

LAND TO THE EAST OF WARDLEWORTH WAY WELLINGTON, SOMERSET



QUALITY REVIEW PANEL
NOVEMBER 2024

Welcome to our presentation of a work in progress scheme on behalf West of England Developments (Taunton) Ltd.

We are proposing a development of up to 350 dwellings, incorporating public open spaces, sports hub/facilities and a vast network of green and blue infrastructure; all linked to a hierarchy of connections within the site and well connected to existing rights of way in/out of the site.

The proposals have been informed by an appraisal of constraints and have resulted in an initial illustrative master plan that is arranged around a secondary street, with associated side streets and connections.

Our initial plans have the benefit of initial pre-application feedback from Somerset Council, which is appended to the information pack provided.

The development has been carefully considered thus far in relation to setting, ecology, landscape, transport, drainage and adjacent/local development.

The creative team is as follows:

**WEST OF
ENGLAND
DEVELOPMENTS
(TAUNTON) LTD**



CARNEYSWEENEY

PROMOTER/DEVELOPER

**CARNEY SWEENEY – PLANNING
AGENT**



FOCUS
ON DESIGN

**FOCUS ON DESIGN
URBAN DESIGN & PLACEMAKING**

**SWAN PAUL
PARTNERSHIP LTD**

CHARTERED LANDSCAPE ARCHITECTS

**SWAN PAUL PARTNERSHIP
LANDSCAPE & VISUAL ASSESSMENT**



hepworth
acoustics



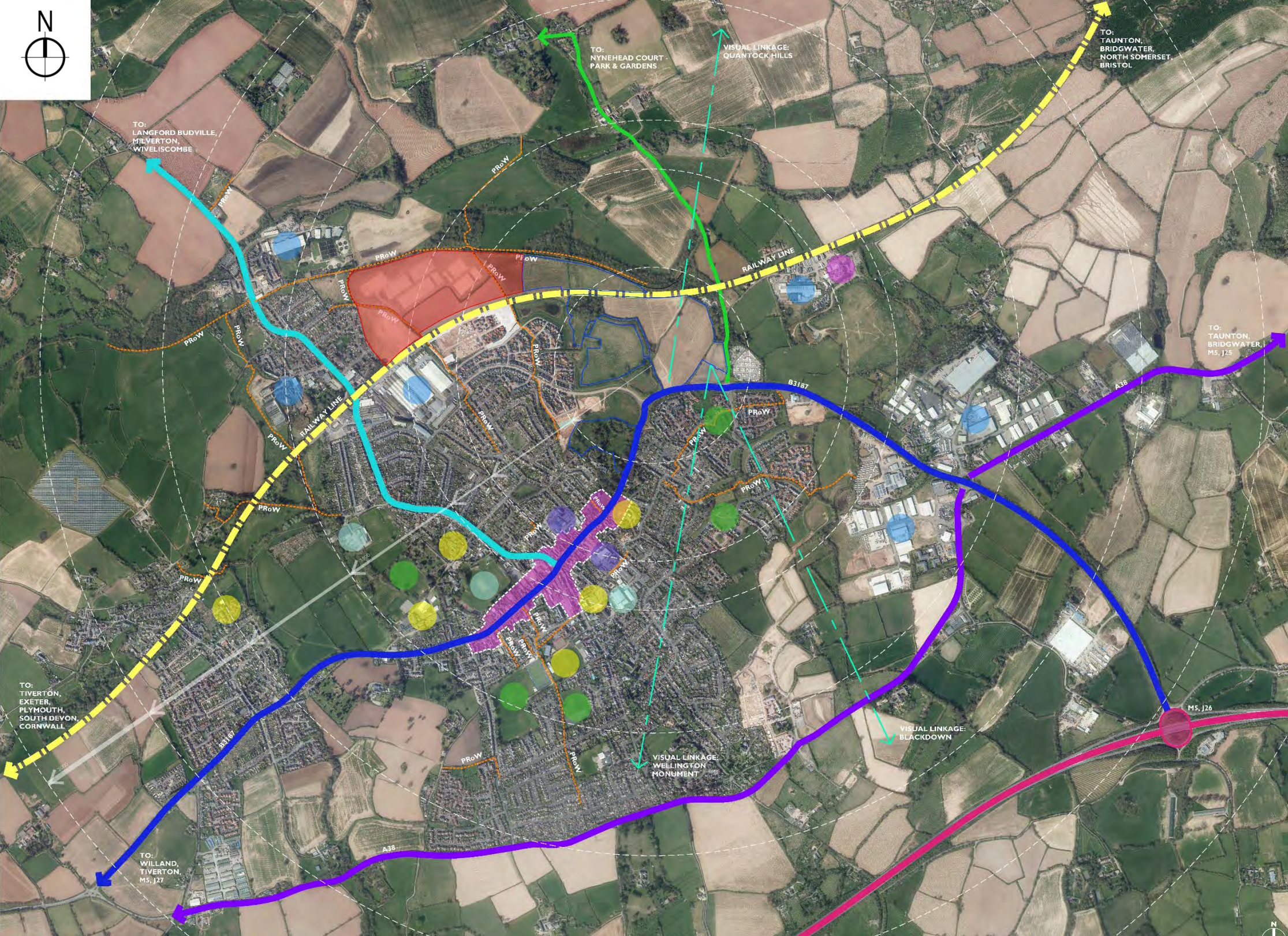
**MILES WHITE TRANSPORT
ACCESS & TRANSPORTATION**

