

**In Between Meetings briefing for all Blackdown and Neroche parishes,
January 2021**

(For clerks who are new in post since I last issued an In Between Meetings Briefing {IBM}, this is something I do when a subject is quite complicated/lengthy for summing up in my regular monthly updates for you and/or if it is an issue which I feel should not wait until a meeting comes along. You are welcome to share these IBMs with anybody whom you feel may be interested. I circulate them to all parish clerks in my division at the same time and to relevant other councillors.)

This briefing covers only one topic:

- 1) SWT Local Plan review and suggested development sites

SWT Local Plan review and suggested development sites

Sites which have been proposed for residential and other development in the period to 2040 have just been named and I notice that almost every one of the parishes in our county council division are named.

There are 103 sites in total across the district council area and while they may not all be included in the local plan when it is adopted, they will all be considered by the district council and will be the subject of intense lobbying by developers.

SWT is already acknowledging that 'most of the sites' are likely to be included in the plan.

As you will know, planning is a district council function and not county council, so I am sure your district councillors will be having plenty to say to you on this subject when they next report to you.

However, I have been involved in the planning debate in a number of parishes affected by the contents of this briefing, and with the experience I have, I consider the information here to be of such importance that I wanted to share it as soon as possible.

All the information here, including maps to show the exact site locations, is available in this document <https://www.somersetwestandtaunton.gov.uk/media/2454/swt-lp-io-consultation-report-stage-2-appx2.pdf> and I suggest that parish councillors should view it urgently.

The document has only just been published and I believe in particular that it is the first official/public confirmation of the aspiration of Taylor Wimpey to build thousands of houses on the land they purchased from the Crown Estate, affecting Stoke St Mary and Neroche parishes.

And it is noteworthy that Taylor Wimpey do not describe it as residential development, rather as a 'new community'.

There are also massive implications for Wellington and for the parish of Ruishton and Thornfalcon, while other parishes in our county council division are affected to a lesser degree but likely just as importantly.

I will set out the sites that I have picked out from the document, but I urge parishes to look at it themselves because there are bound to be sites in adjoining parishes which affect them but which I have not had the time to pick out.

The document gives the Local Plan site reference number, the 'settlement' as opposed to the 'parish' (hence there are some sites in Stoke St Mary and Ruishton which are listed as 'Taunton', for instance), the size in hectares of the site, whether it is a new site or part of an existing one and the type of development proposed, the person who is promoting the idea, and their agent if they have one.

Please excuse any errors, but here is a rough listing by 'settlement' of those which affect us as best I can see:

- Bishopswood – land south of Bishopswood, 1.05 hectares, residential, new, Caroline White
- Blagdon Hill - Land west of Cherry Cottage / Ridgedown / Braeside, TA3 7SL, 0.22, residential, new, H Tottle and Son Ltd
- Corfe - Land north of White Hart Inn, Corfe, TA3 7BU, 1.104, residential and open space, new, T Small, Trevor J Spurway
- Henlade - Thornfalcon Works, Henlade, TA3 5DN, 12, B1, Residential and Open Space, new, Tarmac, Stantec
- Henlade - Land East of Lipe Lane, Henlade (part of RURAL038), 5.38, residential, existing (part of TDBC SHLAA RURAL038), A Sebastian, WYG
- Henlade - Land south-west of Haydon Farm, Haydon, TA3 5AB, 1.387, Industrial, Office, Leisure, Open Space, and Residential, existing (part of TDBC SHLAA RURAL046), J Liscombe, Trevor J Spurway
- Henlade - Paddock east of Haydon Farm, Haydon, TA3 5AB, 0.512, Industrial, Office, Leisure, Open Space, and Residential, existing (part of TDBC SHLAA RURAL046), J Liscombe, Trevor J Spurway
- Henlade - Haywood Farm, Haydon, Henlade, TA3 5AB, 1.06, Industrial, Office, Leisure, Open Space, and Residential, new, P Painter, Trevor J Spurway
- Orchard Portman - Taunton Estates, Land east of M5 and near Taunton Racecourse, 497.3, new community, Taylor Wimpey, Savills
- Pitminster - Land East of Minster Edge, TA3 7AT, 0.342, residential, new, P Adams, Trevor J Spurway
- Ruishton - The Mount, Bushy Cross Lane, Ruishton, 1.96, new, existing (part of TDBC SHLAA RURAL033/034), J Gliddon, Collier Planning
- Ruishton - Land at Brookfield Nurseries, Ruishton, TA3 5JR, 6.9, residential, existing (TDBC SHLAA RURAL037), Taylor Wimpey, Savills
- Ruishton - Land east of Woodlands Castle, Ruishton, 11.21, residential, existing (includes TDBC SHLAA RURAL036/041/ 044), Persimmon Homes South West
- Ruishton - Woodlands Castle, Ruishton Lane, TA3 5LU, 4.85, Housing, Leisure, Specialist Residential Accommodation, existing (TDBC SHLAA RURAL041/068), Belstone Fox Ltd (agent)
- Taunton - Land west of Honiton Road, Trull, 6.2, Residential, existing (part of TDBC SHLAA TAUN088), A Sebastian, WYG
- Taunton - Land at Cambira Farm, north west of Gateway Park & Ride, Taunton, 2.49, Residential, existing (includes part of TDBC SHLAA TAUN070), Summerfield Developments, Collier Planning
- Taunton - Land east of Cannonsgrove Halls of Residence, Honiton Road, Trull, 0.51, Residential, existing (TDBC SHLAA TAUN116), Summerfield Developments, Collier Planning
- Taunton - Land south and east of Ruishton School, 8.95, Residential, existing (includes part of TDBC SHLAA RURAL033 and 043), Summerfield Developments, Collier Planning
- Taunton - Land east of M5, north and south of Haydon Lane, 55, Residential, new (part of TDBC SHLAA TAUN057 and RURAL046/069), Taylor Wimpey, Pegasus
- Taunton - Land at Shoreditch Farm (SHLAA Ref TAUN124), 28.1, not specified, existing (SHLAA TAUN124), Persimmon Homes South West

