

## Welcome to our community engagement event about emerging proposals for a residential development on Land at Brookfields Nurseries, Ruishton.

The proposals remain a 'work in progress' and we are interested to hear your comments and thoughts about the scheme. Comments received during this initial period of engagement with the local community will feed back into the planning application.

Members of the development team are here today to answer any questions you may have. Feedback forms are available, and we would be grateful if you could take a few minutes to complete one. Comments will be considered carefully ahead of our Outline Planning Application submission.

## Planning Context

It is proposed to submit an outline planning application in July 2023 for:-

- ✓ Demolition of the existing nursery and farm shop buildings
- ✓ Development of up to 160 new homes with a policy compliant level of affordable housing
- ✓ Utilising the existing site access off Ruishton Lane
- ✓ A "virtual" footway along Ruishton Lane to Ruishton village
- ✓ SuDS (Sustainable Urban Drainage Sysytem)
- ✓ A wetland achieving nutrient neutrality by removing phosphate from the Black Brook
- ✓ Comprehensive landscaping
- ✓ Biodiversity improvements (biodiversity net gain)
- ✓ Public open space.

The scheme will also make financial contributions to social and community infrastructure through the Community Infrastructure Levy (CIL)

Although the site is not allocated for development, it does adjoin the settlement limits of Ruishton and is in a highly sustainable location because of its very strong transport connections to Taunton. Part of the site is considered to be "brownfield" land by virtue of its historical use and a nursery and farm shop. The new market and affordable homes will help the Council maintain a deliverable supply of housing in the area.



## The Design Process



## About Taylor Wimpey

**Taylor Wimpey** was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest home-builders in the UK, completing over 14,000 homes each year.

At **Taylor Wimpey** we have a clear purpose, to deliver great homes and create thriving communities. We build a wide range of homes in the UK and have significant experience in The South West.



We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

Our homes, when completed (from 2025 onwards) will be zero carbon ready, in line with the UK's new Future Home Standard and every dwelling will be supplied with access to an electric vehicle charging point should it be required.

We have achieved the Carbon Trust Standard for our overall approach to carbon management, including our policy, strategy and verification of our data and processes. We are the first and only major homebuilder to achieve this.

We are proud to have retained our 5 star award for customer satisfaction by the Home Builders Federation. This means 9 out of 10 customers would recommend us to a friend.



# The Context

The emerging proposals for land at Brookfields Nurseries is based upon a comprehensive assessment of the site and its context, as summarised here:

## The Site in context:

The site is located on the outskirts of Taunton to the east of Junction 25 of the M5 Motorway and north of the A358, with the existing junction 25 (M5) strategic highway infrastructure immediately to the south of the site.

The site extends to approximately 6.9 ha and is currently in agricultural and horticultural use. The site is currently a small operational plant nursery with associated greenhouses, sheds and other ancillary buildings that cover a large part of the site. The remainder of the site is formed of field parcels separated by hedgerows and some scattered trees.

The landform of the site generally slopes from the centre of the site and to the north towards the existing 'Black Brook' watercourse.



- SITE ACCESS
- SITE BOUNDARY
- M5 MOTORWAY
- MAJOR INFRASTRUCTURE - TIER 1
- MAJOR INFRASTRUCTURE - TIER 2
- MAJOR INFRASTRUCTURE - TIER 3
- RAILWAY
- TAUNTON GATEWAY PARK AND RIDE
- CYCLE/PEDESTRIAN WAY
- PUBLIC RIGHT OF WAY
- BUS STOP
- BROOK OR WATERCOURSE
- AREA OF RESIDENTIAL DEVELOPMENT
- HANKRIDGE FARM RETAIL PARK
- SUPERMARKET
- PUBLIC HOUSE AND/OR RESTAURANT
- HOTEL
- FUEL STATION
- CONVENIENCE STORE
- BLACKBROOK BUSINESS PARK
- PLAY AREA AND RECREATION GROUND
- RUISHTON CE VC PRIMARY SCHOOL WOODLAND PRE-SCHOOL
- VILLAGE HALL
- HEALTH CENTRE
- PLACE OF WORSHIP (CHURCH)
- TAUNTON RUGBY FOOTBALL CLUB
- FUTURE NEXUS 25 BUSINESS PARK
- 11 METER BLM PINNAE AND/OR FEATURES





# The Site

Technical and environmental assessments of the site have been undertaken. The main findings to date are illustrated and summarised below, identifying important features that will influence the creation of an attractive and integrated new neighbourhood.

