

# Land to the North of Taunton Road, Wellington

Wellington Place Plan Consultation: Vision Submission

02/2023



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| Project No.:   | 22061                          |
| Document Ref:  | TRW-BSL-ZZ-XX-RP-A-0201-DF-    |
| Status:        | Draft                          |

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# 01 Introduction



Recent housing and play space at Jurston Park



Wellington Market Town Centre



Modern housing completed at Lillebonne Way

## 01 Introduction

### Background

Carden Group Plc has instructed Boyle & Summers to prepare this Vision document to support the promotion of approximately 12.1 hectares of land (shown edged purple on the next page) for residential development and to inform representations to the Wellington Place Plan.

The land controlled by Carden Group also includes an additional 5.7 hectares of land bordering the River Tone which has been identified as suitable to mitigate phosphates from the proposed development. This land may also be suitable to unlock other approved developments currently stalled in the planning system. Development of the land will therefore assist directly and indirectly in meeting the development needs of Somerset West and Taunton.

This Vision document assesses the site's context; its accessibility and connectivity; and how it relates to local facilities and services. The document concludes by demonstrating that development of the land will help in meeting the objectives, challenges and vision of the Wellington Place Plan.

### Site History

The land has no planning history and has not been promoted for development – having only recently been identified by Carden Group as a suitable, sustainable and deliverable development opportunity.

### Vision

“A new, sustainable neighbourhood of around 257-293 new homes at Land to the north of Taunton Road, integrated with the existing market town, complementing Wellington's character and landscape setting, and having a well-rounded sense of identity and community.

The new neighbourhood will benefit from generous green open spaces connecting to the surrounding countryside, footpath network and well managed waterways. These will provide rich and diverse habitats and valuable community, leisure and recreational spaces.



Site
  Mitigation Land

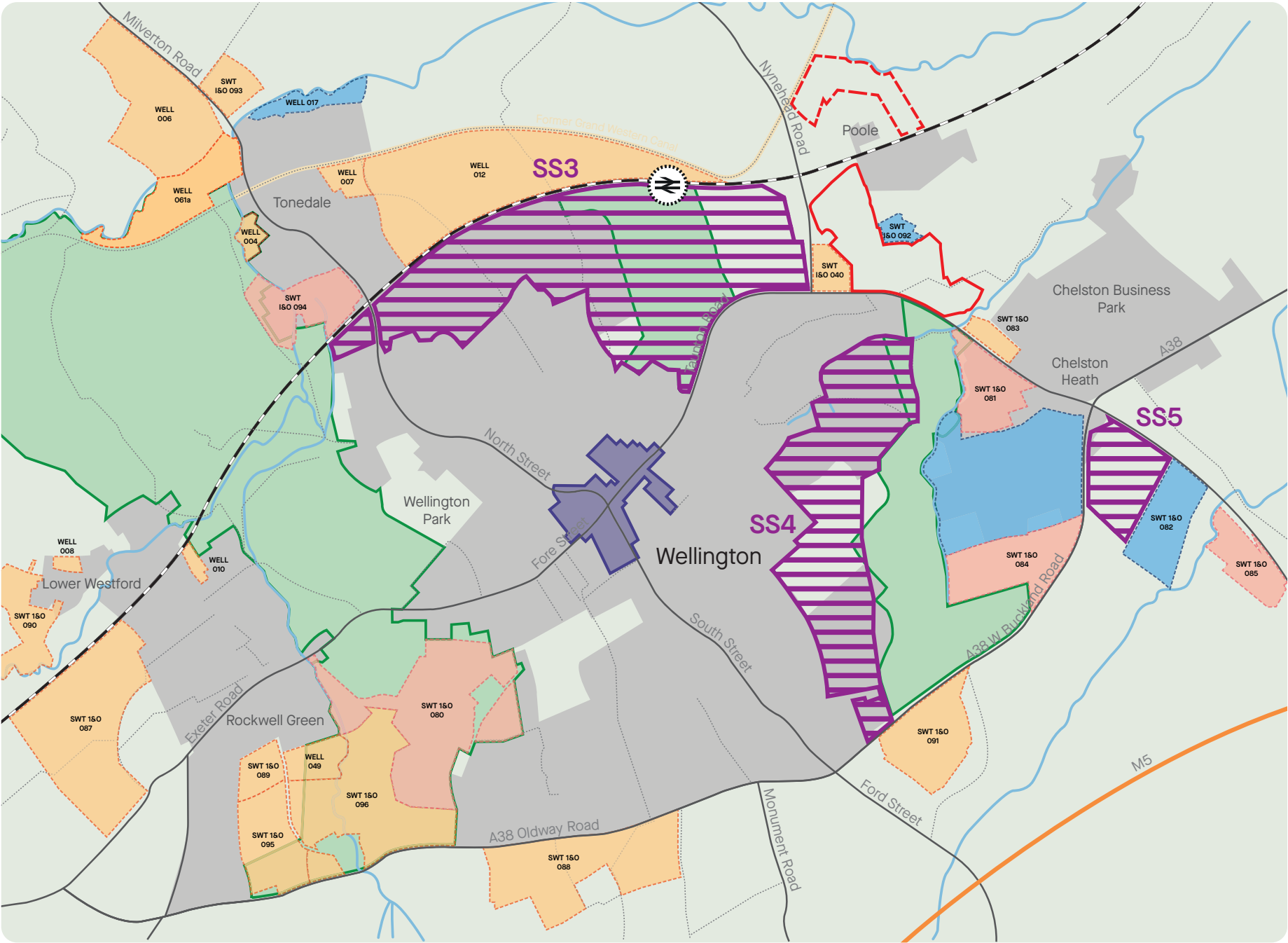
Land to the North of Taunton Road, Wellington + place plan consultation submission

