

3/21/21/015

Erection of 54 low carbon affordable homes
with associated works on land at Seaward
Way, Minehead



1 Overall Site Plan
1:500

| Rev | Date | Issue | By |
|-----|------------|-----------------------|-----|
| 001 | 08.10.2020 | Issue for | PWJ |
| 002 | 08.11.2020 | Issue comments | PWJ |
| 003 | 04.12.2020 | Issue modifications | PWJ |
| 004 | 08.11.2020 | Issue client comments | PWJ |
| 005 | 01.12.2020 | Pre-Application Issue | PWJ |
| 006 | 10.01.2021 | Planning Submission | PWJ |
| 007 | 16.03.2021 | Consultation comments | PWJ |

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Seaward Way Residential

SW&T

Site Plan Access

2231-MAL-ZZ-ZZ-DR-A-100-005

Drawn by: PWJ Checked by: SA

Revision: Status Scale: Size

P07 01 WORK IN PROGRESS 1:500 A1

All dimensions and levels to be checked on site and any discrepancies reported before work commences - F in DWG, A3X. This drawing is Copyright Mitchell Architects.



| Rev | Date | Issue | By |
|-----|------------|-------------------------|-----|
| 001 | 09.10.2020 | Initial Issue | PAW |
| 002 | 09.11.2020 | Client comments | PAW |
| 003 | 10.11.2020 | Block 06/07 update | PAW |
| 004 | 24.11.2020 | Rhyme modifications | PAW |
| 005 | 25.11.2020 | Final client comments | PAW |
| 006 | 03.12.2020 | Final Application Issue | PAW |
| 007 | 24.02.2021 | Client comments | PAW |
| 008 | 08.03.2021 | Planning Submission | PAW |
| 009 | 11.03.2021 | Final Application Issue | PAW |



0 Site Plan GFL
1:200

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| | |
|-------------|-----------------------------|
| Client: | Seaward Way Residential |
| Drawn by: | SWBT |
| Checked by: | SA |
| Project: | 2231-MAL-ZZ-ZZ-DR-A-100-010 |
| Revision: | 01 |
| Status: | WORK IN PROGRESS |
| Scale: | A3 |
| Date: | 1:200 |

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Elevations and Floor Plans



South East Elevation
1:100

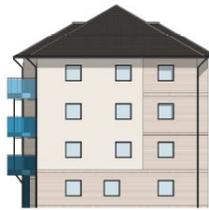


South West Elevation
1:100

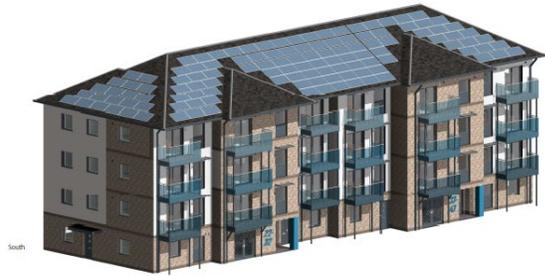
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| NO. 001 | DATE | DESCRIPTION |
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North West Elevation
1:100



North East Elevation
1:100



South



West

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2231 MAHL-22-22 OR A RA7-86

2231 MAHL-22-22 OR A RA7-86

2231 MAHL-22-22 OR A RA7-86



① Elevation 4 - Block Flats 22-43
1:100

| | | |
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| NO. 001 | DATE | DESCRIPTION |
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② Elevation 5 - Block Flats 44-54
1:100

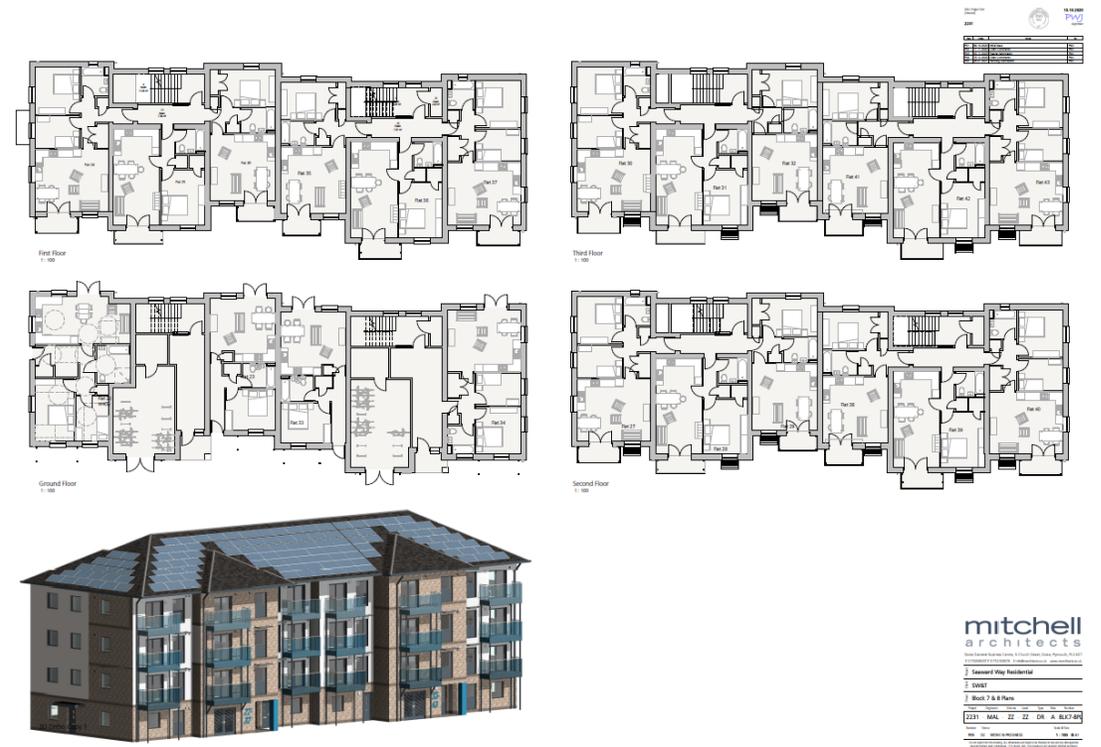
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2231 MAHL-22-22 OR A RA7-86

