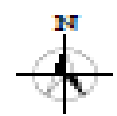
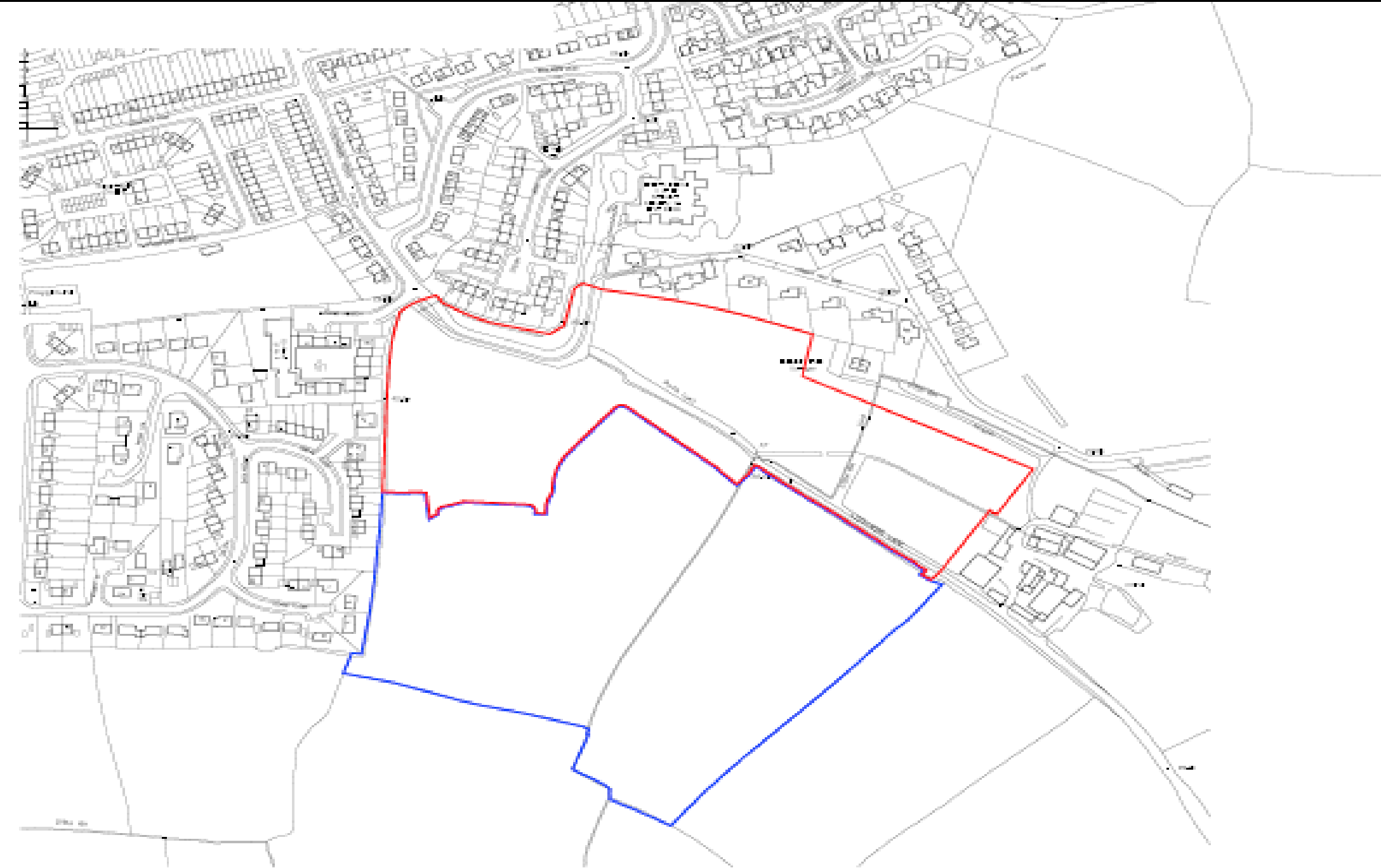


