

An illustration of a steam train at a station platform. The train is black with a red band across the front and the number '9351' on its front. It is stopped at a platform with a wooden fence. Several people are standing on the platform, and a dog is visible. In the background, there is a brick building with windows and a sign, and a person is standing near the entrance. The scene is set in a rural area with trees and a clear sky.

LAND WEST OF BISHOPS LYDEARD STATION

Cavanna Homes is promoting a unique opportunity for a sustainable residential development at land to the west of Bishops Lydeard Station and south of Greenway Road.

Cavanna Homes, the South West's largest independent and family-owned housebuilder, brings over 100 years of experience in delivering carefully considered, sustainable development. This proposal reflects Cavanna's enduring commitment to building the right homes in the right places, in close collaboration with local communities.

Cavanna's vision is for a sensitively designed, high-quality residential development of approximately 50 to 130 new family homes with a policy-compliant proportion of affordable housing, new areas of green space, and strong landscaping buffers to ensure visual separation from surrounding open countryside.

Development in this location is uniquely positioned to assist Somerset Council's aspiration to reopen the West Somerset Railway as a commuter route into Taunton. The proposal also has the potential to deliver improvements to pedestrian routes across the Station Road railway bridge, enhancing local connectivity to the village – Subject to the plan making and planning processes.



Planning Context

Following the publication of the new NPPF in December 2024, Somerset's Local Housing Needs Assessment (LHNA) shows a need is for 3,746 new homes per annum. This is a significant uplift of approximately 41% on previous requirements. The emerging Somerset Local Plan will therefore have to plan for a significant number of new homes.

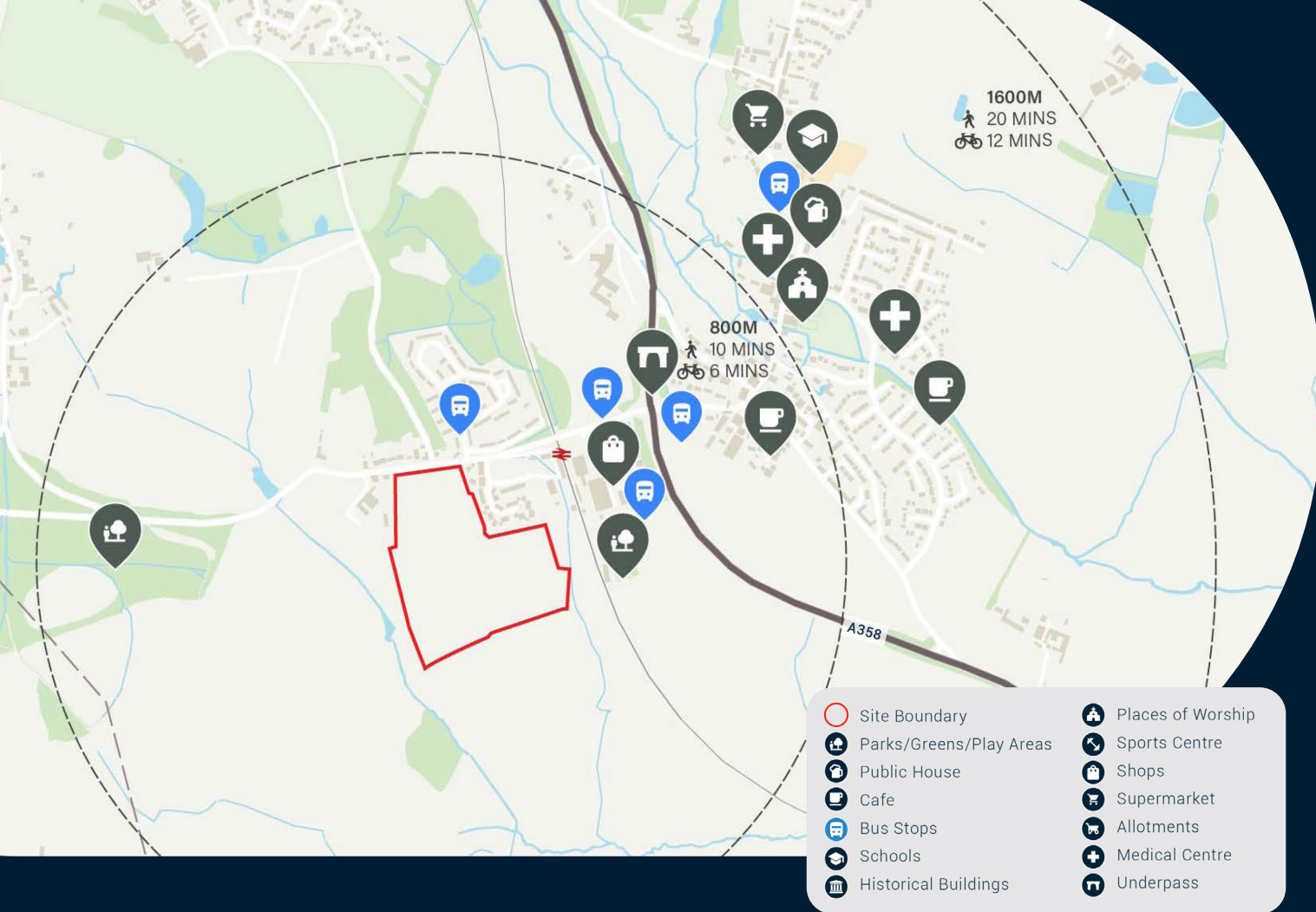
Bishops Lydeard is located within the former administrative area of Somerset West and Taunton Council and is recognised in the Taunton Deane Core

