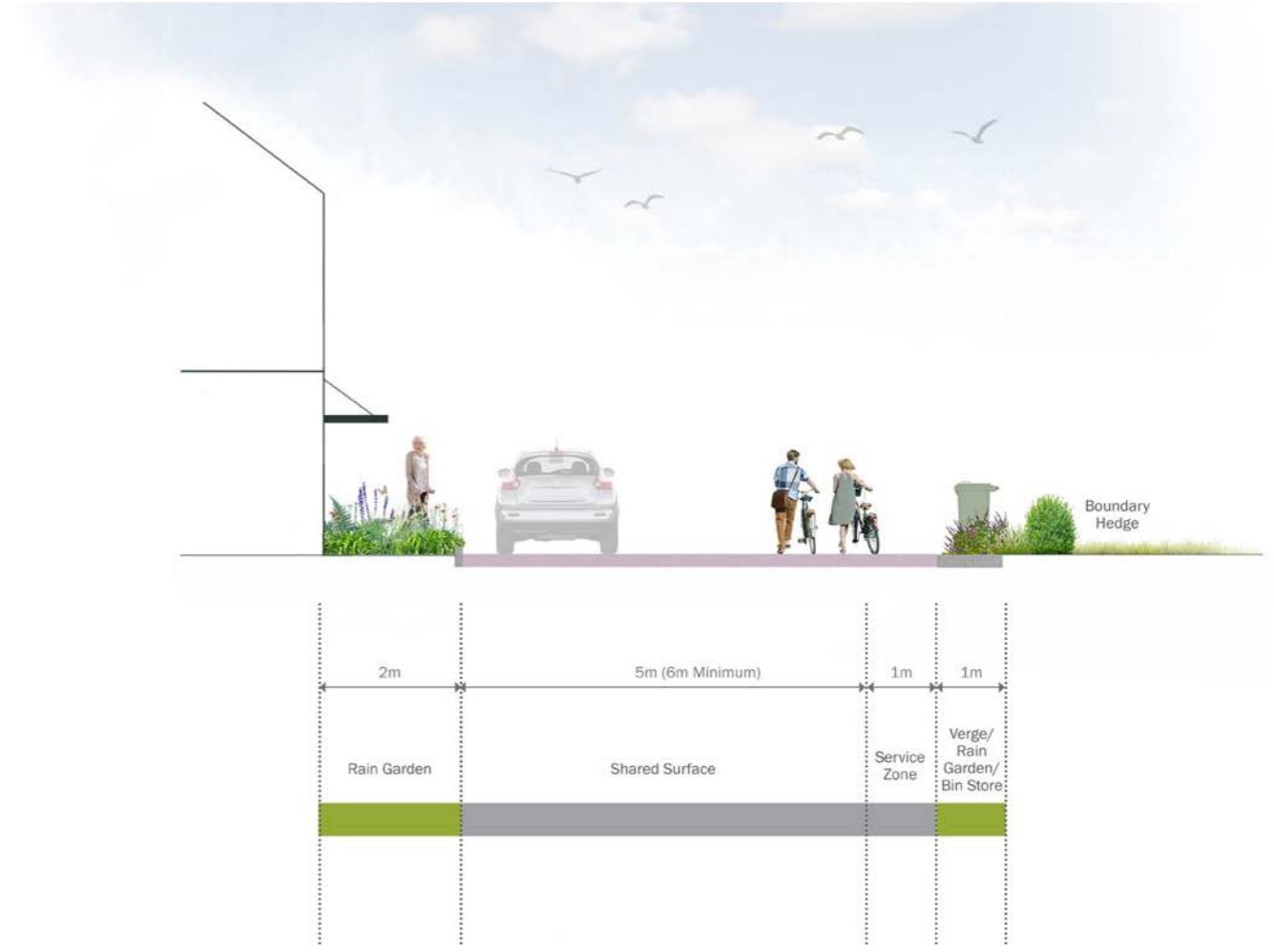


HERNE HILL











COLLECTOR STREET



GREEN STREET



SECONDARY STREET



SINGLE SIDED ACCESS STREET









# EASTERN GATEWAY



Enhance the existing movement network through new footpaths and cycleways, further connecting Ilminster and the surrounding countryside.



New sports hub will include a new senior football pitch and a MUGA for informal sports. The hub will also form a start point for a series of informal running and walking routes that extend beyond the site's boundaries.



Southern biodiversity-rich corridor, with more informal arrangement of homes fronting the space, create a soft edge to the development

## From town to country

Echoing the street pattern and plot widths found in Ilminster and softer edge transitioning to the open countryside. A patchwork of varying landscape and built character areas create interest and a sense of place.

## Flexible nodal spaces

Legible network of routes through the neighbourhood with pedestrian-scale nodal spaces framed by development to aid wayfinding.

## Recreational hub at gateway

Play and sports pitches focussed at gateway hub to the site and connected with adjacent recreational uses to the east. Play spaces also provided throughout public open spaces.



A series of green nodes offer doorstep green spaces within development, landmark features at key intersections framed by built form act as informal wayfinders.





# NORTHERN GI CORRIDOR AND COMMUNITY SPACE



Semi-formal corridor and buffer with a series of active and community spaces linked together by wetland features, sustainable drainage and pockets of tree planting



Connecting to local footpath and cycle network



Green corridors connect town to the countryside and frame views to Herne and Mitchell's Hill and reinforce the historic field pattern



Building on the existing network of hedgerows and trees, GI corridors will create new wildlife and biodiversity links with new hedgerow and tree planting, species-rich grassland, wetland habitats and woodland edge planting.



Series of active and social hubs located across the site offering a range of wellbeing activities from sport to play to foraging.

## Community greens

A green heart to the neighbourhood provides a space for community events, picnics, community growing spaces, foraging and habitat for wildlife.

## Community and play

Variety in play and recreational spaces throughout the GI network promote intergenerational interaction. Neighbourhood community greens combining with larger recreational play and sports provision provide opportunities for exercise and improve health and wellbeing.

## Village scale

Highlighting small groups of homes designed to respond to local character, colours, textures and forms create character and identity.