Wellington Growth Strategy - Core Strategy Site Allocations & Promoted Sites\*

The plan opposite shows strategic sites allocated for development in the current adopted Taunton Deane Borough Council Core Strategy (2011-2028), sites identified or allocated as green space and those sites promoted for development by landowners or developers as part of the local plan review and Wellington Place Plan process.

Of the 3 strategic allocated sites, two have been partially built out. A summary is provided below.

- SS3: Longforth Farm, 60.4 ha**  
Land Uses: 900 dwellings @ 35-40 dph, new centre, community, leisure & educational uses, 11 ha of employment land. **Status:** Longforth Farm complete, other parts undeveloped. Bloor Homes area has 503 dwellings completed, areas occupied by Relyon & Swallowfield currently retain existing commercial uses
- SS4: Cades / Jurston, 33.5 ha**  
Land uses: 900 dwellings @ 35-40 dph, community, leisure & educational uses, 30 ha of green wedge. **Status:** Cades is built out, Jurston under construction with just over 50% of the site granted Reserved Matters permissions
- S5: Chelston, 8.67 ha**  
Land uses: Employment land. **Status:** Not yet progressed



Wellington Context





Plans for Treasbeare Garden Village



High quality placemaking

## Carden Group

Carden Group are investors in strategic land for residential and commercial development operating across the UK. The Group focuses on buying freehold land with future development potential, whether it be draft or allocated sites, or land with longer term prospects.

Established in 2021 the Group is owned, led and run by an experienced management team who between them, they have over 80-years' experience of strategic land investment and housebuilding.

In 2022 Carden Group submitted plans for its first Garden Village development. The vision for Treasbeare Garden Village on 200 acres of land near Exeter is to provide a healthy, vibrant, and sustainable mixed-use development including up to 1,035 new homes, employment opportunities, a school, play and sport facilities, and local shop.

“  
*Our focus is on buying freehold land with future development potential for larger residential-led projects requiring substantial capital investment and expertise, whether it be draft or allocated sites, or land with longer term prospects. The goal is to deliver high quality placemaking and thriving new communities.*  
 [Will Heath, CEO]”



## 02 Site Context

# 02 Site Context

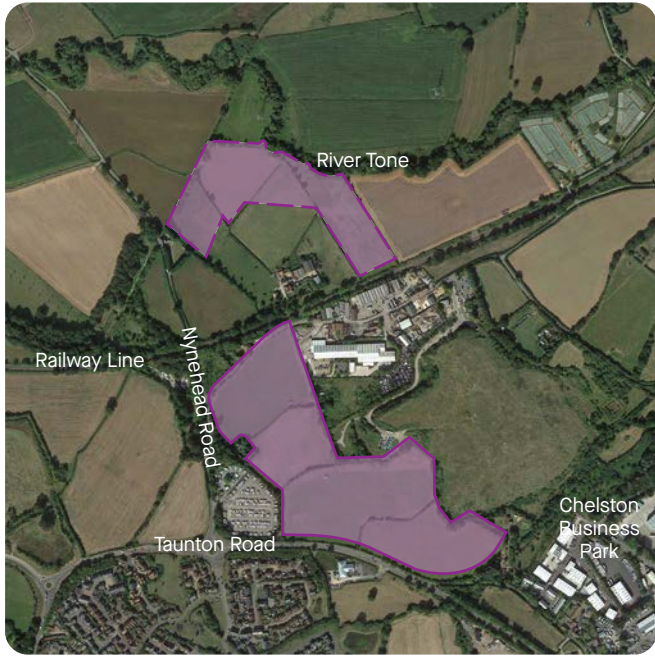
## Three Scales of Context

We have considered the context to the site and emerging development proposals at three broad scales in this submission; the district; the market town; and the local-doorstep.