## Key considerations that influence “The Design”

### Access and Movement:

- The primary vehicle access would be via a simple priority-controlled junction, which would provide suitable visibility in either direction and pedestrian and cycle connections.
- An additional pedestrian access point would be provided at the eastern end of the site, which would provide a dedicated footway link between Taunton to the Edge of Ruishton.
- The scheme will develop a scheme to enhance the pedestrian environment between the site and Ruishton, in collaboration with Somerset Council highways.
- The site is well located to access public transport, including frequent services into Taunton Town centre from Gateway Park and Ride, which is short walk from the site.

### Landscape:

- Set built development on the plateau landform above the valley floor, following the locally-distinctive settlement pattern of Ruishton.
- Maintain a sense of distinction of built development as a logical extension of the residential character of Ruishton.
- Retain the rural character of Ruishton Lane with hedgerows reinforced with canopy trees and provide woodland planting around the bend towards the south.
- Create a strong sense of place in the form of a natural, multifunctional landscape in the valley-floor to the north-west, softening and providing a locally-distinctive setting to built development.
- Provide locally-distinctive view corridors across the Site towards the Quantock Hills AONB to the north-west and to the church tower to the east.

### Drainage:

- The development will be outside of the Flood Zones associated with the Broughton Brook.
- Sustainable drainage features will be included to treat and control the surface water runoff from the development.
- The surface water from the development will be limited to 2 l/s per hectare for storm events up to and including the 1 in 100 (1%) annual probability rainfall events, allowing for climate change.

### Ecology:

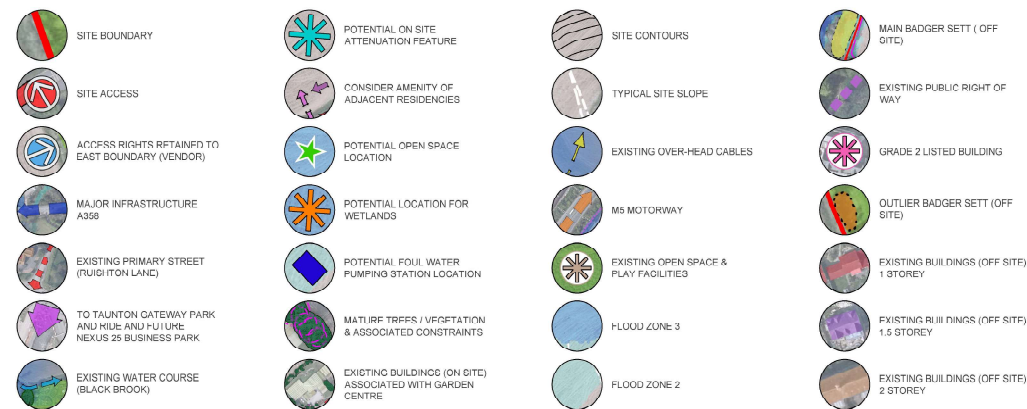
- The site has no nature conservation designations and comprises habitats of low ecological value
- Habitats of moderate to high ecological value comprise of hedgerows, broadleaved woodland and a stream (the Black Brook).
- The stream and woodland would be retained and buffered from development and the majority of hedgerows would be retained.
- Badgers, hazel dormice, nesting birds, slow-worms, otter, water voles and bats have been recorded during surveys.
- Mitigation can be provided for phosphate impacts and for impacts on bats associated with Hestercombe House SAC.
- Overall, there are no over-riding ecological constraints to development and biodiversity net gain at a minimum of 10% can be achieved.