**MORGAN STRUCTURAL
FRA & DRAINAGE**

**HEPWORTH ACCOUSTICS
NOISE & VIBRATION**

**G.E. CONSULTING
NOISE & VIBRATION**

**AC ARCHAEOLOGY
HERITAGE**



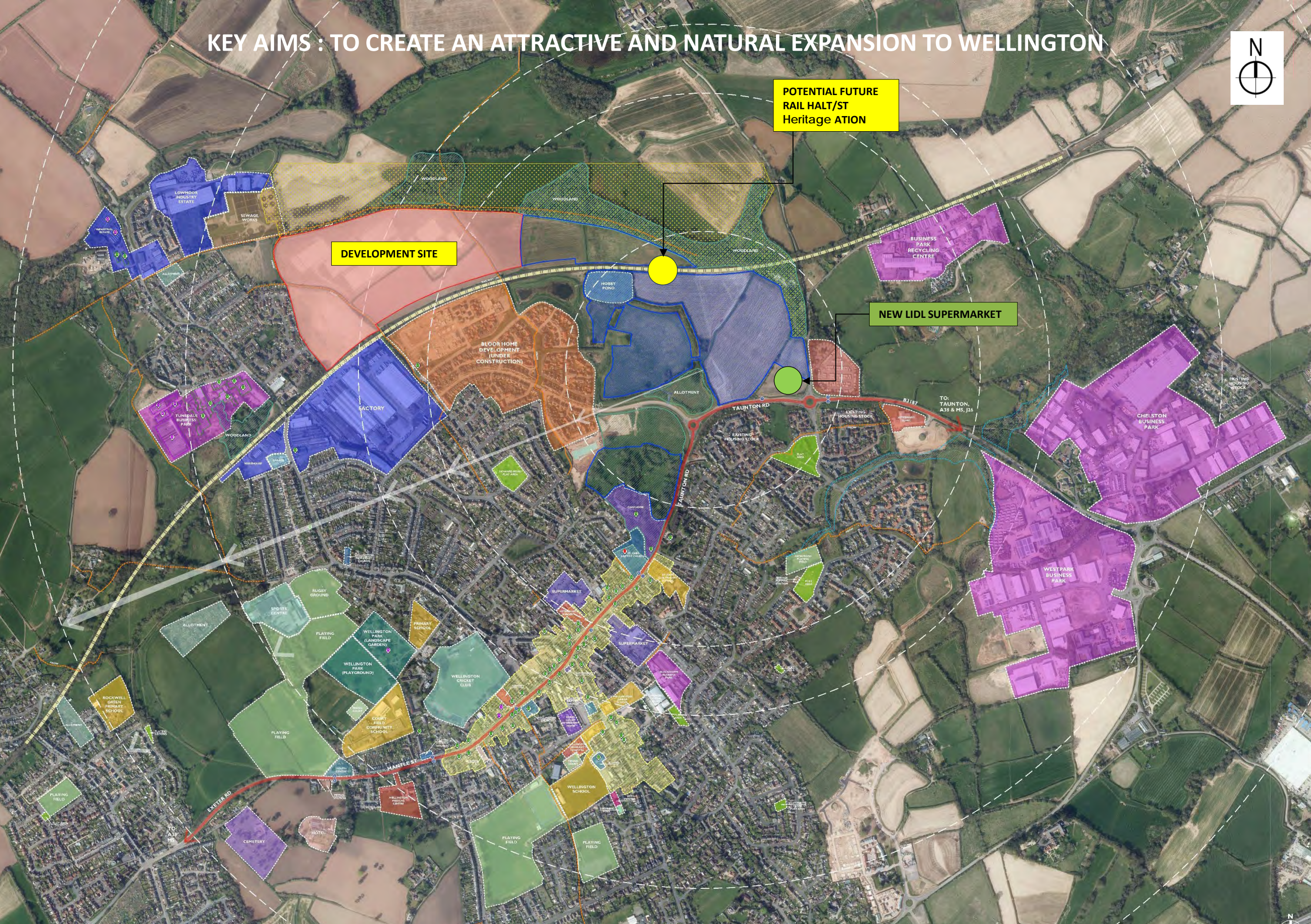
-  LAND UNDER APPLICANTS CONTROL
-  LOCAL (TOWN) CENTRE
-  EMPLOYMENT
-  EDUCATION
-  SPORTS FACILITIES
-  RECREATION
-  SHOPPING
-  RECYCLING CENTRE

