

PUBLIC
CONSULTATION
22, 23, 24 & 26 JULY



Helping Taunton Grow and Prosper

Nerrols Consultation
July 2010





Dear resident...

Why new homes at Nerrols

The Crown Estate is preparing a planning application for a new neighbourhood located to the north east of Taunton and we would like to hear local people's views.

The Crown Estate's vision is to create a high-quality sustainable neighbourhood that the local community will be proud of and will make a positive contribution to the future of Taunton.

This newsletter sets out details of our proposals and explains how you can get involved in the consultation.

We hope to see you at our exhibitions. Please see the back page for details.

Nick Harper
Head of Asset Management and Development - Rural Estate



Taunton is recognised as a town of regional importance for growth and a major hub for business, services, culture and housing.

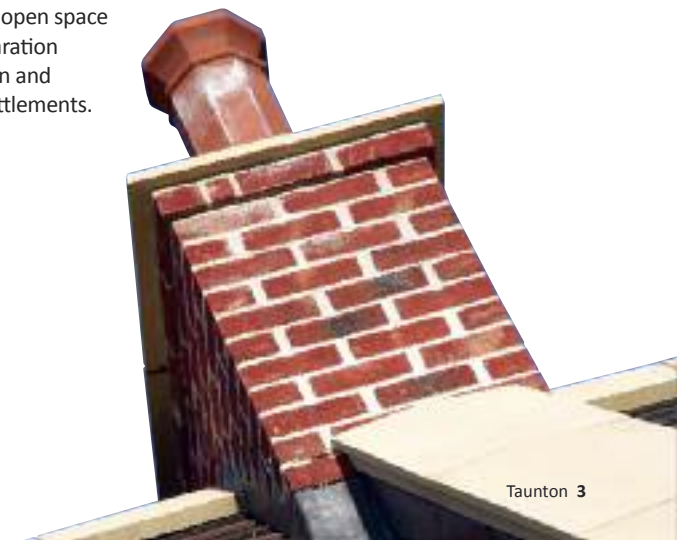
One of the biggest challenges is identifying the most sustainable locations for development.

Taunton Deane Borough Council has recently identified The Crown Estate's land at Nerrols, to the north east of the town, as a sustainable location for new homes, local retail and employment. (Core Strategy Interim Sites, June 2010)

With significant landholdings on the edge of Taunton, including land at Nerrols, The Crown Estate is ideally placed to help accommodate part of Taunton's future growth.

Nerrols is well suited for a new residential neighbourhood because:

- The Crown Estate is the sole owner of the site which will help with the early delivery of new affordable and market housing.
- It is a highly sustainable location close to existing employment, local facilities and the town centre.
- The site is large enough to provide new green open space, new woodlands, habitats for wildlife and water features to help with drainage.
- There is enough open space to maintain separation between Taunton and neighbouring settlements.
- The site is well connected to existing neighbourhoods via pedestrian and cycle routes with potential for new links through to the wider countryside.
- The area is well served by public transport and could see improvements to bus services along the A3259/Yallands Hill.
- It has the potential to provide a new local centre with shops, employment and other facilities.



What we are proposing

The Crown Estate's vision is to create a sustainable neighbourhood that will make a positive contribution to the future of Taunton and that local people will be proud of.

The plans could provide:

- 1 600 new homes offering a mix of designs and sizes for a variety of incomes.
- 2 Community benefits including affordable housing, bus priority measures along Yallands Hill, improved pedestrian and cycle links and financial contributions to schools.
- 3 A local centre with new local shops, employment and other facilities.
- 4 A linear park along Maidenbrook.
- 5 Public open spaces including formal and informal play space.
- 6 Landscaping, including improving habitats for local wildlife. (40 per cent of the site will be green space).
- 7 Cycle and pedestrian links through the site.

Indicative Masterplan



Location Plan



Local benefits

The Crown Estate's proposals for Nerrols can deliver substantial benefits for the local area such as affordable housing, improvements to local transport, investment in community facilities, and environmental improvements. We are keen to know what is important to you, so please complete our questionnaire.

Community facilities

There is potential to deliver:

- New local shops, employment and other facilities serving existing and new residents.
- Formal and informal green open space.
- Investment for improvements to community facilities such as local schools.