- Taunton (Henlade) - south of A358, south west of Ruishton, 11.42, residential, existing (SHLAA RURAL045), Summerfield Developments, Collier Planning
- West Buckland - Land east of Silver Street, West Buckland, 1.31, residential, existing (includes TDBC SHLAA RURAL 051), West of England Developments, WYG

The remaining sites are all in or on the edge of Wellington (please excuse the duplication of the West Buckland site at the end, I was unable to properly format the chart):

SWTI&O080	Wellington	Land at Trinity (between Rockwell Green and Wellington)	17.94	development (older persons open market and affordable housing, Cemetery Extension, extension to Medical Centre, Open Space)	n (includes TDBC SHLAA WELL047/041/028)	K S Coles	Jame Planr Deve Servi
SWTI&O081	Wellington	K S Coles Ltd, Chelston House Farm, Chelston, TA21 9HP	5	Residential, Leisure, Retail and Open Space	n	K S Coles	Jame Planr Deve Servi
SWTI&O082	Wellington	Land north-west of Foxmoor Business Park, Chelston	15.02	Industrial, B1, B2, B8	e (part of TDBC SHLAA WELL035)	Summerfield Developments (RC-044)	WYG 044)
SWTI&O-Wellington 083		Three Acre Field, Chelston	1.2	Residential	e (TDBC SHLAA WELL045)	K S Coles	and Deve Servi
SWTI&O-Wellington 084		Land adjacent to Jurston and West Park	7.99	Industrial, Office and Residential	n	West of England Developments (RC-090)	WYG 090)
SWTI&O-Wellington 085		Land at Foxmoor Business Park, Wellington.	4.41	Visitors Centre	e (part of TDBC SHLAA WELL035)	House of Somerset (RC044)	Collie Planr 044)
SWTI&O-Wellington 086		Land at Longforth	10.01	Mixed Use	e (includes part of TDBC CS Allocation SS3 and TDBC SHLAA WELL003)	Bloor Homes (RC-025)	Turle 025)
SWTI&O-Wellington 087		Land North of Exeter Road Rockwell Green, Wellington	15.6	Residential	n	Gladman (RC-039)	
SWTI&O-Wellington 088		Land south of Oldway Road (A38) between Middle Green Road and Stallards, Wellington	13	Residential	n	Gladman (RC-039)	
SWTI&O-Wellington 089		Land West of Popes Lane, Rockwell Green	5.5	Residential	e (TDBC SHLAA WELL019)	Persimmon Homes South West (RC-064)	Collie Planr 054)
SWTI&O-Wellington 090		Land west of Westford, Rockwell Green	6.34	Residential	n (includes TDBC SHLAA WELL013)	Mitchell Partners	
SWTI&O-Wellington 091		Moonbeams Farm, TA21 9NQ	7.6	Residential or Self/Custom Build	n	J Pitman	
SWTI&O-Wellington 092		Land west of former Poole landfill	0.76	Industrial	n	Viridor (RC-086)	Savill 086)
SWTI&O-Wellington 093		Lane north of Tone, Wellington	3.15	Residential	n (includes TDBC SHLAA WELL026)	Larkfleet Homes (RC-047)	DLP Ltd (F
SWTI&O-Wellington 094		Tone Works & Tonedale Mill, Wellington	13.87	Mixed Use	n (includes TDBC SADMP Allocation WEL1)	Wellington Mills CIC (RC-089)	
SWTI&O-Wellington 095		Blackboy Farm, Wellington	6.9	Residential	e (TDBC SHLAA WELL018)	Persimmon Homes South West (RC-064)	
SWTI&O-Wellington 096		Land near Nowers Farm, Rockwell Green	38.6	Residential	e (includes TDBC SHLAA WELL047)	Persimmon Homes South West (RC-064) West of England Developments (RC-090)	WYG 090)
SWTI&O-West Buckland 097		Land east of Silver Street, West Buckland	1.31	Residential	e (includes TDBC SHLAA RURAL 051)		

As I mentioned in the early part of this briefing, the website document includes maps which show where these sites are located, so please have a look at it.

ENDS