



**Planning Policy Team**

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Our Ref: AR/LDF/NeighbourhoodPlanning/WellingtonDesignation

17<sup>th</sup> September 2012

**Designation of Neighbourhood Plan Area**

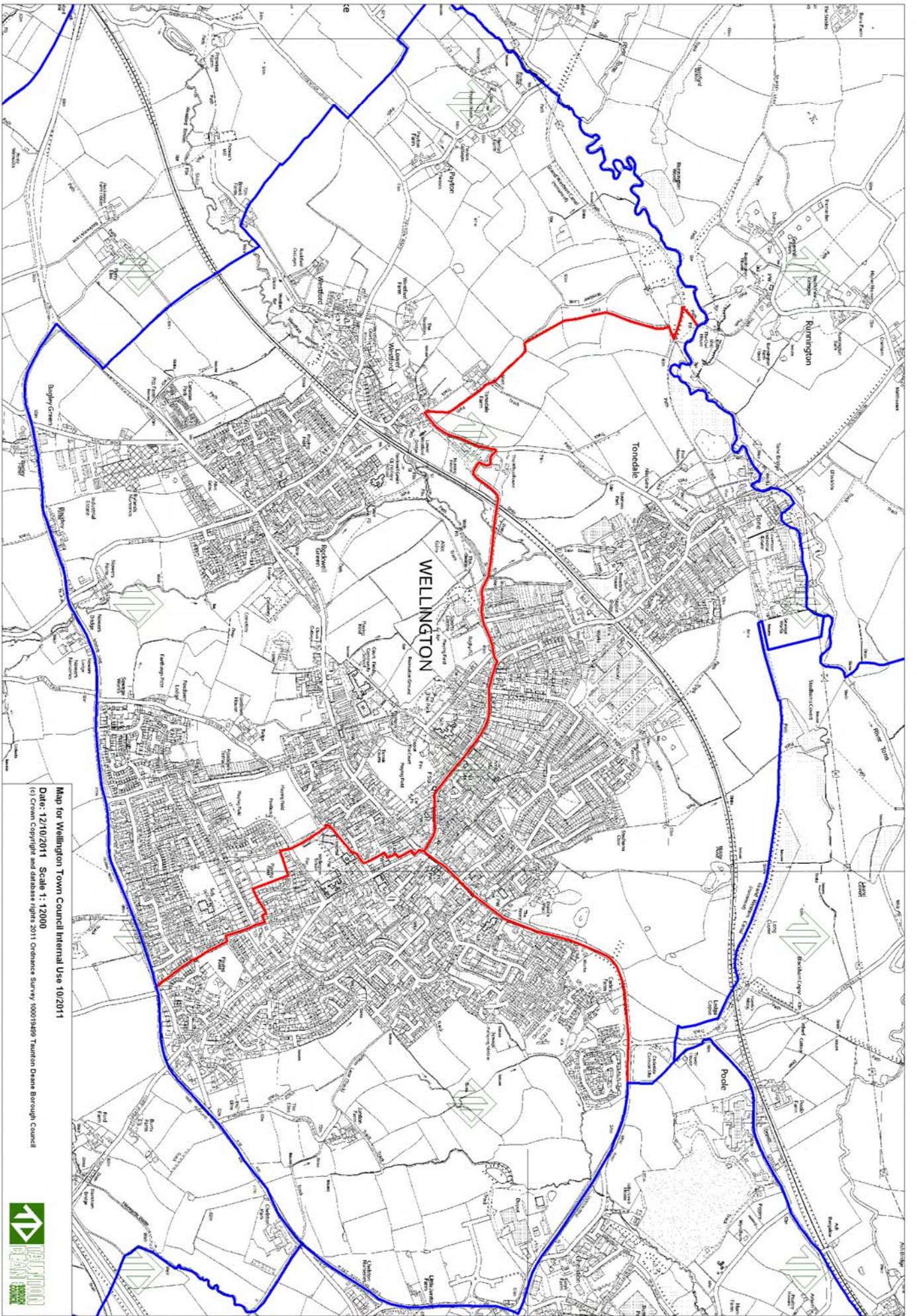
Following an application from Wellington Town Council and subsequent statutory consultation of that bodies relevance to make the application and appropriateness of the proposed designation for the Neighbourhood Plan for Wellington; Taunton Deane Borough Council as the Planning Authority hereby approves the designation.