Strategy (2012) as a 'Major Rural Centre' suitable for further housing and employment growth. The 2015 Bishops Lydeard and Cothelstone Neighbourhood Plan also supports sustainable development that enhances local facilities and reflects village character.

Land to the west of Bishops Lydeard Station and south of Greenway Road was identified as part of the wider 'Greenway Farm' site (Ref. MAJ034) in the Somerset West and Taunton Strategic Housing Land Availability Assessment (2023). The Greenway Farm site as a whole

was assessed as potentially developable with an indicative yield of 420 dwellings.

This site is free from major environmental constraints and not within a conservation area. The Environment Agency's (EA) Flood Map for Planning shows that the site is entirely within Flood Zone 1, meaning it has the lowest risk of flooding.



A Sustainable & Accessible Site

Bishops Lydeard offers a range of essential services including a primary school, GP surgery, convenience stores, village hall, church, and petrol station. Employment opportunities are located at Westridge Way, along with a café, brewery, and local shop.

Walking and cycling routes connect Greenway Road to the wider village, with an underpass beneath the A358 providing safe access into the heart of the village.

Located just 5 miles northwest of Taunton, Bishops Lydeard is well-served by transport infrastructure and local services. The site benefits from direct access to bus stops with regular services to Taunton and Minehead, and is adjacent to the West Somerset Railway Station.

The site's proximity to the A358 further enhances its accessibility for commuters and supports a sustainable pattern of growth for the village.

Park & Ride and Pedestrian accessibility

Somerset Council and the West Somerset Railway have recently submitted a Strategic Outline Business Case (SOBC) to the Government to reinstate scheduled passenger services between Bishops Lydeard and Taunton, acting as a Park & Ride for commuters from the Village.

The business case has been developed in conjunction with Great Western Railway and Network Rail, and has received support from local MPs, councils, and tourism and heritage organisations in Taunton and West Somerset.

Cavanna Homes would be amenable to supporting the proposals, possibly through planning contributions, should this be deemed as appropriate through the plan making / future planning processes. New sustainable residential development immediately adjacent to the West Somerset Railway station would also support the business case through increased patronage.

Cavanna is also investigating the opportunity for pedestrian improvements on the rail bridge along Station Road, which would be discussed with the Highway Authority at the appropriate time and subject to the planning process.

The Vision

Land West of Bishops Lydeard Station offers a logical and deliverable extension to the village, contributing high quality new homes in a landscape-led setting.



The vision includes:

- Delivery of approximately 50 to 130 new family homes, including a mix of sizes and tenures to meet local needs, as well as a policy-compliant proportion of affordable homes.
- Supporting the Council's aspirations for a new park & ride from West Somerset Railway in Bishop's Lydeard to Taunton for local residents and commuters, via increased patronage and possible future planning contributions.
- Cavanna's carefully considered commitment to high quality design, providing energy efficient homes with PV panels, heat pumps and EV-ready parking. Cavanna is proposing character-led housing areas, including a "Station Village" inspired by nearby historic buildings, and a more contemporary approach to the west.
- A landscape led development, retaining pre-existing mature landscaping to protect long views and maintain visual separation from open land. High quality areas of open space will be organised around a central green spine integrating the retained S-shaped hedgerow and pond, supporting biodiversity and creating a distinctive public realm for play, walking, and recreation.
- Opportunities for new pedestrian links to the station, bus stops, local farm shop and village centre, through the opportunity for possible pedestrian improvements over the rail bridge along Station Road, subject to future discussions with the Highway Authority through the plan making process.
- A resilient design incorporating SUDS and achieving biodiversity net gain.

Cavanna Homes is committed to working closely with Somerset Council, the Parish Council and the local community to develop a scheme that reflects local aspirations, supports sustainable growth, and integrates positively with the village.

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