### Amenity & Character:

- Consideration of the position of adjacent buildings
- Consideration of the existing village character in terms of its urban form, building height, streets, spaces and materiality.



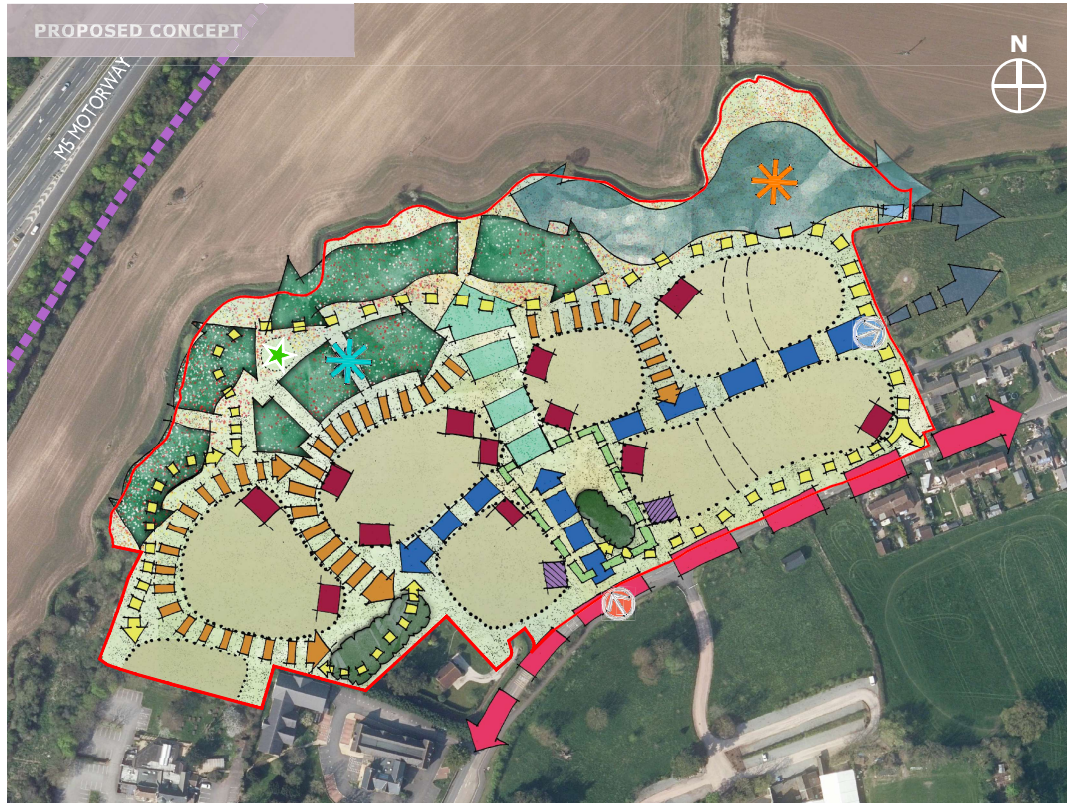
DEVELOPMENT CONSIDERATIONS (CONSTRAINTS) PLAN





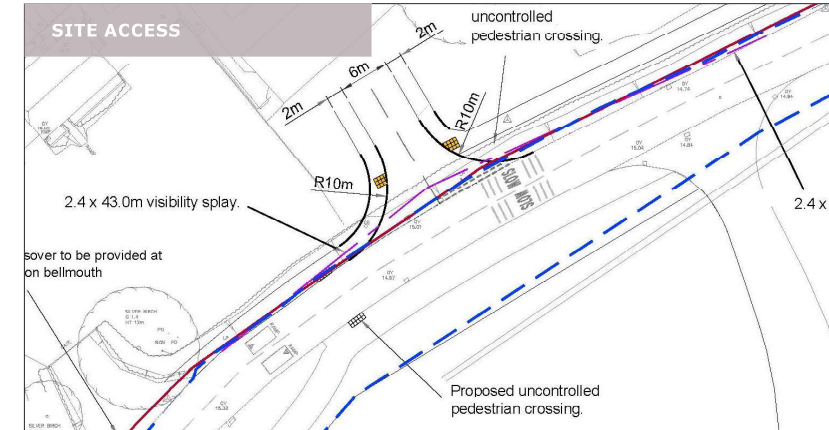
# Design Principles & Access Considerations

