

LAND OFF GIPSY LANE WELLS, SOMERSET

2879 DAS 01

DESIGN & ACCESS STATEMENT FOR RESERVED MATTERS APPLICATION

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This Design & Access Statement has been prepared by Angus Meek Architects on behalf of Acorn Property Group to support a Reserved Matters application relating to scale, layout, external appearance and landscaping for residential development of up to 47no. dwellings on land at Gipsy Lane, Wells, Somerset.

This Reserved Matters application follows the granting of Outline planning permission ref: 2023/1515/OUT on 28th November 2025 and seeks to gain approval for the reserved matters (planning condition 2), together with the discharge of other conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 18 and 20.

This Design & Access Statement is to be read in conjunction with all other supporting information.

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BRANDON YARD - BRISTOL HARBOURSIDE



THE OLD PRINTWORKS - FROME



CUBIS - BRUTON



BROOKS DYE WORKS - BRISTOL



CONSTANTINE BAY - TREGLOS CORNWALL



BRANDON YARD - BRISTOL HARBOURSIDE



THE LINKS - PORTHCAWL WALES



THE COURTYARD - DUPORTH CORNWALL



THE LINKS - PORTHCAWL WALES

Acorn is a design-led, independent developer specialising in the delivery of new homes, with communities and sustainable living at the heart of everything they do.

Guided by their 'Different by Design' ethos, Acorn approach each project individually, taking a holistic view to maximise sustainability and support the transition towards zero carbon housing design.

Established in 1995, Acorn has over 30 years of experience delivering award-winning homes across the South West, including a strong track record of housebuilding throughout Somerset, managed by their Bristol regional team, drawing on their extensive local knowledge and proven delivery expertise.

As an independent development and regeneration specialist, Acorn has successfully delivered a wide range of residential-led refurbishment and new build schemes across urban and rural settings.

With offices in London, Bristol, Cardiff, Exeter and Cornwall, Acorn focus on creating bespoke developments that respond to the needs of local communities. Their in-house team of architects, planners, surveyors, construction managers and sales specialists work collaboratively to create high-quality, sustainable places that add value and purpose to their surroundings.

Through flexible partnerships with landowners, local authorities, housing associations and other organisations, Acorn are committed to delivering thoughtfully designed schemes that positively contribute to the communities in which they work.





Acorn Property Group's energy efficiency rating compared to the national average



The 'Acorn Green' concept, was created by the developer to enable implementation of the best possible design and technologies on a site by site basis to further drive down the carbon footprint of their developments, moving towards long-term sustainable housing and communities.

Each of Acorn's developments are individual and intelligently designed and built to the highest quality. Their bespoke approach to the creation of new homes is reflected in their same holistic approach to sustainability – a 'one size fits all' is not an acceptable outcome.

HOW IS ACORN ACHIEVING THESE GOALS

To enact the 'Acorn Green' Vision, Acorn has made the following commitments:

- All new-build developments and future new-build phases from August 2022 must have an EPC rating of A (92% - 100%);
- Acorn will no longer use gas in new homes on the commencement of new developments or phases from January 2023 with heat instead being supplied by heat pumps (i.e. air / ground / water);
- All new build homes constructed from January 2025 will be operationally net carbon zero;
- To commit to comprehensive tree and shrub planting to help with carbon offsetting, provide enhanced landscaping and increasing biodiversity;
- All landscaping must be bee friendly and peat free to help with carbon reduction;
- To continue to offset acorn's operational carbon emissions through the partnership with Wanderlands, who help deliver carbon offsetting initiatives.





CUBIS BRUTON, SOMERSET

A striking collection of bespoke 3- and 4-bedroom houses, intelligently and individually designed to be energy efficient and highly sustainable both internally and externally.

To ensure high-performing thermo-efficient new housing, the dwellings feature triple glazed windows and a mechanical ventilation heat recovery system to deliver high performing building fabric, ensuring easy living without compromising on the environmental impact.

The following three projects recently completed in the region demonstrate the core principles of the Acorn design green philosophy that will also be applied on this development.



THE OLD PRINTWORKS, FROME, SOMERSET

Located in Frome, The Old Printworks is a collection of 1, 2, 3 and 4 bedroom homes at the former Butler, Tanner & Dennis site one of Britain's foremost colour printers. The bespoke homes offer superb contemporary living with a high-quality specification and sustainable design.

Features include use of Ecostock bricks, triple glazing to windows and doors, communal electric car charging and new bat and bird boxes to preserve and enhance existing wildlife.



CROSS FARM, WEDMORE, SOMERSET

Cross Farm is a collection of thirty-one, 2, 3 & 4 bedroom homes located in the picturesque village of Wedmore. Carefully designed to fit in with the village, Cross Farm offers traditional homes with a contemporary twist. With plenty of open space and two footpaths to the side of the development, these homes are perfect for those who want to be able to enjoy the great outdoors.

The inclusion of mechanical ventilation heat recovery system tied to underfloor heating, and triple glazed patio doors are some examples of the fabric first approach adopted at this site.