Heritage

- Adjacent Grade II* Registered Park and Garden –Nynehead Court- Picturesque movement now segmented with remnants.
- Grand Western Canal boat lift as part of the listing. Now a popular unmade footpath with filtered views to site



KEY AIMS : TO CREATE AN ATTRACTIVE AND NATURAL EXPANSION TO WELLINGTON



LOCAL CONTEXT, CONNECTIVITY & FACILITIES



DEVELOPMENT SITE

LONGFORTH FARM :
RECENTLY CONSENTED

- Outdoor play / leisure
- Faith building
- Community centre
- Health facilities
- Arts / heritage
- ★ School
- Proposed local centre
- Proposed school
- ⚡ New station location
- Built extent
- Under construction
- ↔ Green corridor
- Town / local centre
- Residential
- Industrial / Employment use
- Mixed use
- Allocated site

WELLINGTON PLACE PLAN REFLECTION – “Station Led Intensification”

- Proposed to be accessed by extending Wardleworth Way eastwards into the site. The access road leading into the site is proposed to be reduced from 7.3m wide with 2m footways to a maximum of 6.5m and the design of the access road will ensure that emergency access is available at all times.

- Additional facilities for pedestrians & cyclists will be formulated with SC as part of the Transport Assessment that will be prepared to support the planning application, including details of how the development could link to the proposed train station.

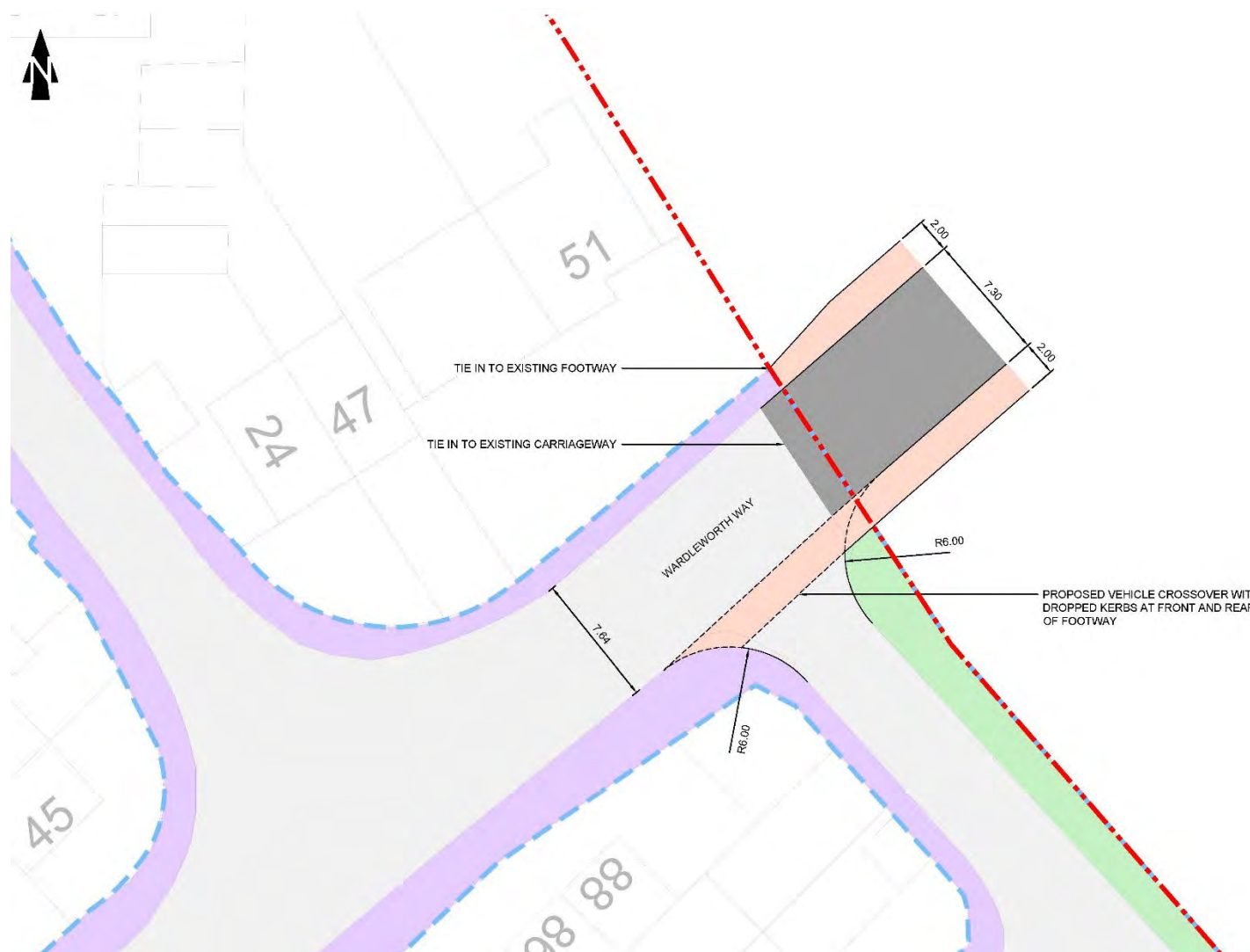
- Parking restrictions are proposed on Wardleworth Way to control the extent of on-street parking to ensure that two lanes of traffic are always available.