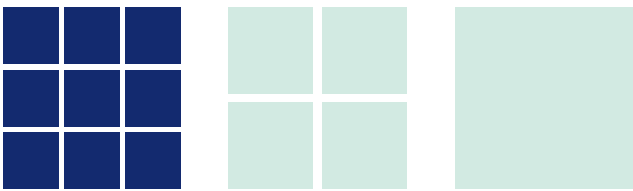
**District:** the concept design considers how it fits into the wider unitary district context and major influences of planned growth.

**Market Town:** as part of the growth and a new neighbourhood the concept design needs to be integrated with and contribute to improving the offer and life of the market town Wellington.

**Doorstep:** at the finer scale, the development must fully understand the implications of design choices at the local level and how people will get around, live, work and play.

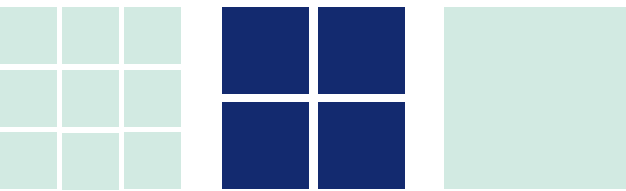


### DISTRICT



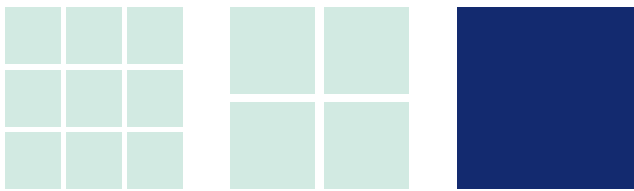
- Good access to Taunton via Taunton Road (B3187) and A38
- Good access to M5 to south east
- Wellington is a secondary focus for growth within the Borough\*, recognising the town's size, offer of services and facilities, and role as a market town serving a wider rural hinterland
- Delivery of a new Wellington Railway (by May 2025) will bring benefits to the town - within close proximity to the site

### MARKET TOWN



- The site is positioned on the north eastern edge of Wellington
- The market town acts as focus for a rural hinterland which extends into Devon
- The town occupies an attractive setting at the foot of the Black Down Hills AONB

### DOORSTEP



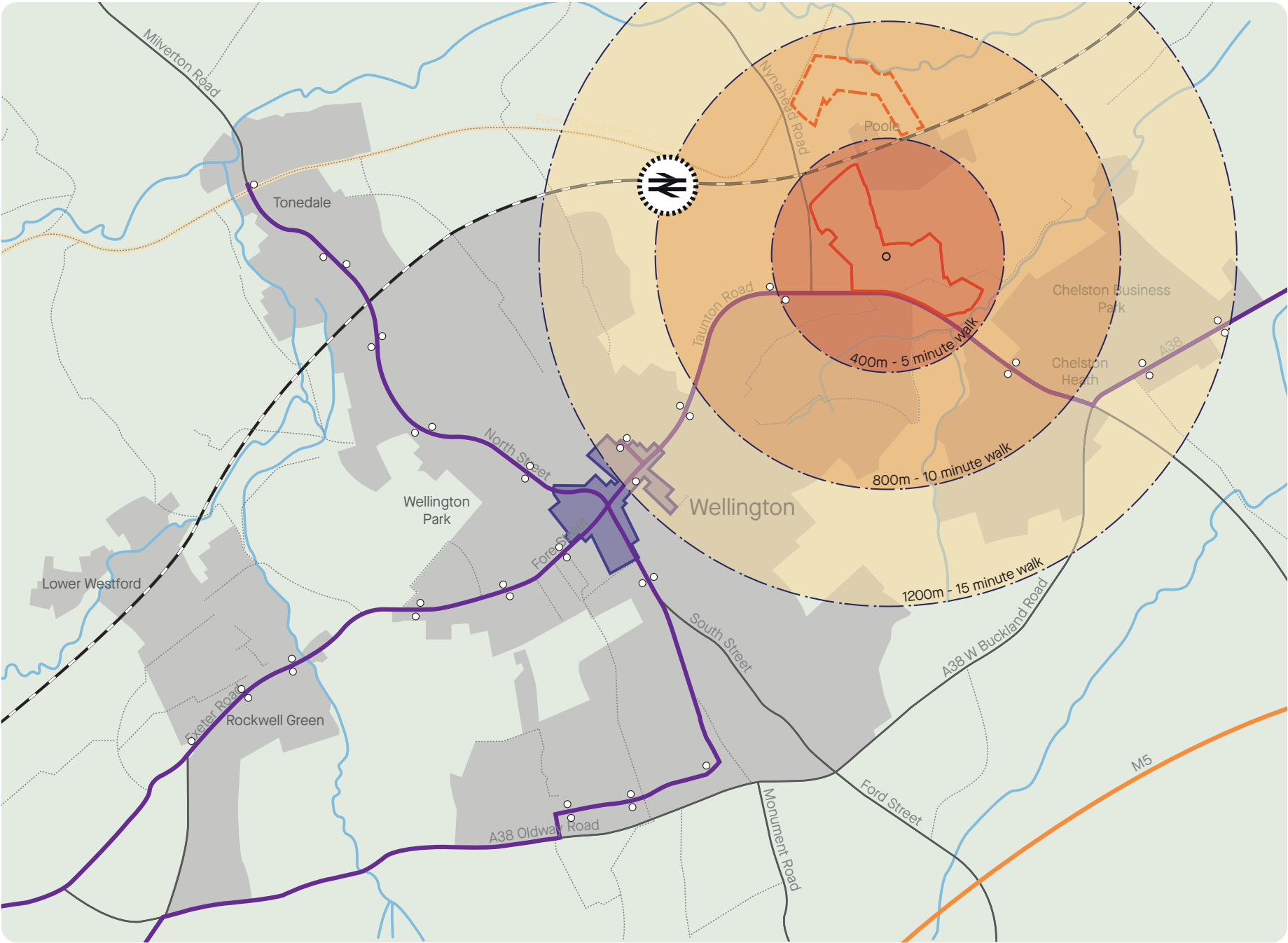
- Railway line and River Tone run north of the site
- Neighbouring uses: Cadeside Caravan site (at Taunton Road / Nynehead Road junction), employment uses to the north (Poole Trading Estate) and east (Chelston Business Park)
- New Lidl supermarket under construction at Taunton Road / Nynehead Road junction
- Nynehead Registered Park & Garden (II\*) to the north west