The Parish Council is a 'relevant body' under the Localism Act, Section 61F (authorisation to act in relation to neighbourhood areas) of the Town and Country Planning Act 1990, for the purpose of producing a Neighbourhood Plan and designating the Neighbourhood Plan Area under Section 61G (meaning of "neighbourhood area"); and is therefore qualified to undertake neighbourhood planning

The proposed Neighbourhood Area follows the Parish boundary; and is shown on the attached map.

In accordance with Regulation 7 of The Neighbourhood Planning (General) Regulations 2012 Taunton Deane Borough Council is publicising the designation of the Neighbourhood Area

If you have any questions in relation to this please contact the Policy Team either via; e-mail to [talkingtomorrowstauntondeane@tauntondeane.gov.uk](mailto:talkingtomorrowstauntondeane@tauntondeane.gov.uk), telephone 01823 356484, or in writing to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU



Map for Wellington Town Council Internal Use 10/2011  
Date: 12/10/2011 Scale: 1:12000  
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# **Wellington Neighbourhood Planning Bid Submission Summary**

November 2011

This is a summary of the Neighbourhood Planning Bid submission by Taunton Deane Council.

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*This Neighbourhood Plan would be led by the Town Council although the exact nature and composition of any Steering Group leading its production is yet to be determined.*

**Funding Request** £20,000

## **About Wellington**

Wellington is the sixth largest town in Somerset, with a population of approximately 15,000, the market town serves a rural hinterland which extends into Devon. The town occupies an attractive setting at the foot of the Blackdown Hills Area of Outstanding Natural Beauty and dates back to the 13<sup>th</sup> Century.

The settlement benefits from a rich heritage with a historic centre laid out around burgage plots, it also grew significantly during Victorian times with the construction of the Great Western Canal and with a thriving woollen trade. In the 21<sup>st</sup> century Wellington has a diverse High Street lined with independent shops, the town is also home to two major employers: Relyon and Swallowfield.

The Plan included at Appendix A illustrates the proposed geographic area to be covered by the Wellington Neighbourhood Plan.

### **Relationship between Wellington Neighbourhood Plan and Taunton Deane Core Strategy**

Taunton Deane Borough Council has recently published its Core Strategy. The document is scheduled for submission to the Secretary of State and Planning Inspectorate in November with examination anticipated in early 2012. The emerging Core Strategy recognises Wellington as the secondary focus for growth within the Borough

Policy SP1 states that:

*“Wellington will act as a secondary focus for growth within the Borough, developing its role as a market town serving a wider rural hinterland. It will accommodate about 2,500 new homes in the period up to 2028 in addition to new employment development and retail growth commensurate with its role and function.”*

The Core Strategy also recognises the need for Wellington to diversify its employment offer, allocating a strategic employment site in close proximity to the M5 motorway as well as improving physical and green infrastructure serving the community.

Wellington Town Council has already produced a Vision for Wellington in 2008 and a Parish Plan adopted by the Town Council in 2009. The Council are currently in the process of updating the Parish Plan and hope to consult with the local community in 2012. The Neighbourhood Plan is seen as being an important part of the overall Parish plan (see attached link). This document produced with assistance from the Market and Coastal Towns Initiative forms a useful starting point for a Neighbourhood Plan.

The Wellington Neighbourhood Plan will be prepared consistent with the Council's Core Strategy. It will articulate a clear vision for the long term future of the town with the exact scope of the plan will be determined in part by the results of early engagement.

### **Status and adoption**

Subject to the outcome of the referendum being successful, the Neighbourhood Plan will then be adopted by Taunton Deane Borough Council. Dependent on compliance with the provisions of the Localism Act, the final document may achieve either formal status as part of the Statutory Development Plan or be adopted as a Supplementary Planning Document.