- Preliminary highway design work & junction modelling shows that the required visibility at the junction of Wardleworth Way & Milverton Road is achievable using highway land.

- A Travel Plan will be formulated to encourage and maximise the opportunities for travel by active and sustainable modes of travel such as walking, cycling and public transport.



Minor works to junction with Milverton Road



Site Access from Wardleworth Way



VIEW FROM RAILWAY BRIDGE/ PUBLIC RIGHT OF WAY LOOKING EAST



VIEW LOOKING NORTH



VIEW FROM SOUTHEAST LOOKING WEST



VIEW LOOKING SOUTH



VIEW EAST CORNER



MID SITE LOOKING WEST



VIEW LOOKING SOUTH



MID SITE LOOKING NORTHWEST



VIEW LOOKING EAST



VIEW LOOKING EAST

EXISTING SITE

Views to site from potential public viewpoints

VP2 PRoW WG17/16 – looking east



VP3 PRoW WG8/19A – looking south



VP4 Wardleworth Way – looking east



VP5 PRoW WG8/19 Nynehead Court looking south



VP6 PRoW WG17/13 Cinda Path



VP8 Quarts Moor Car Park



Nine views were tested within the study area but the intervening landform, hedge banks and mature trees effectively screen viewing the site in its entirety. It's from distant views that the site will be read as part of the landscape urban rural fabric.

The proposed site is constrained by the edge of Nynehead Court Grade II*Registered Park and Garden and the southwest main rail line embankment. It is the glimpsed views from the adjacent public right of way, the former route of the Great Western Canal on the southern perimeter of Nynehead Court where visual landscape links will require mitigation and connectivity. It is within the setting of a heritage asset so additional tree planting , public open spaces and connecting footpaths will assist.

INTERVISIBILITY & RELATIONSHIP WITH THE WIDER LANDSCAPE

Trees with bat roost potential will be retained and buffered and dark corridors to the adjacent LWS maintained to ensure there are commuting corridors for wildlife. Potential for habitat enhancement and creation linking to the adjacent core areas of the Somerset Ecological Network

Badger setts will be buffered from development with commuting and foraging areas along the boundaries maintained

Dormouse are present on Site and any hedge removal will be compensated in line with Natural England requirements, and not counted towards net gain in line with Government guidance

Opportunities for BNG through wet meadow, mixed scrub and pond creation and tree planting, linking to the adjacent woodland to retain bat flight corridors and links to the LWS to the north and south

Potential for enhancing on-site ditches through removing encroachment within 5m and additional planting, which will also benefit great crested newt

There are opportunities to enhance hedgerows through optimal management and additional planting to help achieve net gain