Local transport

Public transport, cycling and walking are all priorities for the Nerrols neighbourhood. Transport improvements could include improved bus services and cycle and pedestrian routes throughout the site and on Yallands Hill.

Environmental enhancements

Forty per cent of the Nerrols neighbourhood will be green space. The project could have a number of green features such as:

- Extensive tree planting to improve local habitats.
- Off-site woodland planting to provide habitats for bats.
- High quality landscaping.
- A linear green park along Maidenbrook.
- Energy efficient homes.
- Additional options to use renewable and low-carbon energy.

The Crown Estate in Taunton

We manage over 4,000 hectares of land in and around Taunton, including 24 farms, mostly dairy, 100 homes and cottages and several small businesses.

The Crown Estate has invested in a number of our tenanted farms to help them expand and diversify and is currently undertaking an investment programme to improve and enhance the quality of our residential properties.

Outside of our core estate activity we have been involved in a number of local education and community projects, including the Neroche public access project. We are working in partnership with Natural England and Taunton Deane District Council on the establishment of a local nature reserve at Gadds Valley. Approximately 50 per cent of the southern half of the estate lies within the Blackdown Hills Area of Outstanding National Beauty.



The Bransburton scouts participating in tree planting on the Derwent Estate



How you can get involved

The Crown Estate would like feedback from the local community on its proposals and you can find out more by:

1. Visiting our website at www.nerrols.co.uk
2. Calling our freephone number: **0800 319 6070**

You can let us know your views by completing our questionnaire which is attached to this newsletter and posting it back to us using the freepost address, or visit our online questionnaire at www.nerrols.co.uk/haveyoursay

Come along and view our plans on:

Thursday 22nd July

Memorial Hall,
Cheddon Fitzpaine,
Taunton

4pm - 8pm

Friday 23rd July

Priorswood
Resource Centre,
Eastwick Road,
Taunton, TA2

4pm - 8pm

Saturday 24th July

Priorswood
Resource Centre,
Eastwick Road,
Taunton, TA2

10am - 2pm

Monday 26th July

Heathfield
Community School,
School Road,
Monkton
Heathfield, TA2

4pm - 8pm

**THE CROWN
ESTATE**

www.thecrownestate.co.uk

have your say nerrols new neighbourhood

You can return your completed form by bringing it to the exhibition or by posting it back to us using the freepost address overleaf. Alternatively, fill the survey in online at nerrols.co.uk/haveyoursay. Thank you for your input.

What types of new housing do you think are most needed in Taunton?

- Family homes
- Starter homes/ flats
- Sheltered housing
- Affordable housing
- Other (please specify) _____

Which transport improvements are most important as part of this development?

- New bus stop/routes
- Cycle routes
- Pedestrian links
- Improvements to the local road network (please specify) _____

Which community facilities would you like to see improved in the local area?

- Local schools
- Local transport
- Local retail
- local open space / play areas
- Other (please specify) _____

What facilities would you like to see in the proposed local centre?

- Pub
- Café
- Restaurant
- Shops (please specify) _____
- Offices
- Business
- Other (please specify) _____

The development provides an opportunity to create a considerable amount of high-quality open space.

How would you like to see this used?

- Country Park
- Children's play areas
- Sports pitches
- Wildlife areas
- Other (please specify) _____

Do you have any other suggestions as to how our plans could be improved?

Other comments

Name _____

Address _____

Postcode _____

Email _____

MOISTEN ALONG EDGE

MOISTEN ALONG EDGE



Freepost RRTG-GGZK-ESHH
THE CROWN ESTATE NERROLS
20-24 Old Street
London
EC1V 9AB

You can return your completed form by bringing it to the exhibition or by posting it back to us using the freepost address overleaf. Thank you for your input. Responses by 13 August 2010.

Data protection

The Crown Estate is committed to the protection of your privacy. All personal information given to us through this questionnaire will only be held and used in accordance with our policy and the Data Protection Act 1998.

Your rights

Your personal data is protected in the UK by the Data Protection Act 1998. Under this Act, we will process personal data we hold about you in a fair and lawful manner and will keep it secure from unauthorised access by third parties. Your personal data may have to be disclosed if we are required by law or as a result of a lawful request by a governmental or law enforcement authority.