Analysis of the site's constraints and opportunities has led to the formulation of a conceptual design



- SITE BOUNDARY
- SITE ACCESS
- STRATEGIC PRIMARY STREET (RUISHTON LANE)
- SECONDARY STREET
- TERTIARY STREETS, LANES, MEWS & PRIVATE DRIVES
- KEY FOOTPATH CONNECTIONS
- EXISTING PUBLIC RIGHT OF WAY
- MATURE TREES / VEGETATION & ASSOCIATED CONSTRAINTS
- AREAS OF DEVELOPMENT, PRIVATE AMENITY SPACE & PARKING
- POTENTIAL AREA FOR PLAY OPPORTUNITIES (LAP)
- POTENTIAL LOCATION FOR SURFACE WATER ATTENUATION FEATURES
- ACCESS RIGHTS RETAINED TO EAST BOUNDARY (VEGOD)
- EXISTING LOCAL DEVELOPMENT
- POTENTIAL WETLAND (PHOSPHATE MITIGATION)
- GREEN GATEWAY / POINT OF ARRIVAL
- GREEN CONNECTION TO NORTHERN OPEN SPACE
- WAYFINDING FEATURE
- GATEWAY BUILDINGS
- PUBLIC OPEN SPACE / INFORMAL GREENSPACE / SOCIAL INTERACTIVITY
- VIEWS TO CHURCH / OF ST GEORGE

Fused into the concept will be a highly considered approach to site access & connectivity



## A Landscape Influence

- Green corridors across and around the site will form a structuring element of the masterplan, providing multi-functional corridors for open space, movement, drainage and wildlife
- Communal outdoor spaces such as orchards and incidental cultivating spaces will encourage the recreational enjoyment of green spaces within the site.

## Connectivity

- The design will provide a permeable network of streets, with a clear hierarchy that aids legibility
- Active travel is encouraged by locating key foot and cycle paths on desire lines in well overlooked and welcoming areas.

## Community, Places & Spaces

- Community spaces will be multifunctional and well-integrated with the site's key green links. They will be designed in accordance with the landscape character areas as defined for the site.
- Play areas will be located in key open spaces accessible by foot and cycle, and will be well overlooked by nearby frontage.





# The Emerging Proposal

- 1 New Homes** - A range of attractive new homes, associated private amenity space and parking will be provided within the 'areas of development', including smaller flats and houses, larger family homes and opportunities for downsizing.

Affordable housing will also be provided on the site (25%).

- 2 Site Access** - Vehicular, pedestrian and cycle access will be provided from Ruishton Lane, via a new priority T junction ensuring good visibility.
- 3 Ruishton Lane** - The existing lane would retain its rural character and current alignments, with a new virtual footway to connect to the village.
- 4 Key pedestrian routes** - Attractive and well overlooked footpaths will be provided around the development and using existing vegetated areas/woodlands for interest and linkage with nature.
- 5 Living Streets** - provide access and circulation throughout the development, with properties overlooking to provide safe and welcoming environments.  
  
A hierarchy of characters will be provided depending on the location of the street within the scheme, ranging from traditional village streets through to rural lanes and mews.
- 6 Retained Trees and Hedgerow** - Existing woodland, trees and hedgerows are to be retained, helping the development to knit into the surrounding landscape and help retain its external character.
- 7 Open Spaces** - Generous areas of open spaces are provided throughout the development.
- 8 Creative Play** - A local equipped area of play (LEAP) will provide for formal dedicated play space within the green corridor.
- 9 Neighbours** - Being mindful of near neighbours is a crucial part of master planning, therefore the development proposes to respect their position offering space and setback.

An illustrative masterplan has been prepared to show how the development may look, including an indicative arrangement of development areas, streets and connectivity, open spaces, creative play locations and potential drainage locations.