AERIAL PHOTOGRAPH OF SITE



The site is situated on the western edge of the city of Wells in Somerset, and is currently in agricultural use.

It lies to the south of the B3139 Elm Close, which is one of the main transport routes out of the city from the west. Gipsy Lane and Burcott Lane bound the western and southern parts of the site respectively.

To the north and north-west of the site, there are existing residential dwellings. To the south and west are fields in agricultural use, whilst to the east the construction of 100 dwellings has recently commenced.



AERIAL VIEW FROM SOUTH LOOKING NORTH



AERIAL VIEW FROM WEST LOOKING EAST



AERIAL VIEW FROM NORTH LOOKING SOUTH



AERIAL VIEW FROM EAST LOOKING WEST



VIEW FROM SITE LOOKING SOUTH



VIEW FROM SITE LOOKING NORTH



VIEW FROM SITE LOOKING SOUTH-WEST



VIEW FROM SITE LOOKING WEST



EXISTING FIELD ACCESS TO NORTH OF SITE



EXISTING FIELD ACCESS TO SOUTH-EAST OF SITE



EXISTING FIELD ACCESS TO SOUTH-WEST OF SITE



EXISTING TREES ALONG EAST BOUNDARY



EXISTING TREES ALONG EAST BOUNDARY LOOKING SOUTH



EXISTING TREES ALONG EAST BOUNDARY LOOKING NORTH



EXISTING HEDGEROW TO WEST BOUNDARY LOOKING SOUTH



EXISTING HEDGEROW TO WEST BOUNDARY LOOKING NORTH



OUTLINE PLANNING PERMISSION 2023/1515/OUT - ILLUSTRATIVE SITE LAYOUT

PLANNING HISTORY

The application site benefits from outline planning permission granted by Somerset Council under application reference 2023/1515/OUT on 28 November 2025.

The approved description of development was as follows:

‘Outline application with all matters reserved except for access, up to 47no. dwellings (including affordable housing), open space, ecological mitigation, and supporting Infrastructure’.

This application for reserved matters and associated discharge of conditions has been prepared pursuant to the above outline permission which seeks approval of the reserved matters relating to appearance, landscaping, layout, and scale. Access was approved as part of the outline permission and therefore does not form part of the current application submissions.

Accordingly, this reserved matters application should be read alongside the approved outline planning permission, parameter plans and supporting technical documentation previously submitted and approved under planning permission 2023/1515/OUT. The principle of residential development on the site, together with the approved means of access, has already been established through the outline planning permission.

In parallel with the reserved matters submission, the applicant has applied for the discharge of planning conditions in respect of the relevant conditions attached to the outline permission.

The proposed reserved matters have been prepared having regard to the approved outline planning permission, the Mendip Local Plan Part I and Part II, the relevant policies within the National Planning Policy Framework (‘the Framework’) and the approved design principles and parameters that were established through the outline application. In summary, the proposals seek to deliver a high quality and policy compliant form of development which accords with the vision and objectives established at outline stage.



2024/1701/REM SITE LAYOUT

ADJACENT NEW RESIDENTIAL DEVELOPMENT

The application site sits to the west of a larger residential development of 100 homes by David Wilson Homes.

At the time of this Reserved Matters application, the Reserved Matters for the adjacent site (Somerset (Mendip) ref: 2024/1701/REM) have been approved and construction has recently commenced.

Accordingly, the approved development layout and house type design proposals of the adjacent site have been used to inform this application, which proposes new residential dwellings of similar form, scale, massing and density, respecting established development boundaries and relationships with the existing context and setting.











However, the design and appearance of the dwellings proposed in this Reserved Matters application will adopt an individual and distinctive style to offer a bespoke development in its own right, offering choice to the market and avoiding repetitive dwelling designs in this area of Wells.

In order to improve interconnectivity to the wider setting, the Reserved Matters application proposals seek to provide links to this adjacent development.



2024/1701/REM ILLUSTRATIVE STREET SCENE



-  PERMITTED NEW SITE ACCESS TO NORTH
-  EXISTING TREES & VEGETATION TO SITE BOUNDARIES
-  EXISTING FIELD GATES TO SOUTH-EAST & SOUTH-WEST
-  PUBLIC RIGHT OF WAY
-  TOPOGRAPHY SLOPING DOWN TO SOUTH
-  LOWEST PART OF SITE SUITABLE FOR SUSTAINABLE URBAN DRAINAGE (SUDS)
-  BURCOTT LANE 'GREEN LANE' PROPOSAL CURRENTLY UNDER CONSIDERATION BY LOCAL AUTHORITY
-  VIEWS TO & FROM SOUTH OF SITE
-  SOUTHERN END OF SITE TRANSITION TO OPEN COUNTRYSIDE
-  POTENTIAL LINKAGE TO PUBLIC RIGHT OF WAY AT STRATEGIC POINTS

SITE CONSTRAINTS & OPPORTUNITIES DIAGRAM