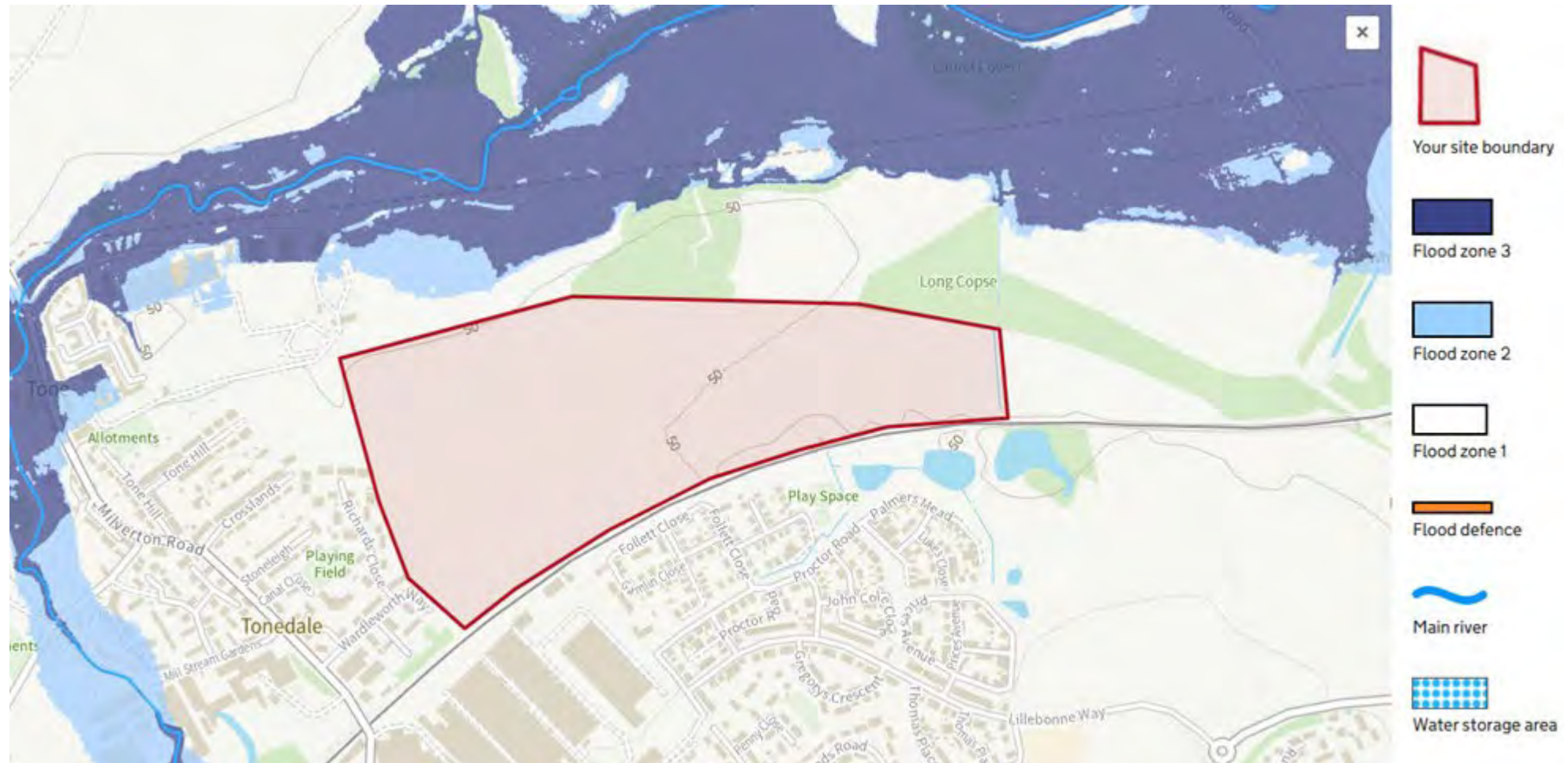
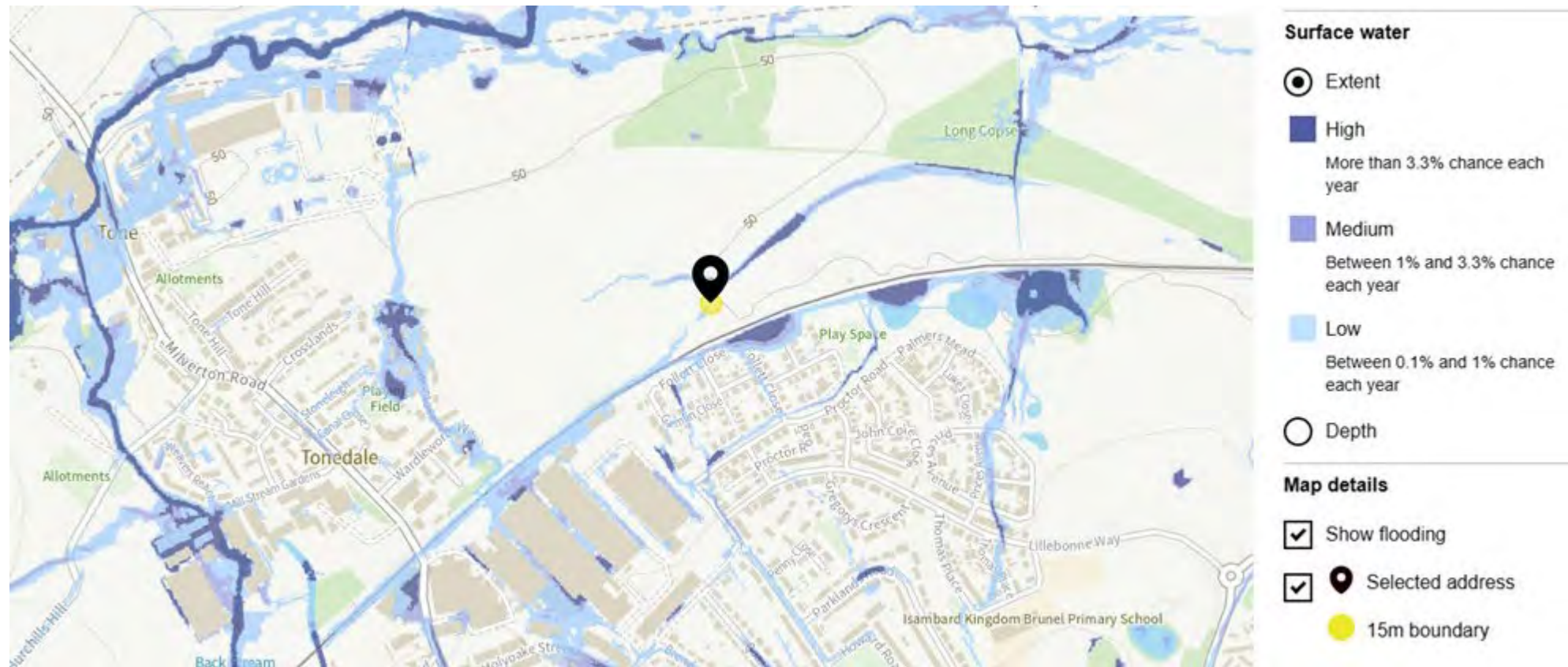
Great crested newt are present on Site and district licencing will be used to provide compensation for any loss of habitat

