

RUISHTON AND THORNFALCON PARISH COUNCIL

'ANOTHER' MAJOR CONSULTATION FROM TAUNTON DEANE BOROUGH COUNCIL

It has been a matter of 'Consultation Overload' these last few months with Somerset County Council's major application consultation (*Construction of a new road scheme including the widening and enlargement of Junction 25 roundabout*) and Highway England's consultation (*A358 upgrade Southfields roundabout to Taunton*). The consultation period is now closed for those two consultations and the Parish Council submitted detailed responses.

Now following in from Taunton Deane Borough Council's informal consultation on Nexus 25 – Strategic Employment Site last March 2017 to which the Council submitted a detailed response TDBC have now submitted a formal consultation as follows:

Consultation on the Draft Nexus 25 Local Development Order granting planning permission for a New Strategic Employment Site and access between M5 Junction 25 / A358 Henlade, and Haydon, in parts of Ruishton and Thornfalcon, Stoke St. Mary and West Monkton Parishes, Somerset.

The statutory consultation runs from Thursday 20 July 2017 to Wednesday 30 August 2017

Mr. Tim Burton, Assistant Director Planning and Environment, TDBC kindly agreed to come to the Council's last meeting held on 2 August and answered questions from Councillors and the public present.

Basically, the present concerns (See below) of the Parish Council are the same as the concerns submitted in the informal consultation. Mr Burton was asked at the meeting if any changes were made to this current LDO from the concerns in the 70 submissions on the informal consultation. Mr Burton's reply was that there had been no significant changes

The Parish Council considers that a LDO to create a major employment site on a Greenfield site and a site outside of set urban boundaries in a designated village is inappropriate. LDO's are primarily intended to bring forward housing on Brownfield sites in urban areas and is very likely the first time that it has been used for a wholly Greenfield site in a village that is not even deemed to be an "associated settlement" of Taunton. This could set a precedent and have serious future consequences for all rural villages. It is the opinion of the Parish Council (and of the meeting) that this application is being railroaded through by using a LDO. The Parish Council will be submitting a Freedom of Information request on how much a LDO costs the Council.

Mr Burton explained the process of a LDO which will be considered at a Scrutiny Committee on 19.9.17 and Full Council on 3.10.17. Highway England has submitted a holding objection in regard to the Somerset County Council application which includes access to the Nexus 25 site. Until this is sorted the LDO cannot go ahead but it can still be adopted by TDBC subject to that being determined and once the order is adopted, SCC can review at any time. Mr Burton continued that it is very unlikely that TDBC will change its mind as TDBC are committed to adopt the LDO. The final decision to adopt a LDO will be TDBC and not a Secretary of State decision if it had been a major planning application.

The meeting was very concerned that there is 'no joined up thinking' between Highway England, (delivering the A358 upgrade) Somerset County Council (delivering the improvements to the J25 junction and an access to the Employment Site) and Taunton Deane Borough Council (delivery the Employment Site) as there is not any provision for the Employment Site to connect to the proposed new A358 road from West Hatch and the new Junction 25A on the M5. It was expected that there would be a connection from the new A358 to the new roundabout (access into Employment Site). The current proposals (SCC & TDBC) are prejudicial to a Henlade bypass and will increase traffic through Henlade. All proposals should be put on hold until meaningful dialogue has happened between Highway England, Somerset County Council and Taunton Deane Borough Council.

Mr Burton replied that TDBC was surprised as everyone else that Highway England had only presented one option for the A358 and that option (HE preferred route) did not have a connection to the new roundabout (SCC's application) and to Nexus 25 Employment Park. However, although HE's scheme does not link into Nexus 25, it does not stop the site going forward.

The concerns of the Parish Council are as follows

- It is also imperative that any development of Nexus 25 should not be permitted on highways grounds until improvements have been made by SCC to the Creech Castle junction and Toneway.
- To meet the need for Sustainability there must be improvements to the cycle and pedestrian routes along Ruishton Lane from Ruishton which is the nearest centre of population to the site.