-  SITE BOUNDARY
-  SITE ACCESS
-  STRATEGIC PRIMARY STREET (RUISHTON LANE)
-  SECONDARY STREET
-  TERTIARY STREETS, LANES, MEWS & PRIVATE DRIVES
-  KEY FOOTPATH CONNECTIONS
-  EXISTING PUBLIC RIGHT OF WAY
-  MATURE TREES / VEGETATION & ASSOCIATE CONSTRAINTS
-  EXISTING MATURE TREES AND VEGETATION (PRIMARILY SITE ENVELOPE)
-  ILLUSTRATIVE TREE PLANTING TO ALL STREETS GREEN CONNECTIONS & OPEN SPACES
-  AREAS OF DEVELOPMENT, PRIVATE AMENITY SPACE & PARKING
-  PLAY AREA (LEAP)
-  PLAY AREA (LAP)
-  POTENTIAL LOCATION FOR SURFACE WATER ATTENUATION
-  ACCESS RIGHTS RETAINED TO EAST BOUNDARY
-  EXISTING LOCAL DEVELOPMENT
-  INFORMAL LOCAL SQUARE/SPACE WHERE VEHICULAR & PEDESTRIAN CONNECTIONS CONJOIN
-  POTENTIAL WETLAND (PHOSPHATE MITIGATION)
-  BLACK BROOK (WATERCOURSE)
-  AMENITY OPEN SPACE AREA





# Green & Blue Infrastructure

Taylor Wimpey



## 1 Blackbrook Valley Floor

- Reinforce the legibility of the stream corridor and valley floor character.
- On-site wetland with species-rich grassland, clumps of native scrub and wet woodland.
- Provide movement corridors and potential for other recreational uses including seating, picnics, engagement with nature, exercise and play for older children.
- Provision of a landscaped water treatment pond and associated marginal planting.
- Allow framed views out towards the Quantock Hills to the north and church tower to the east.

## 3 Western Woodland

- Reinforce the more sloping topography of the south-western corner of the Site, using woodland planting.
- Woodland planting will provide physical and visual containment of the built form to the west.
- Potential for public access to this area in the form of woodland walks providing a more enclosed and intimate experience than the wider valley floor to the north-east.
- Structural transition from wildflower edge to scrub/understorey and woodland to meet scale of existing woodland and tree planting.

## 2 Plateau Edge

- Reinforce the legibility of the distinctive plateau edge landform.
- Provide a hedgerow boundary with trees to soften and integrate the development edge.
- Planting arranged to allow for framed views into the valley floor to the west and towards the Quantock Hills to the north.
- Swathes of wildflower meadow to enhance visual interest.

## 8 Lanes

- A more intimate and informal character framing views to the distinctive valley floor landscape to the north-west and the Quantock Hills to the north.
- Carefully-placed street trees to soften the interface between the road and residential gardens, positioned to avoid blocking views along the road corridors.
- Potential for hedgerows along front garden frontages along the road.

## 7 Main Street

- Main open east-west movement corridor providing a legible connecting route through the Proposed Development.
- Existing woodland provides a focal feature to vistas along the main street to the south-west.
- Potential for framed views towards the church tower to the east, providing a sense of connection to the village centre.
- Regularly-placed street trees to provide continuity of character and legibility