Access & Connectivity

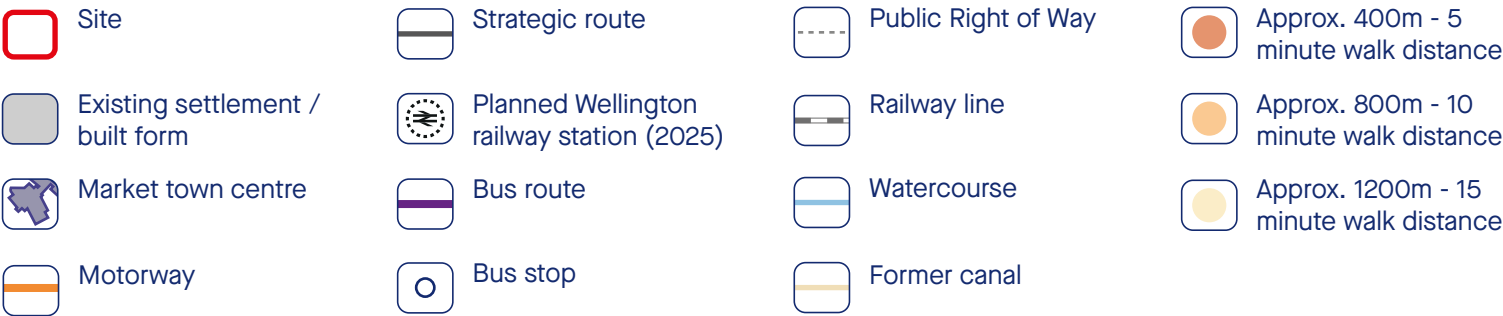
The site has excellent accessibility with its frontage to Taunton Road and the planned new train station and hub with mixed uses to the west.

The town has a network of bus routes connecting the centre with its surrounding residential areas and wider hinterland. The closest bus stops to the site can be found a short walk at Cadres Farm on Taunton Road. The bus services provide access to Wellington town centre and beyond, including the major centre of Taunton.

The town also has a comprehensive network of footpaths and cycle routes.



Local Accessibility & Public Transport



Local Facilities & Services

There are an excellent range of local facilities and services within close proximity of the site. These include the town centre which is within an approximate 15-20 minute walk.

The range of facilities within Wellington are shown on the plan opposite.

