

Your Ref:
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By email only: clerk@bishopslydeardparishcouncil.gov.uk

Development Land & Planning Department
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Dear Bishops Lydeard Parish Council,

NOTIFICATION OF PROPOSED PLANNING APPLICATION FOR THE REDEVELOPMENT FOR GREENWAY FARM TO PROVIDE UP TO 18 DWELLINGS

I am writing to you on behalf of my clients, Simon Pither and June Pither in relation to an upcoming planning application at Greenway Farm, Greenway Road, Bishops Lydeard, Taunton, TA4 3DD. The proposed development concerns the redevelopment of the farmyard for the development of up to 18 homes. The application will be made in outline with all matters reserved with the exception of access. The application will be submitted in the summer following the conclusion of the required ecology surveys. I have attached a plan to identify the location of the site and a plan setting out the proposed development.

Pre-application enquiry discussions were held with Somerset Council in 2025. The Planning Officer agreed that the location of the proposed development site is acceptable in principle for residential use, given the Council's current undersupply of housing land. The pre-application enquiry presented two options to the Council. A proposal which re-used the existing buildings and an alternative proposal to demolish all the buildings in favour of new build homes. The Planning Officer expressed a preference for the new build option, and we have progressed the upcoming planning application on this basis. The site will also be submitted to the Council as part of the recently reopened Call for Sites.

The former Taunton Deane area cannot demonstrate a five-year housing land supply and as such the presumption in favour of sustainable development applies. The presumption in favour of sustainable development (in this case new homes) is therefore applied. As such, policies relating to the location of new homes are therefore afforded less weight in the decision making process.

The proposed development site is well related to the built edge of Bishops Lydeard. Policy SP1 (sustainable development locations) lists Bishops Lydeard as a Major Rural Centre. The settlement is therefore one of the more sustainable settlements in the District and provides for a range of local services and facilities to meet residents' day to day needs. Policy SP4 (realising the vision for Rural Areas) commits to the delivery of at least 1,500 net additional homes in rural areas.

The proposed development site is within walking distance of bus stops which provide services between the site and Taunton. There are stops along Greenway Road which provides a limited service. However,

there are bus stops within 800 metres of the site which provide multiple daily services between Taunton and Minehead. Bishops Lydeard also has a pub, a convenience store a primary school, health facilities, village hall, and play park.

The standard of the vehicle access is considered to be suitable to serve the residential development proposed with visibility splays suitable to the speed of the road. This has been confirmed through investigations undertaken by the applicants transport consultant who have confirmed that the site is within an accessible location.

The proposed development will make provision to provide for on-site BNG and the future planning application will be accompanied by the surveys and reports necessary to ensure that biodiversity is enhanced and that the proposals will not result in harm to protected species or their habitats. The proposals will also demonstrate nutrient neutrality.

As the application proposes 18 dwellings, the application will provide a policy compliant level of affordable housing onsite.



Image 1 - Greenway Farm as existing

This letter is accompanied by the proposed site plan. The application will be an outline planning application. However, we would welcome the Parish Council's feedback in relation to the emerging site layout and the proposed housing mix.

The application proposes the use of the existing access which is already suitable to serve the residential development. Upon entering the site, the TPO trees to the east are to be retained with an area to the west providing an area of public open space (POS) retaining this verdant entranceway into the proposed development. The illustrative layout proposes 18 dwellings to include a mixture of maisonettes, terraced properties, semi-detached dwellings and detached dwellings range from one bed properties to four bed properties. The illustrative housing mix is as follows:

- 1 bed – 2 units
- 2 bed – 6 units
- 3 bed – 8 units
- 4 bed – 2 units

Six of the plots will be affordable housing, to be secured by way of a Section 106 agreement. Each plot will be provided with on-plot parking with additional visitor parking bays throughout the development. Further areas of POS are proposed to the south of the development with an attenuation basin to the southeast corner to attenuate surface water flows.

In summary, the proposals make an efficient use of land as required by the NPPF by redeveloping an underutilised site and providing new homes in a sustainable location in an area where there is an acknowledged shortfall. The site is well related to the built edge of Bishops Lydeard, one of the districts major rural centres, and is within an accessible location for a range of local services and facilities, which include public transport links between the main settlements of Taunton and Minehead.

Please feel free to reach out with any queries and I will look forward to hearing from you.

With kind regards.

Yours sincerely



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