## 6 Ruishton Lane Edge

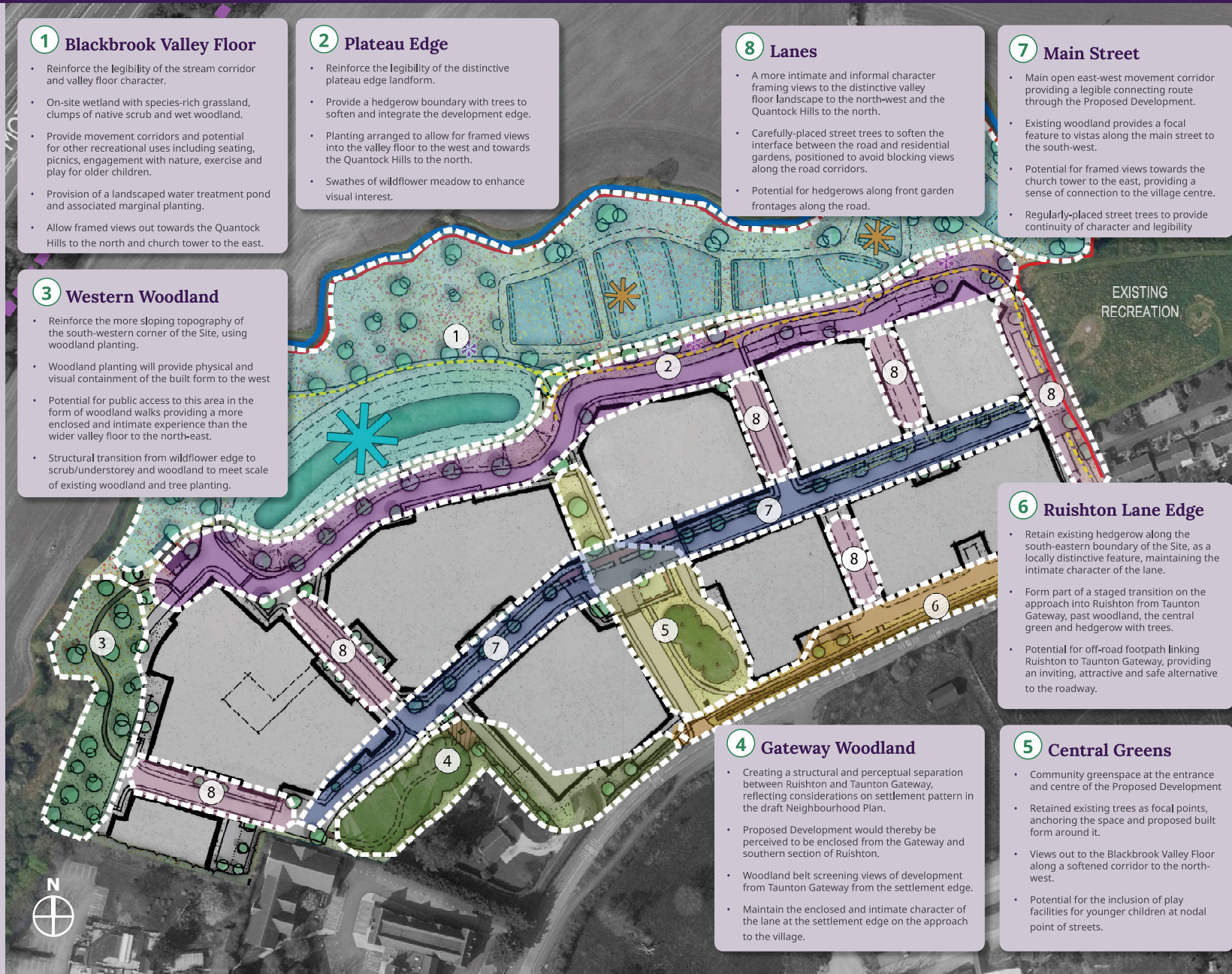
- Retain existing hedgerow along the south-eastern boundary of the Site, as a locally distinctive feature, maintaining the intimate character of the lane.
- Form part of a staged transition on the approach into Ruishton from Taunton Gateway, past woodland, the central green and hedgerow with trees.
- Potential for off-road footpath linking Ruishton to Taunton Gateway, providing an inviting, attractive and safe alternative to the roadway.

## 4 Gateway Woodland

- Creating a structural and perceptual separation between Ruishton and Taunton Gateway, reflecting considerations on settlement pattern in the draft Neighbourhood Plan.
- Proposed Development would thereby be perceived to be enclosed from the Gateway and southern section of Ruishton.
- Woodland belt screening views of development from Taunton Gateway from the settlement edge.
- Maintain the enclosed and intimate character of the lane at the settlement edge on the approach to the village.