Existing Local Facilities

1. St John's Primary School

2. Waterloo Road Community Pre-school

3. Beech Grove Primary School

4. Court Fields School

5. Wellington Prep School

6. Wellington School

7. Wellesley Park Primary School

8. Isambard Kingdom Brunel Primary School
9. Wellington Medical Centre
10. Asda

11. Waitrose

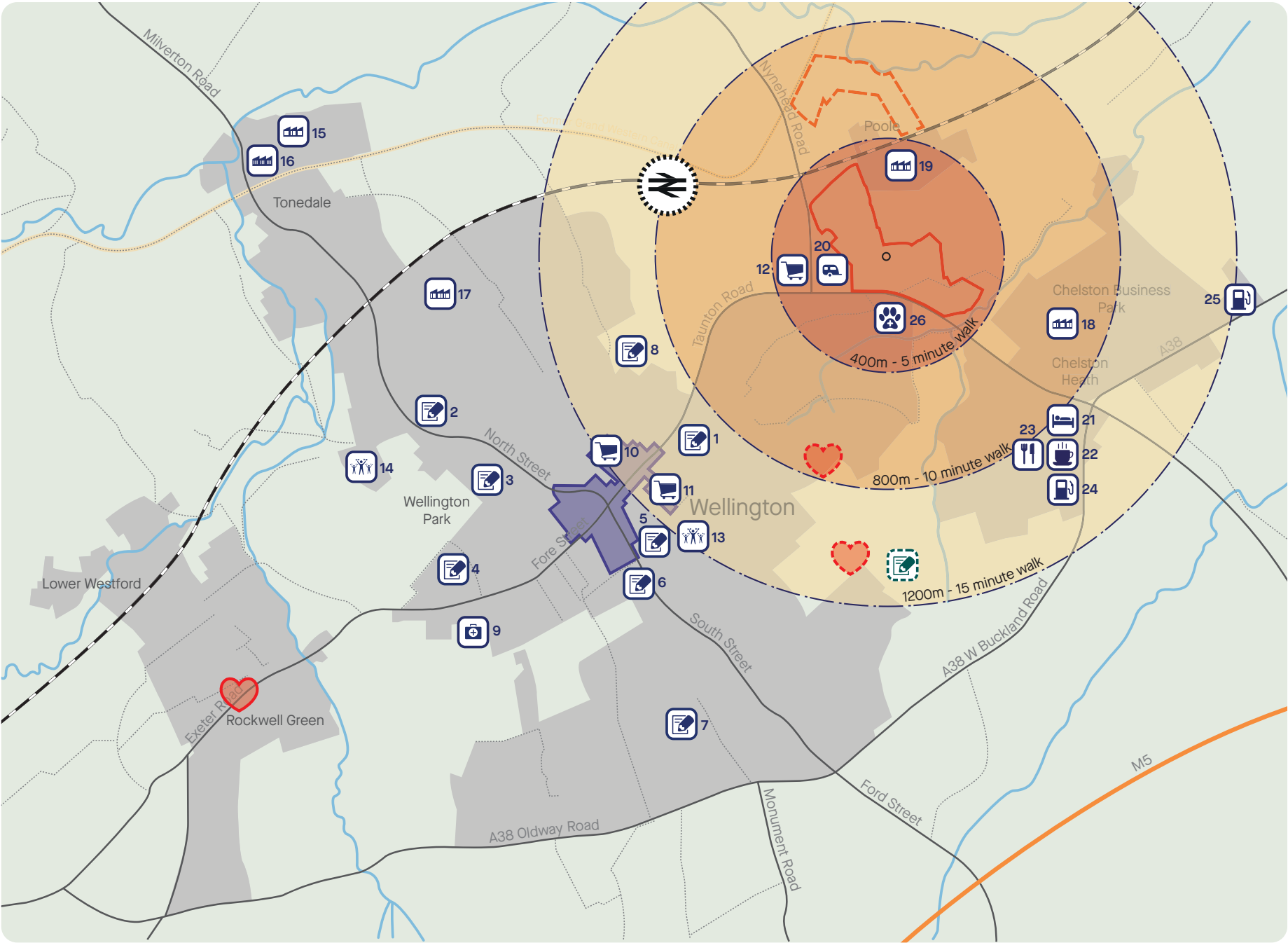
12. Lidl
13. Princess Royal Sports Complex

14. Wellington Sports Centre
20. Cadeside Caravan and Motorhome Club Campsite
21. Travelodge
22. Costa Coffee
23. McDonald's
24. Shell Petrol Filling Station