Key:

-  Site Boundary
-  Local Wildlife Site (LWS)
-  Trees with bat roost potential
-  Badger Sett

PRELIMINARY ECOLOGICAL SUMMARY

- The site is located in Flood Zone 1 thus classified as land having less than a 1 in 1,000 year annual probability of flooding.
- A surface water flow route is identified on EA mapping through the site. This could comprise numerous features including rain gardens, swales, tree pits, and ponds in the master plan development.
- The site topography falls predominantly to the east. The southwest corner, separated from the rest of the site by the existing PROW, falls to the north and west.





- SITE BOUNDARY
- EXTENT OF LAND UNDER APPLICANT'S CONTROL
- PROPOSED SITE ACCESS
- EXISTING PEDESTRIAN ACCESS
- EXISTING RAILWAY: EXETER TO BRISTOL
- 30M ZONE OF INFLUENCE FOR NOISE AND VIBRATION IMPACT FROM ADJACENT RAILWAY
- PUBLIC RIGHTS OF WAY
- MIVERTON ROAD
- WARDLEWORTH WAY
- RICHARDS CLOSE
- CROSSLANDS ROAD
- STONELEIGH
- RIVER TONE
- CONSIDER POTENTIAL NOISE / VIBRATION FROM RAILWAY
- EXISTING TREES ON SITE
- EXISTING WATERCOURSE
- EXISTING OVERHEAD CABLES
- CONSIDER INWARD VIEWS
- CONSIDER RELATIONSHIP WITH NEIGHBOURING DWELLINGS
- EXISTING RAIL CROSSING (BRICK BRIDGE)
- EXISTING RAIL CROSSING SUBJECT TO CLOSURE
- NYNHEAD COURT GI REGISTERED PARK AND GARDENS
- EXISTING RECREATION GROUND & PLAY AREA
- EXISTING WOODLAND
- GRADE II LISTED BUILDING
- POTENTIAL SUB-STATION REQUIREMENT (ELECTRICITY)
- SITE LOW POINTS: CONSIDER FOR ATTENUATION
- SEWERAGE TREATMENT WORKS
- TYPICAL SITE SLOPE
- CONTOURS
- 250M ZONE (CONSIDER ODOUR & FLIES IMPACT)
- EXISTING 1 STOREY BUILDING
- EXISTING 2 STOREY BUILDING
- EXISTING 2.5 STOREY BUILDING
- POTENTIAL LATE PREHISTORIC AND ROMAN SETTLEMENT REMAINS



DEVELOPMENT CONSIDERATIONS (CONSTRAINTS)



key node points
key existing & potential intersection points
landscape feature for linking into wider landscape and at pedestrian level / wayfinding point



buffer zone
buffer zone to existing woodlands & hedgebanks to be extended forming green envelope to proposal and link into wider landscape



potential public open space
potential area of public open space & recreation within ozone area of sewerage treatment plant



key structure landscape
key structure planting enhancing visual envelope linking up to buffer and public open space as well as existing landscape visually and physically