## 5 Central Greens

- Community greenspace at the entrance and centre of the Proposed Development
- Retained existing trees as focal points, anchoring the space and proposed built form around it.
- Views out to the Blackbrook Valley Floor along a softened corridor to the north-west.
- Potential for the inclusion of play facilities for younger children at nodal point of streets.





# Our Environmental Strategy

## From 2025 our homes will meet the Future Home Standard (FHS)

- ✓ We will purchase 100% renewable energy for all new construction sites.
- ✓ We will reduce emissions from our customer homes by 75% (by 2030) including renewable and lower energy use.
- ✓ Introduction of our revised house types portfolio in 2021 which are better designed to achieve carbon reduction including waste water heat recovery, flue gas heat recovery, PV, car charging points and eventually air source heat pumps.
- ✓ Inside our homes we use energy-efficient fixtures and fittings including 100% low energy light fittings and LED recessed downlights.
- ✓ All appliances that we offer as standard options are at least A rated for energy efficiency.
- ✓ In constructing our homes we already source many materials with lower embodied carbon and energy such as,
- ✓ using timber frames where appropriate
- ✓ using glass mineral wool insulation which is made from recycled glass bottles,
- ✓ using recycled uPVC in our windows - recycled uPVC makes up over 60% of the material used in our window frames and cavity closers,
- ✓ using recycled aggregates and bricks and blocks
- ✓ and using chipboard flooring that contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council certified.
- ✓ We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process. We do not buy land unless we can mitigate flood risk. We integrate sustainable drainage systems (SDS) that decrease flow rates to watercourses, increase infiltration into the ground and improve water quality such as ponds, swales, permeable paving, retention basins, infiltration trenches and soakaways. Many of these features also contribute to good placemaking.
- ✓ We are partnering with a number of nature organisations including Buglife and Hedgehog Street to encourage and provide bird boxes, hedgehog houses and highways, bee bricks and bug hotels.
- ✓ We put significant investment in Research and Development to provide efficient homes of the future. We work with universities and experts to explore the impacts of future regulatory requirements to design, specification, health and wellbeing in new homes. The R&D teams are currently trialling a range of energy efficient and low carbon technologies as well as continually looking at new and sustainable methods of construction. This will help us to meet our climate change targets and comply with expected changes to building regulations.

## “Our aims and goals toward the approach to build fabric & technology”



**Creating a positive impact.** With the launch of our strategy we will:

Allocate space for nature

Partner with conservation organisations to develop our approach

Integrate wildlife friendly features, like ponds

Landscape our sites with wildlife friendly plants

Include enhancements such as hedgehog highways

Engage customers on nature



# Key Benefits and Next Steps

Up to 160 homes to meet local needs and contribute towards the Council's current lack of five year housing land supply and consisting of following:



## A range of affordable homes

Provision of 25% affordable housing to help local people to continue to live in the area



## Job Creation

Naturally through the construction process and site is in excellent location for employment opportunities at future 'Nexus 25' Business Park



## Walking and Cycling Routes

Retention of Ruishton Lane to retain its rural character as well as providing continuous and safe walking and cycling routes throughout the site



## Leisure and Play Spaces

Provision of creative play and recreational opportunities



## Highways and Transport

Priority junction access from Ruishton Lane, with footway (virtual connection) to Mark's Close and the village beyond.



## Ecological Benefits and Green Corridors

Introduction of additional tree planting, enhancement of natural habitats (net gain) and wetlands to mitigate phosphates



## Thank You and get involved!

We are currently preparing our Outline Planning Application for submission to Somerset Council in July 2023.

Please provide feedback on our plans by 28<sup>th</sup> June. To find out more you can: -

Call our freephone: 0800 148 8911

Email us at: [twruishton@meeting-place.uk](mailto:twruishton@meeting-place.uk)

Write to us: Freepost MEETING PLACE CONSULTATION

As part of the application process, the Council will hold a separate consultation period following receipt and validation of the application, which offers further opportunity to make comments.