25. Texaco Petrol Filling Station
26. Mount Vets / Small Animal Hospital

Proposed Local Facilities

- Proposed local centre
- School



Local Accessibility & Facilities

- Site
- Existing settlement / built form
- Market town centre
- Motorway
- Strategic route
- Planned Wellington railway station (2025)
- Existing local centre
- Approx. 400m - 5 minute walk distance
- Approx. 800m - 10 minute walk distance
- Approx. 1200m - 15 minute walk distance
- Public Right of Way
- Railway line
- Watercourse
- Former canal



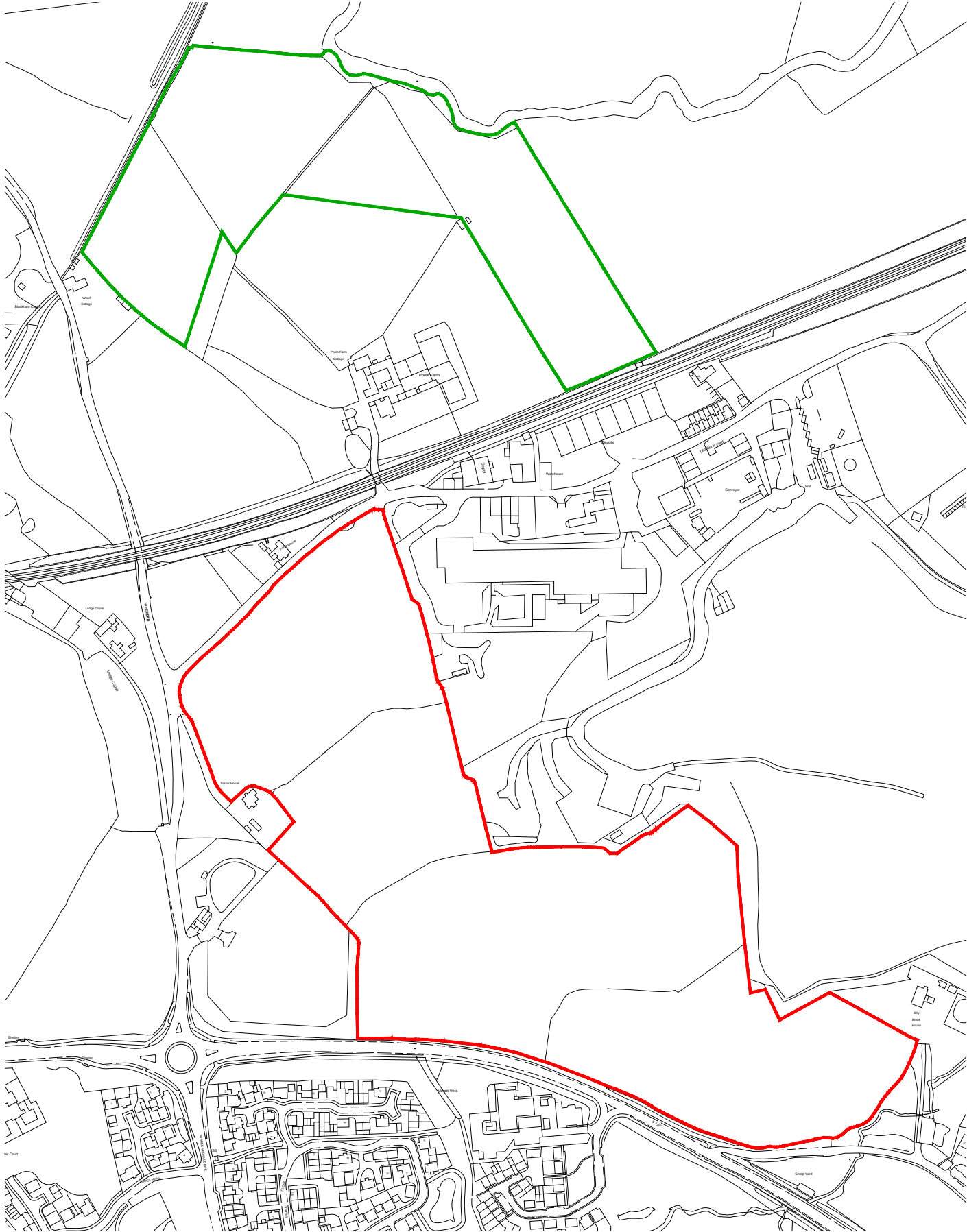
## 03 Site Analysis

# 03 Site Analysis

## Site Description

The land controlled by Carden is split into two parcels. Land to the south of the railway line (red edged on the plan opposite) will be the main focus for residential development, community uses, green spaces and play areas. A smaller area of land to the north of the railway and bound by the River Tone (green edged) has been identified as suitable to mitigate phosphates from the development and, depending on investment plans in the existing waste water treatment plant in Wellington, may also be suitable to off-set phosphates from housing developments currently stalled in the planning system.