3/37/20/006

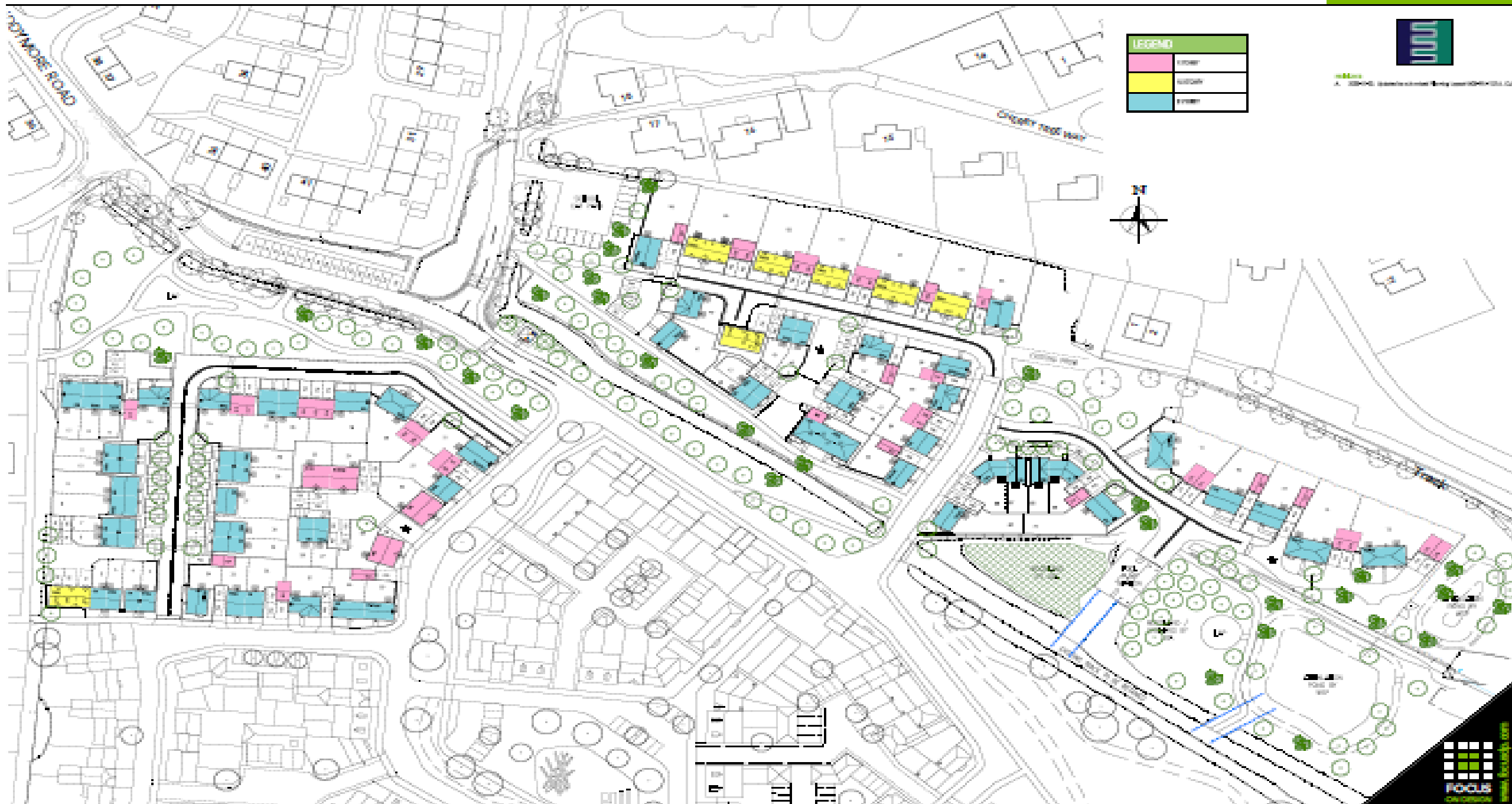
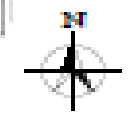
Application for approval of reserved matters following Outline Application 3/37/17/020 for access, appearance, landscaping, layout and scale with additional information on drainage strategy and levels for a residential development of up to 250 No. Dwellings at Liddymore Farm, Liddymore Lane, Watchet, TA23 0UA