## **Neighbourhood Plan production**

Unlike the Council's submissions relating to Wiveliscombe, no structure as to the preparation of the plan has yet been identified. Further, whilst no explicit timeframe has been set out for the preparation of the Plan, it is anticipated that the document will take approximately 12-18 months to progress to adoption following the award of any grant.

## **Examination & Referendum**

We propose to engage an appropriately qualified independent inspector who will undertake a public examination into the soundness of the Wellington Town Plan within the existing and emerging statutory planning framework. The output of the examination would be a non-binding report in line with procedures outlined in the Localism Bill. Following any amendments deemed necessary, the Wellington Town Plan would then be put to a public referendum. The Town and District Council would together discuss and determine the best means by which to undertake the referendum.

## **Bid Summary**

The Town Council now wishes us to submit a bid for Neighbourhood Plan Frontrunner status to assist with the formulation of a Neighbourhood Plan for the town. Whilst the exact scope, form and content of this plan would be determined through stakeholder and public engagement, it may address the following:

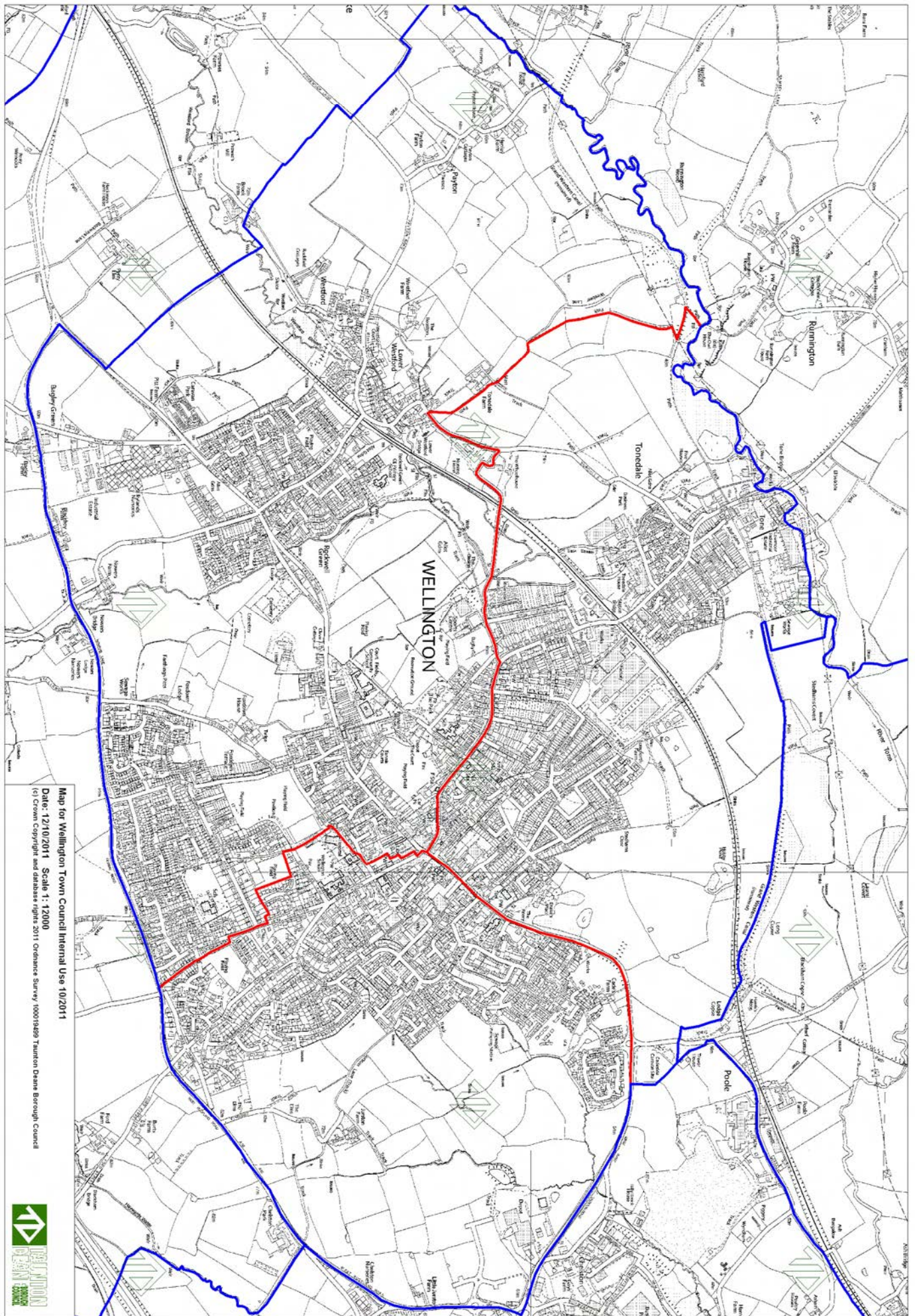
- Detailed masterplanning relating to Core Strategy strategic allocations;
- Taking forward workstreams relating to the re-opening of Wellington railway station;
- Proposals for improvements to and/or expansion of Wellington town centre;
- Identifying means of diversifying the town's employment offer;
- Identification of any smaller scale allocations as appropriate (including alterations to the existing town's settlement boundary)