-  Site
-  Mitigation land



Site Elements



Photo Locations



Main frontage along the Taunton Road (B3187)



Taunton Road / Mount Vets junction and the site frontage



Western end of site frontage along Taunton Road



Southern boundary looking north into the main body of the site



Higher land in the south eastern part of the site



Photo Locations



Boundary vegetation that screens the site



Eastern boundary looking towards the main Taunton Road frontage



Towards the centre of the site looking west



Northern end of the site looking west



Looking at the northern boundary and view of Poole House



Poole Industrial Estate link road looking into the site

Heritage

There are a number of listed buildings and structures within the local area. There is a small cluster of listed buildings and structures to the east of Nynehead Road associated with the former Grand Western Canal. These heritage assets also fall within the Nynehead Court Park and Garden, which are Grade II\* formal gardens set in 13 acres of level parkland.

Designated heritage assets include:

- 1. Remains of Canal Lift, Grade II (Entry no. 1177043)
- 2. Aqueduct, Grade II (Entry No. 1307612)
- 3. Walls Linking Aqueduct and Bridge, Grade II (Entry no. 1060356)
- 4. Railway Bridge & Lodge, Grade II (Entry no. 1060355)
- 5. Gate Piers, Grade II (Entry no. 1177034)
- 6. Aqueduct, Grade II (Entry no. 1060354)
- 7. Chelston Farmhouse & Walls Linking Summerhouse on Facade, Grade II (Entry no. 1295046)

Site

Listed Building

Historic Park & Garden



Listed Buildings & Historic Parks & Gardens

Summary of Site Challenges

The plan on this page summarises the site’s constraints as they are today. There are no major constraints to development. There are two options considered acceptable for access into the site taken from Taunton Road. There are hedgerows and enclosed field boundaries which help define the site, together with level changes which pose design challenges. Other constraints include the noise buffer along the railway line to the north, proximity to Nynehead Court historic park and garden, and adjacent properties in terms of their amenity and privacy with new housing.

-  Site

 Trees & hedgerows

 Overhead cables

 Railwa noise

 Adjacent properties

 Bus stop
-  Key routes around the site

 Access - A Ghost Junction B Roundabout

 Green corridor / space

 Public Right of Way (PROW)

 Landscape buffer

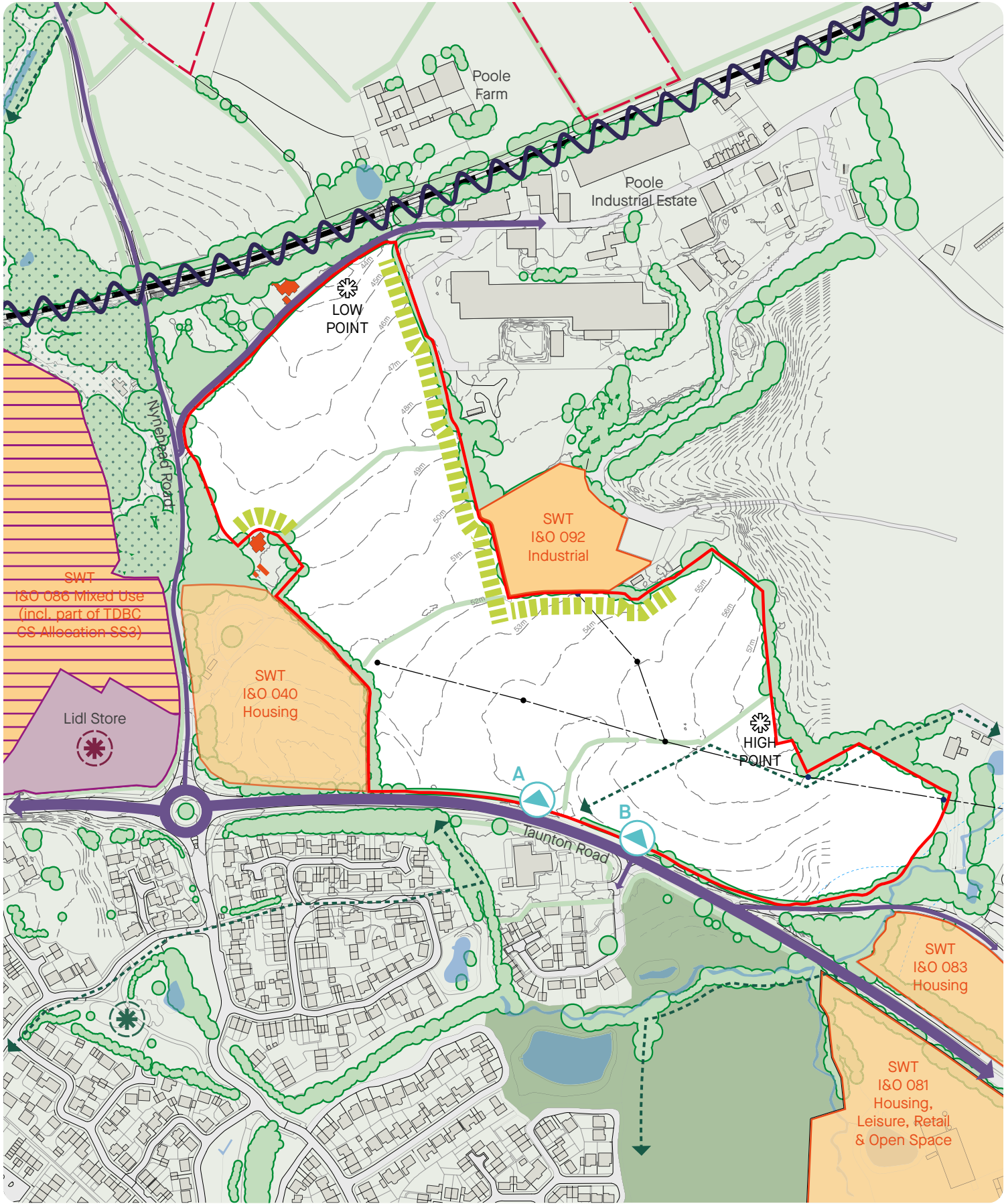
 Nynehead Court registered park & garden
-  Site promotion