LOCATION PLAN



LEGEND	
1	1
2	2
3	3



STOREY HEIGHT PLAN





LAND AT LIDDMORE FARM, WATCHET

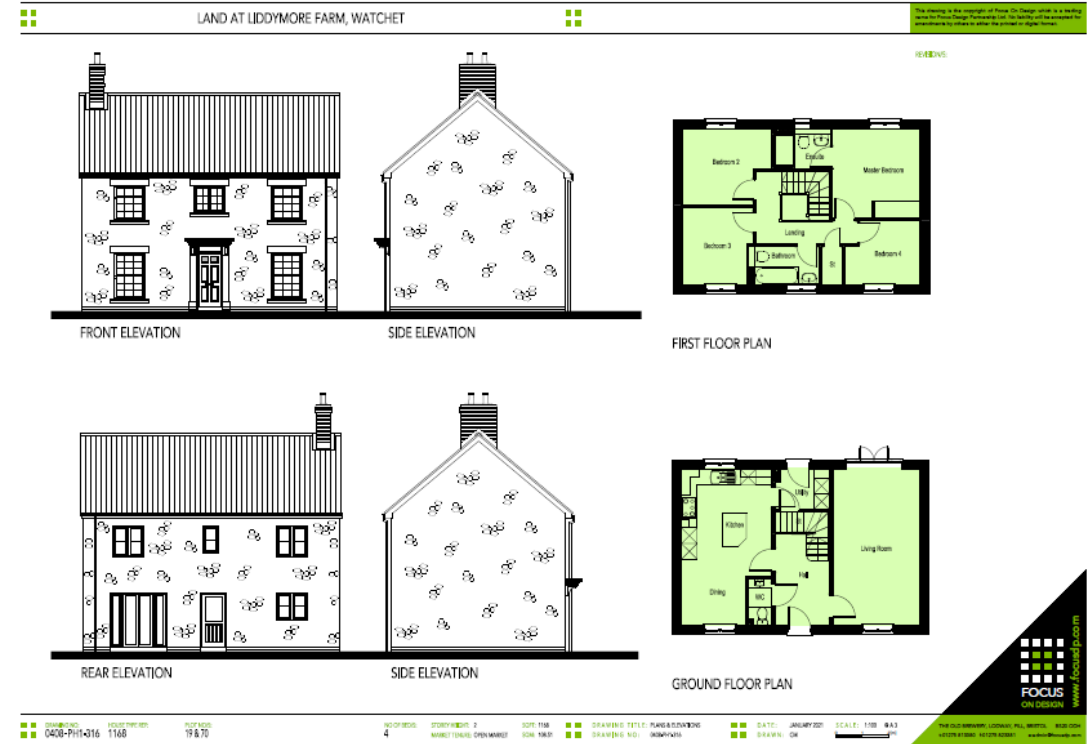
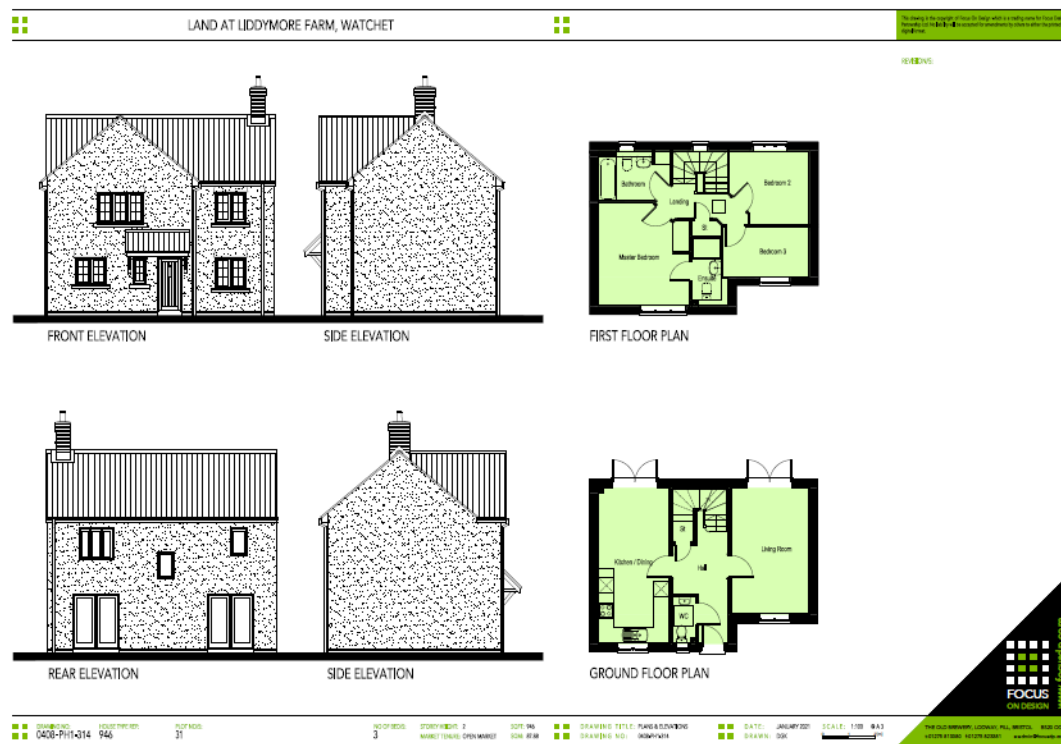