PLACE SHAPING – GREEN & BLUE INSTRUCTURE

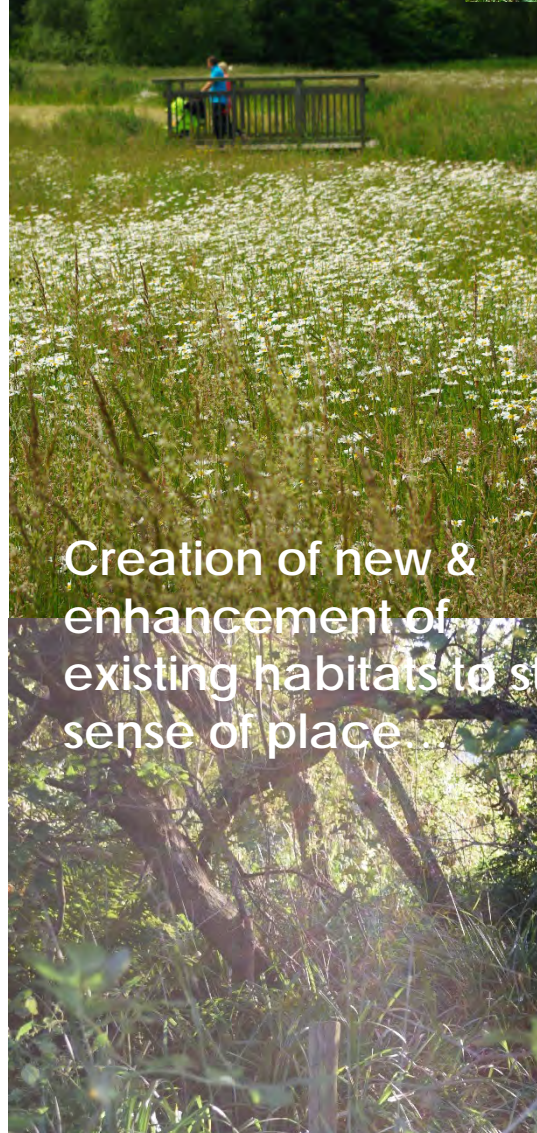
The emerging masterplan has responded to the ecological & landscape opportunities offered

Landscape

- Green infrastructure link with wider landscape
- Green routes throughout
- Sense of arrival
- Key areas for wayfinding
- Existing hedges forming framework
- Potential raingardens & SUDs feature's



Linking to wider amenities & walking routes



Creation of new & enhancement of existing habitats to strengthen sense of place

Ecology

- Dark corridors for bats, barn owl and dormice
- Sensitive lighting
- Retention and enhancement of hedgerows, trees and bordering woodlands



Food growing resources



Creative Recreation



-  N
-  SITE BOUNDARY
-  PUBLIC RIGHTS OF WAY
-  PRIMARY SITE ACCESS
-  KEY FOOTPATH ACCESS
-  KEY FOOTPATH/BICYCLE ACCESS
-  EXISTING RAILWAY: EXETER TO BRISTOL
-  KEY PEDESTRIAN CONNECTION
-  KEY CYCLE/PEDESTRIAN CONNECTION
-  EXISTING WOODLAND
-  EXISTING RAIL CROSSING (BRICK BRIDGE)
-  LAND USE: RESIDENTIAL
-  LAND USE: COMMUNITY
-  LAND USE: SPORTS & RECREATION (PAVILION, CHANGING, AND)
-  POTENTIAL LANDMARKS / KEY BUILDING
-  POTENTIAL WAYFINDING BUILDING(S)
-  POTENTIAL PLAY ON THE WAY ACTIVITY
-  INFORMAL LOCAL SQUARE
-  KEY ARRIVAL SPACE FOR PEDESTRIANS
-  ACTIVITY: NEAP
-  ACTIVITY: SPORT FOOTBALL, RUGBY, AND
-  POTENTIAL ATTENUATION
-  POTENTIAL WETLAND
-  POTENTIAL FOOD GROWING (ALLOTMENT)
-  KEY RETAINED HEDGEROW
-  STRATEGIC BUFFER

EMERGING ILLUSTRATIVE MASTER PLAN – RESPONSE TO FEEDBACK



Stedhams Covert

EXISTING WOODLAND

EXISTING WOODLAND

PROPOSED MITIGATION (BAT) MEASURES UNDER REF: 43/23/0056

-  SITE BOUNDARY
-  PROPOSED SITE ACCESS
-  KEY FOOTPATH ACCESS
-  KEY FOOTPATH/CYCLE ACCESS
-  EXISTING RAILWAY: EXETER TO BRISTOL
-  MAIN STREET (LOOP)
-  TERTIARY / MEWS / LANES
-  KEY CYCLE CONNECTIVITY
-  KEY PEDESTRIAN CONNECTION
-  PUBLIC RIGHTS OF WAY

