



Planning Application for 85 new dwellings
Land south of Playing Fields, Martley

CASE STUDY

INTRODUCTION

RCA have been instructed by a major housebuilder to submit an application for 85 new dwellings in a mix of 1, 2, 3 & 4 bed properties, together with the provision of landscaping, SuDS and associated works on Land south of Playing Fields, Martley.

The site, which measures approximately 4 hectares is an irregular parcel of land, situated to the north of Hollins Lane. The site gently slopes from the southwest to the northwest corner and is contained by hedgerow boundaries, interspersed by some trees.



WORK UNDERTAKEN

In August 2021 a Virtual Public Consultation was carried out on behalf of the client. The invitation leaflet was sent out to 360 households within Martley. Once the Virtual Public Consultation ended a Statement of Community Involvement was produced showing the feedback on the design and layout of the proposed development. The results showed that the majority of people who responded favoured the traditional design to dwellings.

We produced a Planning Statement and a Health Impact Assessment to support the application. We have received relatively few objections from statutory consultees, which are being addressed through ongoing amendments to the layout.

The Planning Statement, Health Impact Assessment & Statement of Community Involvement have now been submitted to the Local Planning Authority to accompany the application which is currently awaiting a decision.