DRAWING NO. 0408-PH1-311 HOUSE TYPE: R 922 LOT NOS. 66 & 69 NO. OF DEGS. 3 STORY HEIGHT: 2 MARKET TYPE: OPEN MARKET SQFT: 100 SQM: 86.63 DRAWING TITLE: POND & PLANTING DRAWING NO.: (COMPLEMENT) DATE: JANUARY 2020 SCALE: 1:100 THE OLD KEMAMAN, LOKALAN, PUL. BATULI, 84200 COB. 451275 81500 451275 820000 email: info@tropiccity.com

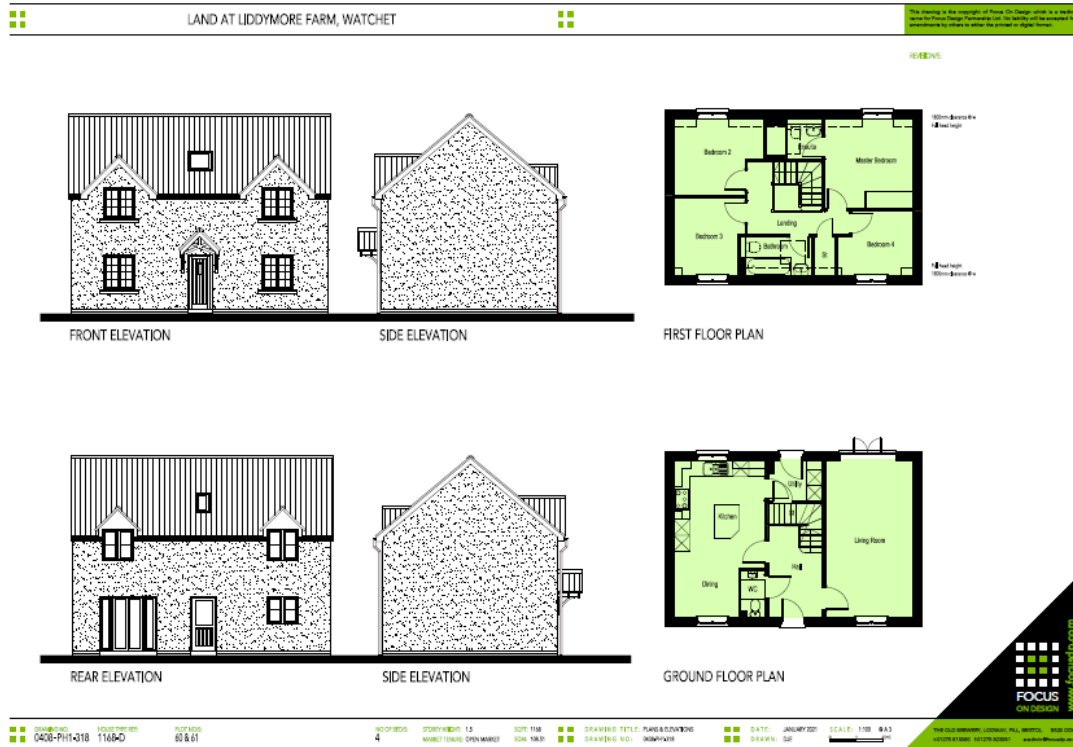


DRAWING NO: 0408-PH1-310 HOUSE TYPE NO: 878W-BAY PLOT NO: 56 NO OF BEDS: 3 STORY HEIGHT: 2 SOFT SQ: 84 SQM 10.36 DRAWING TITLE: PLANS & ELEVATIONS DATE: JANUARY 2021 SCALE: 1/50 @A2
 DRAWING NO: 0408-PH1-310 DRAWN: SD THE OLD BARN, LONDON, U.K. 0203 825861 www.3dhouse.com