 Allocated site

 Lidl store nearing completion

 Local attractor: Green/play space

 Local Attractor: Shops (supermarket)



Site Challenges



# 04 Design Concept

Design Concept

With access taken from Taunton Road, a tree-lined spine leads northwards linking a series of residential parcels based on the existing hedgerow and field structure. The elevated and sloping south eastern part of the site provides the main green space.

- 

Site
- 

Site access & gateway to new neighbourhood
- 

Residential parcel
- 

Tree lined spine linking residential parcels
- 

Green space
- 

Opportunities for walking
- 

Opportunities for play spaces
- 

Opportunities to shop (Lidl nearing completion & due to open Spring 2023)
- 

Potential SuDs basin
- 

Potential swale
- 

Proposed pedestrian route
- 

Existing planting (trees & hedgerows\*) & indicative street trees & planting
- 

Opportunities for wildlife
- 

Opportunities for viewing point
- 

Opportunities to catch the bus



Design Concept

\*Based on Google aerial imagery

Land Budget

The capacity of the Land North of Taunton Road is based upon the high-level Design Concept. In summary:

|                                       |                          |
|---------------------------------------|--------------------------|
| Total Site Area                       | 12.17 ha                 |
| Net Residential Area                  | 7.62 ha (63%)            |
| Housing Yield<br>(based on 35-40 dph) | <b>266-304 dwellings</b> |
| Retained Landscape & Green Space      | 4.55 ha (37%)            |

|                        |                      |
|------------------------|----------------------|
| Average Household Size | 2.4 people/household |
| Local Population       | 704                  |



A well-defined street with pedestrian and cycle priority



Mown paths through meadows and informal parkland



Housing design responds sensitively to its mature landscaped context



Quality in the public realm and social spaces



Naturalistic play in the landscape for children

# 05 Conclusions

# 05 Synergy with the Emerging Wellington Place Plan

We have considered the development proposals in the context of the Wellington Place Plan (draft for consultation 2023) and emerging Vision for the town, Spatial Strategies and set of Key Objectives.

The plan (right) presents a composite picture of the Place Plan spatial strategies.

Crucially, the development proposals for a new sustainable neighbourhood at Land North of Taunton Road fit in with these especially in the context of establishing complementary land uses and activity within a short distance of the planned new train station to the north of the town, green wedges, employment space and improved cycle network.



## Spatial Strategies for Wellington

|                                                                                                                      |                                                                                                                                        |                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|  Settlement                     |  Wellington Place Plan: Residential use           |  Wellington Place Plan: Existing bus stop                |
|  Settlement: Under construction |  Wellington Place Plan: Mixed use                 |  Wellington Place Plan: Suggested bus stop               |
|  Green wedge                    |  Wellington Place Plan: Industrial/employment use |  Wellington Place Plan: Suggested cycle network          |
|  Town centre                    |  Wellington Place Plan: New station-hub           |  Wellington Place Plan: Suggested location for cycle hub |

Meeting the Wellington Place Plan 6 Key Objectives

