

Response ID ANON-GB3Z-9YG3-2

Submitted to **Local Plan Issues and Options - Sustainability Appraisal**
Submitted on **2020-03-16 19:14:24**

Your details

What is your name?

Forename:

Russell

Surname:

Crisp

Are you making an individual response or on behalf of an organisation?

Individual

If individual, please tell us what type:

Resident of Somerset West and Taunton

Name of organisation:

Please choose one from the drop-down list:

What is your (personal/organisational) address?

██████████
██████████████████
██████████
██████████

██████████
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What is your email address?

██████████
██████████████████

Consultation questions

Other SA consultation documents

1. If you wish to make general comments on any aspect of the Sustainability Appraisal (SA) Objectives and Alternatives Report, please set out your comments below specifying which paragraph/section your comment relates to.

Please provide reasons for your answers:

The site at Haywards Farm Wellington is suitable for residential development as part of a wider mixed use development comprising high quality business use and smaller mixed use employment development to the east of Wellington.

A site assessment pro former is attached.

Site Assessments Template

SITE FACTS Unique Site Ref:

Site name: Haywards Farm

Site Address: Haywards Farm Chelston

Parish: Wellington

Settlement: Wellington

Site Area: 4.53ha Site forms part of a wider development area for mixed use.

Greenfield/Brownfield - Greenfield

Planning History: None

SUSTAINABILITY APPRAISAL ASSESSMENT

Site criteria

Rating Comments

Population, health and deprivation

Would development of the site deliver regeneration in an area that is in the lowest 20% of the Index of Multiple Deprivation?

How far is the nearest area of open space? 650m

Would development of the site lead to loss of open space or recreational areas? No

How far is the nearest GP surgery? 1100m

Transport and air quality

How far is the nearest town centre? 950m

How far is the nearest train station? 9km

How far is the nearest bus stop for buses that run once an hour or more? 800m

204

Is the site in or adjacent to an Air Quality Management Area? No

Biodiversity

How far is the nearest SAC/SPA? 4.0km

How far is the nearest SSSI? 3.7km The Quants SAC

Is there a protected species on site? No

Is there other significant biodiversity on or near the site? No

Climate change

Is the site wholly or partially within flood zone 3? Flood zone 2? - Zone 1

Heritage How far is the nearest heritage asset, and what is it? 800m listed building

Is the site in a Conservation Area? No

How far is the nearest Area of High Archaeological Importance? 550m

Landscape

How far is the nearest AONB? 1700m

How far is the nearest National Park? >10km

Would development of the site affect a Green Wedge? No

Would development of the site affect a sensitive ridgeline (e.g. in Taunton)? No

Soils, minerals and waste

Is the site greenfield or previously developed? Greenfield

If the site is greenfield, what is the agricultural land value? Grade 3

Is the site in a mineral safeguarding area? No

Water

How far is the nearest water body? 4500m

Is the site in a Source Protection Zone? No

Sustainability Appraisal conclusions and recommendations

Edge of town, which as part of a wider mixed use development in this location would provide a sustainable development with good access to public transport and surrounding employment locations.

PLANNING AND DELIVERABILITY ASSESSMENT – The site is available, deliverable and viable.

The land is located at title ST233211 and ST59558

2. Please set out the changes you consider necessary to resolve the issues you have identified above. Please explain why these changes will improve the SA.

Please provide reasons for your answers:

The land including the existing business proposal at