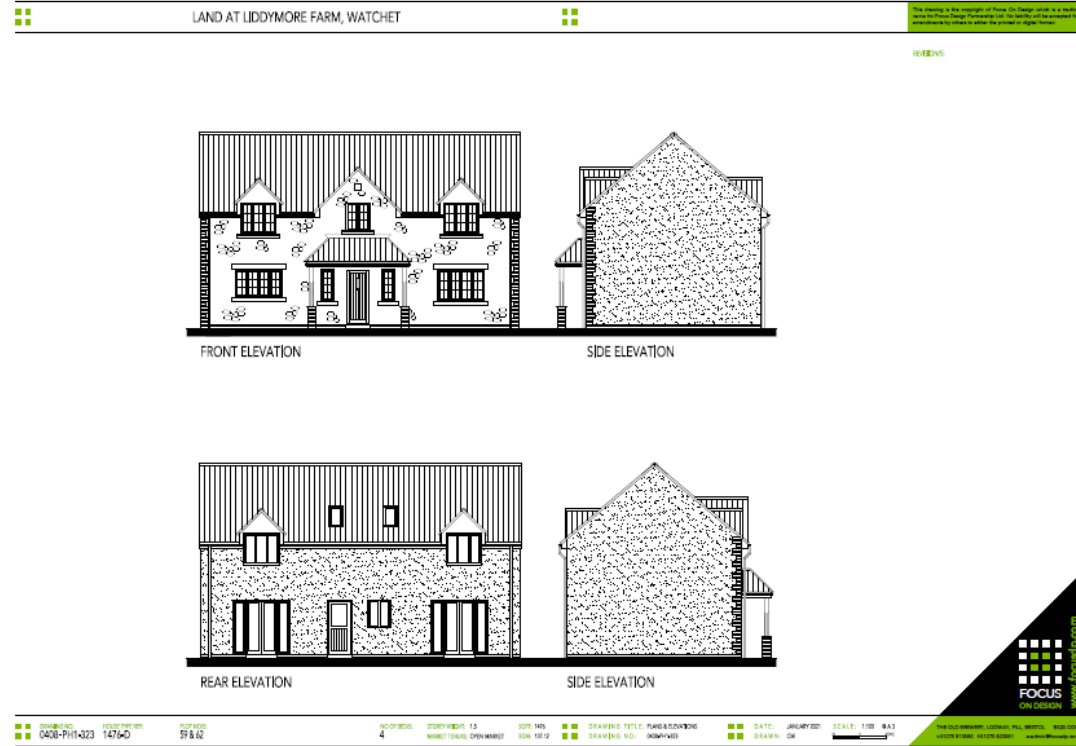
Example of Floorplans & Elevations



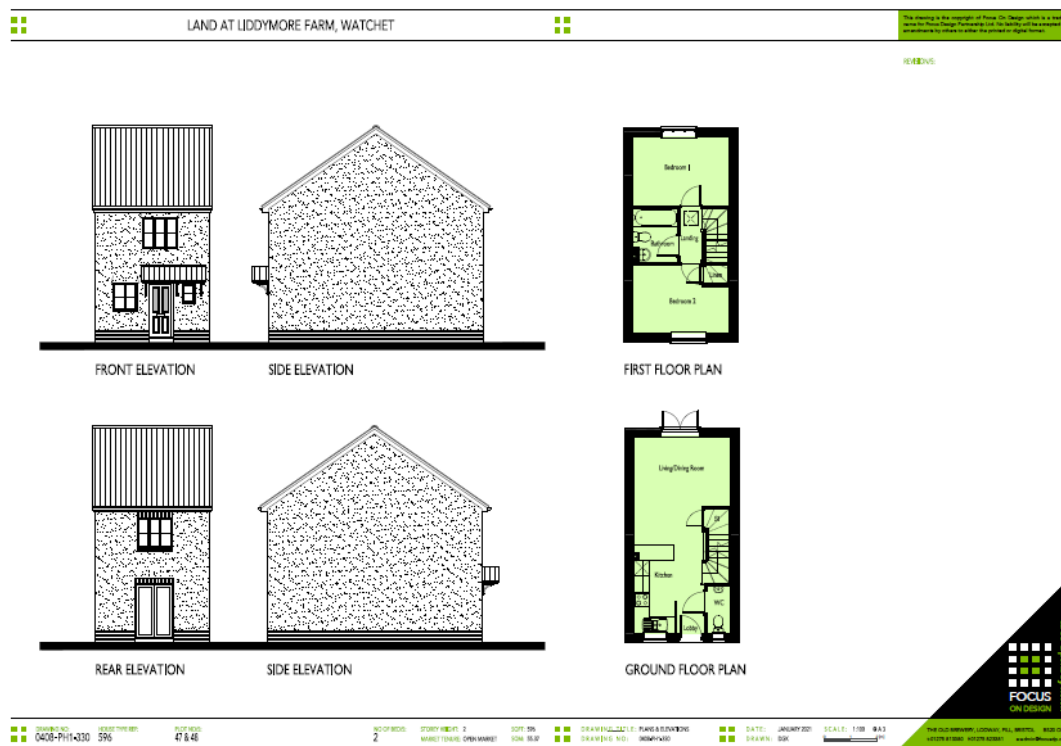
Example of Floorplans & Elevations



Example of Floorplans & Elevations



Example of Floorplans & Elevations



Key Issues

- Outline permission has been granted for 'up to 250' dwellings on 11ha site
- Reserved matters application Phase 1, first 75 dwellings on northernmost 4.5ha
- School Entrance road configuration changes
- Layout & Connectivity
- Design & Appearance
- Parking Provision
- Green infrastructure/ Biodiversity/ Sustainability
- Impact on neighbours' amenity



















WEST SOMERSET LOCAL PLAN TO 2032 – ADOPTED NOVEMBER 2016

POLICY T/8: Residential Car Parking Car and cycle parking at residential sites shall be provided on the following basis:

- (i) Car parking at residential sites will be set at the level shown in Appendix 4, Table 4. This level may be reduced where it can be demonstrated that shared car parking, public transport or other means can reduce the need for visitor parking;
- (ii) Where a reduced level of car parking is appropriate the developer will instead be required to provide a contribution towards improving deficiencies in public transport, cycleways or pedestrian facilities associated with the development; and
- (iii) The developer will be required to provide secure and covered bicycle parking at the rate of one space per dwelling where no garages are provided with the dwelling