Taunton Deane Borough Council support this bid for Frontrunner Status. If monies were to be awarded they would be directed towards costs arising out of the independent examination of the Plan, the holding of a referendum as well as other incidental costs.

With a number of major developments planned in the foreseeable future, it is clear that Wellington is about to get a level of development in the town that exceeds anything we have ever seen and if we get it wrong we will live with the consequences for ever. It is essential therefore that these and other developments in and around the town are part of a cohesive plan that brings overall benefits and is not carried out piecemeal without reference to each

development taking place. For these reasons the neighbourhood Plan is seen as being very important to the future shape of the town.







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Our Ref: AR/ LDF/NeighbourhoodPlanning/WellingtonApplication

July 2012

**Notice of Consultation**

Under Section 61F&G of the Town and Country Planning Act 1990 and Section 2 Regulation 5 of The Neighbourhood Planning (General) Regulations 2012; an application has been received from Wellington Town Council to produce a Neighbourhood Plan for Wellington covering the area defined on the attached map.

The Town Council is a 'relevant body' under Section 61F of the Town and Country Planning Act 1990, for the purpose of producing a Neighbourhood Plan and designating the Neighbourhood Plan area under Section 61G; and is therefore qualified to undertake neighbourhood planning

The proposed Neighbourhood Area follows the Town boundary; and is shown on the attached map.

In accordance with Regulation 6 of The Neighbourhood Planning (General) Regulations 2012 Taunton Deane Borough Council is publicising the details to bring the area application to the attention of people who live, work or carry out business in the area to which the application relates. Comments can be made on the application within the six week consultation period.

Representations on this application must be restricted to:

- a) If the organisation or body is a relevant body to make the application;
- b) The appropriateness of the proposed designation of the Neighbourhood Area.

Please submit comments in writing using this proforma and return it either;

via e-mail to [talkingtomorrowstauntondeane@tauntondeane.gov.uk](mailto:talkingtomorrowstauntondeane@tauntondeane.gov.uk) or  
post to Policy Team, Deane House, Belvedere Road, Taunton, TA1 1EU

Representations must be received by Friday 14<sup>th</sup> September 2012





**For official use only:**

Reference \_\_\_\_\_

Received \_\_\_\_\_

Acknowledged \_\_\_\_\_

**Proforma for representations on application received by Taunton Deane Borough Council to produce a Neighbourhood Plan by Wellington Town Council**

Q1. Is the organisation or body a relevant body to make the application in accordance with the Regulations?

Yes

No

If no please provide details

Q2. Is the boundary of the proposed designation of the Neighbourhood Area appropriate and in accordance with the Regulations?

Yes

No

If no please provide details

Representations on this application must be restricted to:

- a) If the organisation or body is a relevant body to make the application;
- b) The appropriateness of the proposed designation of the Neighbourhood Area.

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