As it is planned by TDBC to utilise the existing P&R in their Travel Plan and run a P&R bus into the employment site then the masterplan must include the upgrading of the inadequate existing facilities of the P & R especially toilet and covered waiting area facilities. Also the proposal the use of a bus service from the P&R must be a firm part of the masterplan and not just a proposal.

- The cycle/footpath bridge across the motorway from Nexus 25 to join up with the existing cycleway through the Blackbrook estate should not just be a proposal it should be made part of the Travel Plan that supports the application.
- Concern - that the area shown on the plan is not in fact the final extent of development as it is not the same as that shown on previous draft plans where an area fronting the A358 was included.
- Concern - that employers would pass up moving to land already identified as employment land in the Local Plan and instead plumping for Nexus 25 resulting in land identified for employment such as the 30 acres in Monkton being freed up for additional housing and adversely affecting the sustainability of the thousands of new houses in Monkton.
- Concern - over the amount of parking provision on the Nexus 25 site and the possibility of the overflow parking from the Blackbrook estate using it.
- Concern - that effect of the new road across the flood zone 3 will have on additional flooding has not been fully taken into account.
- Concern - that Nexus 25 itself will adversely affect the Flood Zone 3 that surrounds it on three sides and especially the danger of extra water entering the Broughton Brook that feeds into the River Tone and the knock-on effect it would have on the annual flooding experienced by Ruishton.
- Concern - about the effect that the estimated 7,000 vehicle movements per 12 hour period generated by Nexus 25 will have on the air quality through the AQMA of Henlade especially prior to any alleviation of traffic that the new Highway England's proposed new A358 route will not bring.
- Concern - that the Nexus 25 site is in designated village and where development should, according to Policy S5 of Taunton Deane Local Plan, "be limited to that compatible with their local need, individual roles, characteristics and physical identities."

The draft LDO and many supporting documents can be viewed at <http://consultldf.tauntondeane.gov.uk/portal/j25/ldo>

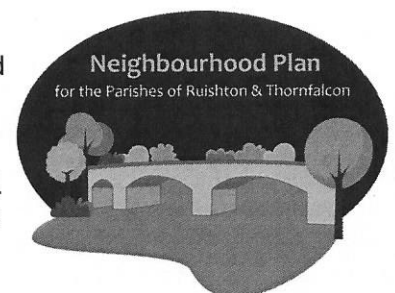
Anyone who wishes to make representations about the proposed Local Development Order should write to Planning Policy, Growth & Development, TDBC, Deane House, Belvedere Road, Taunton. TA1 1HE or by email to talkingtomorrow@tauntonhdeane.gov.uk Any representations made will be taken into account by the Council in considering suggested modifications or whether the Order should be adopted. Representations must be received by 5.00pm on Wednesday 30th August.

DATE OF THE SCHEDULED MEETINGS FOR 2017

6.9.17 4.10.17 1.11.17 6.12.17

Council Meetings commence at 7.30pm (unless otherwise stated) and are held in Ruishton Village Hall. There is an opportunity at 7.30pm for the public to make comments or ask questions. A full set of minutes can be seen on our website at www.ruishton.org.uk

Parish Clerk: Mrs Heather Bryant, Northay House, Northay, Chard. TA20 3DN.
Tel: 01460 234770. Email: ruishtonpc@gmail.com . Neighbourhood Plan - link to the website www.Ruishton.org.uk and to the Facebook page "Ruishton, Thornfalcon & Henlade".



Explore our local footpaths!

Feedback in our Neighbourhood Plan Household Survey said parishioners would like to know more about footpaths within our Parish. So, Pat Pike will be leading us on a 4 mile walk of some of our footpaths on Sunday 10th September 2017 leaving the Village Hall Car Park at 2pm (approximately 2 hours duration). There will be opportunity to return to the Village Hall should you not wish to do the full walk. To refuel after the walk, there will be cream teas served in the Church Meeting Room with donations to the Church fund. Dogs on short leads are welcome and walking boots recommended. For more information please ring Pat Pike on 442609.