

Land at Liddymore Farm. Watchet.



Thank you for recently taking the time to record your comments (at the exhibition or via email or Freepost) on the proposals presented by Summerfield Developments for a new housing development on land at Liddymore Farm. Watchet.

The feedback we received has further helped guide and inform the preparation of an OUTLINE PLANNING application that will shortly be submitted to West Somerset District Council. The comments you made highlighted a range of issues and concerns - but the most frequently repeated ones focussed on local concerns regarding the perceived impact that the proposed scheme will have on traffic flows on local roads during peak hours. People parking and dropping off/picking up children at Knights Templar Primary School was also highlighted - as was the prospect of heavy lorries and construction plant using surrounding roads during the construction period.



You will see from the accompanying plan that the revised proposals include the creation of a new staff-parking area for the primary school. It is also proposed that heavy construction vehicles and plant will be directed in through the access to Liddymore Farm and so will not use Liddymore Road. Decisions about road improvements and highways safety are made by Somerset County Council. Pre-application discussions with the Highways Department explored three possible options for further improvement:

- A T-junction with the priority given to the road going to the development with new footways. School drop-off and pick-up can take place on street on this location which would help to alleviate the existing issues on Liddymore Road.
- A T-junction as per the previous option but with a dedicated lay-by for school drop-off and pick-up.
- A mini-roundabout at the junction with the school drop-off and pick-up operating as per the first option.

All three of the access options would improve the existing school drop-off and pick-up arrangements as they would remove the existing barrier and allow for school children to be dropped off and picked up within the proposed development, meaning this will no longer need to occur along the existing Liddymore Road and Ingrams Meadow. Pedestrian and cycle access to the development will be via the proposed new access from Liddymore Road. These will be discussed in further detail during the statutory consultation process.



- LEGEND:**
- SITE BOUNDARY
 - FOOTPATHS
 - ROADS
 - PROPOSED TREES
 - PROPOSED HEDGEROW
 - ACCESSIBLE NATURAL GREEN SPACE
 - WOODLAND
 - EXISTING TREES
 - EXISTING HEDGEROWS
 - EXISTING WATERCOURSE
 - ILLUSTRATIVE ATTENUATION BASIN
 - PROPOSED VEHICULAR ACCESS
 - PROPOSED FOOTPATH
 - PLAY AREA
 - SWALE
 - CYCLE CONNECTION
 - FOUL WATER PUMPING STATION
 - PRIMARY / FIRST SCHOOL
 - REFER TO T.A FOR SCHOOL ACCESS OPTIONS

It is anticipated that the development will also help facilitate a cycle-link through the site to assist the Steam Coast Rail Group in the ambition to deliver a cycle-route between Minehead, Watchet and Williton. The potential also exists to provide a drop-kerb crossing near to Goviers Lane to assist pedestrians crossing at this point.



Proposed 'Masterplan' Layout.

What Happens Next?

The outline application will be submitted to West Somerset Council in the near future. Once it has been formally registered, the council will then carry out its own statutory consultation process. This will invite comments from a number of specialist departments within the council and external bodies such as Natural England, Environment Agency, Wessex Water and Somerset County Council (Highways and Education). This will last for approximately 13 weeks. The council will also invite comments from Watchet Town Council and the wider community.



<http://www.summerfield.co.uk/land/watchet-liddymore-farm/>

Green Spaces Plan