Parking Provision Table 4: Residential Parking Guidelines

Use Class*	Development Category	Maximum Provision for Residential Parking
C 3 Dwellings	Houses, Flats, Apartments, Maisonettes, Bed-sitting rooms and Single bedroom flats	2 car spaces (which could include a garage) per dwelling. This standard may be reduced for one-bedroom accommodation and bed-sits to 1 car space per dwelling plus one additional space for every three one-bedroom dwellings and/or bed-sits
	Elderly persons accommodation with Warden's accommodation	1 car space per four dwellings plus two car spaces for each Warden's unit, otherwise standards as above.
	Town centre dwellings	1 car space for each unit of accommodation. Standards may be varied depending upon the proximity of and demands for public car parking spaces and availability of public transport in the vicinity. Because of differences which exist in town centres, developers are advised to check with the Planning Authority before designing schemes for town centre residential development.
Non-permanent Residential Accommodation	Residential caravan sites	1 space per caravan, plus, 1 space per three caravans for visitors
	Holiday chalets	1 car space per chalet

* H.M. Government; Town and Country Planning, England and Wales: The Town and Country Planning (Use Classes) Order 1987 (Statutory Instrument 1987 No. 764) (as amended); HMSO; 1987; ISBN 0 11 076764 0

**Somerset West
and Taunton**