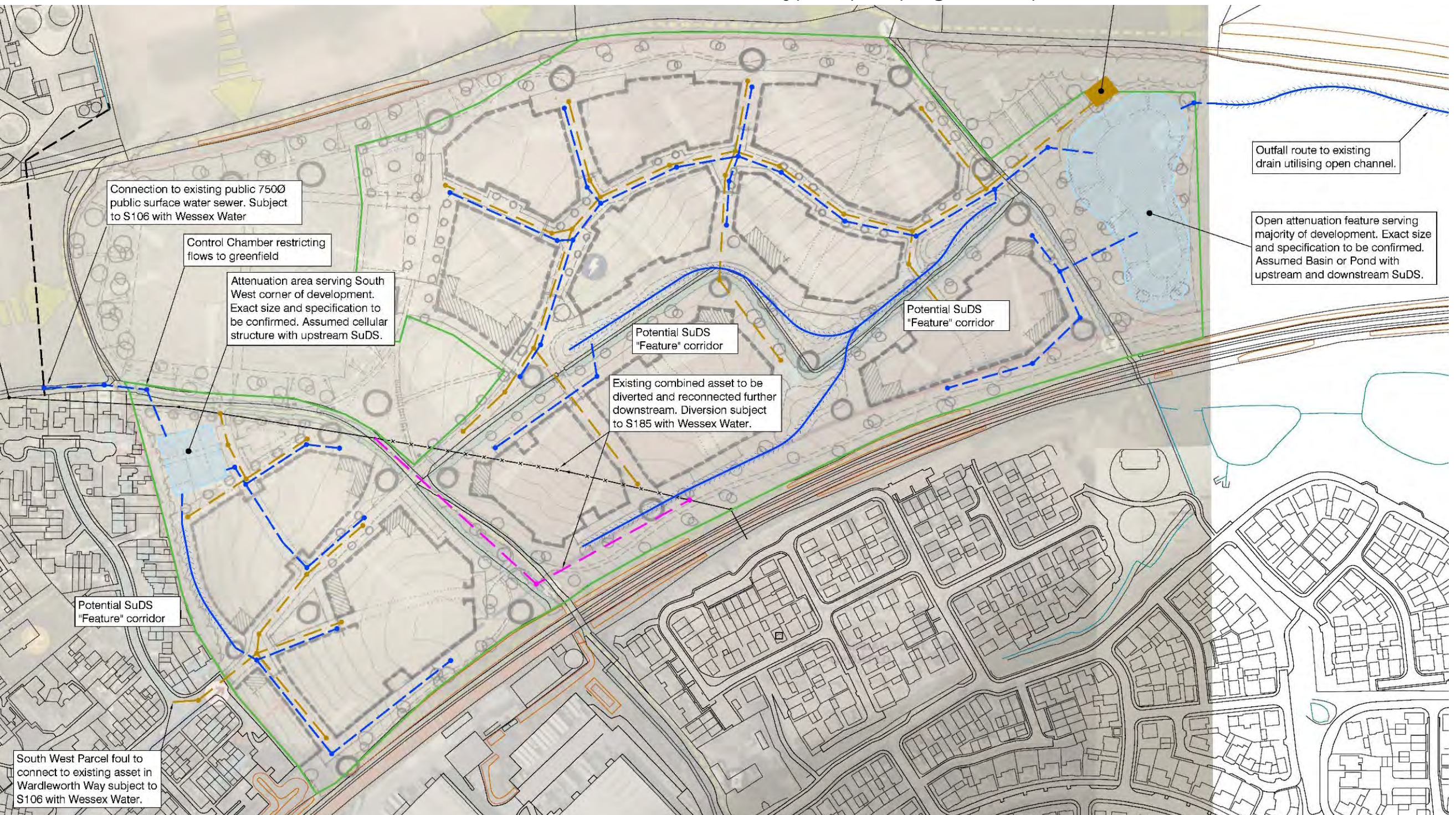
MOVEMENT & CONNECTIONS

Surface Water

- For the southwest section, outfall will be sought to an existing 750mm diameter Wessex Water public surface water asset.
- Balance of the site will drain east, with outfall sought to the existing drainage ditch by "Long Copse."
- Outfalls are to be restricted to Greenfield runoff rates with suitable SuDS attenuation feature.

Foul Water

- Asset maps confirm an existing 450mm diameter combined sewer through the site. This will be subject to diversion.
- Gravity connections generally sought. For the Southwest corner : two gravity connections. The first to a 150mm diameter public foul asset in Wardleworth Way, and the second to the 450mm diameter public combined asset near the existing PROW.
- A type 3 pumping station provided to the east.



It is felt that West of England Developments Ltd Land have embraced the process and will continue to work positively with the local planning authority and key stakeholders moving forward in the near future.

Responses to our proposals is considered invaluable and will be used to aid the next stages of design submission for our planning application.

We thank you for your time and look forward to questions and discussions.