2231 MAHL-22-22 OR A RA7-86

2231 MAHL-22-22 OR A RA7-86

Elevations Floor Plans



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2231 MAL 22 22 DR A BLDG
11/2023

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2231 MAL 22 22 DR A BLDG
11/2023

Elevations and Floor Plans

08.10.2020
SA
Project

| | | | |
|----|------------|----|------|
| NO | DATE | BY | CHKD |
| 1 | 08.10.2020 | SA | SA |

North East
1:100

South West
1:100

North West
1:100

South East
1:100

Ground Floor
1:100

First Floor
1:100

Roof
1:100

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MAL Project Reference: 2231
Seaward Way Residential
SWR1
Block 01 - House 1-2
2231-MAL-22-ZZ-DR-A-BLK01-PL
Drawn by: MAL
Checked by: MAL

NO: 001
DATE: 08.10.20
PROJECT: MAL
SCALE: 1:100
DRAWN BY: MAL
CHECKED BY: MAL

08.10.2020
SA
Project

| | | | |
|----|------------|----|------|
| NO | DATE | BY | CHKD |
| 1 | 08.10.2020 | SA | SA |

North East
1:100

North West
1:100

South West
1:100

South East
1:100

First Floor
1:100

Ground Floor
1:100

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MAL Project Reference: 2231
Seaward Way Residential
SWR1
Block 02 - Houses 3-6
2231-MAL-22-ZZ-DR-A-BLK02-PL
Drawn by: MAL
Checked by: MAL

NO: 001
DATE: 08.10.20
PROJECT: MAL
SCALE: 1:100
DRAWN BY: MAL
CHECKED BY: MAL

Elevations and Floor Plans

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First Floor
1:100

Second Floor
1:100

Ground Floor
1:100

Second Floor Plan
1:100

South East
1:100

North West
1:100

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MIA Project Reference Number: 2231

Seward Way Residential

SWR7

Block 03 - Houses 7-10

2231-MAL-ZZ-ZZ-DR-A-BLK03-PL

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PBS ID: WDA IN PROGRESS 1:100 A2

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Second Floor
1:100

First Floor
1:100

Ground Floor
1:100

South West Elevation
1:100

North East Elevation
1:100

South East Elevation
1:100

North West Elevation
1:100

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MIA Project Reference Number: 2231

Seward Way Residential

SWR7

Block 04 - Houses 11 - 12

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Elevations and Floor Plans



Roof
1:100

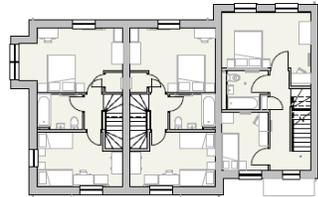


Second Floor
1:100

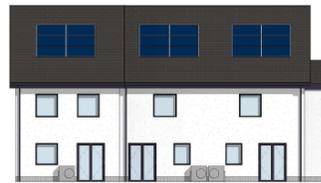


South West
1:100

| | | |
|----|------------|-------------|
| NO | DATE | DESCRIPTION |
| 1 | 08.10.2020 | SA |
| 2 | | |
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| 4 | | |
| 5 | | |



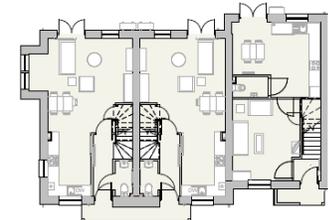
First Floor
1:100



South East
1:100



North East
1:100



Ground Floor
1:100



North West
1:100

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Unit Project Scheme (Internal) - 2021
Seward Way Residential
SWR
Block 05 - Houses 1-6
2231-MAL-ZZ-ZZ-DR-A-BU/05-FL
Drawn by: MRS [Signature] Checked by: MRS [Signature]

Scale: 1:100
Date: 10/10/2020
P04 30 with 6 projects 1:100 A2

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1 Elevation 1 - Block 6-7
1:100

| | | |
|----|------------|-------------|
| NO | DATE | DESCRIPTION |
| 1 | 08.10.2020 | SA |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |



2 Elevation 2 - Block 4-5
1:100



3 Elevation 3 - Block 1-3
1:100

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Unit Project Scheme (Internal) - 2021
Seward Way Residential
SWR
Block 05 - Houses 1-6
2231-MAL-ZZ-ZZ-DR-A-BU/05-100
Drawn by: MRS [Signature] Checked by: MRS [Signature]

Scale: 1:100
Date: 10/10/2020
P04 30 with 6 projects 1:100 A2

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Key Issues

- 'Windfall' Site – Advertised as a Departure, but
- Principle of residential development established with previous 490 dwelling permission. 'Fall Back' consideration.
- Increase in numbers / density from 40 to 54, but includes flats
- Flood risk & emergency access
- Design & appearance
- New Council housing (100% affordable)
- Education and CCG contribution waiver / viability
- Impact on neighbours – cricket club use of school sports pitch















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**