



Minutes of the meeting held on Thursday, July 03 2025, at 7.30 pm, at Morganians Rugby Club.

Present – Parish Councillors Davies, Kennedy, Ellicott, Mason, Browne, in attendance, Unitary Councillor Dingwall, one parishioner and the clerk.

25/06/41 To receive and approve apologies and to receive declarations of personal/prejudicial/ disclosable pecuniary interests – apologies received from Mr D Lane and Unitary Councillor Rodrigues.

25/06/42 Resolved to sign the minutes from the meeting held 15th May 2025.

25/06/43 Arising, clerk to rearrange a date for councillors to meet Sir Ashley Fox MP.

25/06/44 Unitary Councillor Dingwall reported that the Boundary Commission had a completed its review, this is open to further comments on the results prior to the completion. Any further comments need to be in by August 11th. There will be 2 unitary councillors one for Kingsdown and the other for Bower. Bower includes Dunwear.

25/06/45 Parish Councillors reports – RK - Everdeane ponds continue to have rubbish accumulating, it was acknowledged that the clerk was reporting these issues. The railway bridge (Black Bridge) is nearing completion, and noise levels are reducing. The riverbank has been cut. LB - Vegetation on the new roundabout and verges, clerk to contact Highways to seek a resolution. Jo Fry has agreed to support with planning issues. RD – Spoke with the owner of Everdean, who acknowledged that the site is messy. He said that he was trying to clear this.

25/06/46 To receive a report from the Clerk - cheques for payment Scribe – cheque no 300046 - £1088.64, Community Heartbeat Trust cheque no 300047 - £324.00, K Parsons cheque no - £272.00, Zurich cheque no 300049 - £403.23, Quinns Windows – cheque no 300050 - £320.00, Morganians RFC – cheque no 300051, £35.00, Somerset Council – cheque no 300052 - £126.72. NatWest balance £15270 – Unity balance £100228.

KDP – new chairs to replace folding chairs as faulty, agreed to replace, acoustic boards on 2 walls to improve sound in the hall, clerk to source and email before purchase. The movement of junior football goal posts into the store had broken the wire contact for the alarm. Coomers have repaired it. Junior football clubs have requested that garden-type lockable containers be purchased for the factory pitch. The clerk is to speak to both junior clubs and adult clubs before sourcing. Contact has been made regarding KDP official transfer via 99 year lease to the PC. Ian Mundy has contacted regarding the strip of land at Dunwear that the PC have been maintaining for 20-plus years, concerning transferring.



25/06/47 Planning applications

09/25/00012 Full Planning Bridgwater Community Hospital, Bower Lane, East Bower, Bridgwater, TA6 4GU Erection of palisade fencing around data centre at Bridgwater Community Hospital, Bower Lane, Bridgwater Somerset NHS Foundation Trust resolved to support proposed by RK seconded by ME, unanimously agreed.

09/25/00015 Householder Prior Approval Kynance, HORSEY LANE, HORSEY, BRIDGWATER, Somerset, TA7 8QJ Application to determine if prior approval is required for a proposed erection of a single storey extension, extending 5.00m from the rear (NE) elevation. Mr & Mrs Isles resolved no observations, proposed by ME, seconded by PM, unanimously agreed.

09/23/0003 Outline Planning Permission Land East of, Bower Lane, East Bower, Bridgwater, Somerset, TA6 Hybrid application for: Outline planning permission (all matters reserved save for site access) for phased development, capable of being severed for, demolition of existing buildings and development of up to 750 dwellings, primary school, community facility, access (vehicular, pedestrian and cycle), alterations to Bower Lane, public open space, play areas, landscaping, drainage, infrastructure and other associated works. Full planning permission for the formation of a noise bund, spine road and associated landscaping, drainage and other engineering works. Edward Ware (Bridgwater) Limited Resolved to object Proposed by LB, seconded by PM, unanimously agreed. See attached.

25/06/48 Date of next monthly meeting – 31st July 2025, public speaking at 7.15pm.



Bridgwater Without Parish Council object to the development of 750 at Land East of Bower Lane for the following Local Plan policy reasons:

D6 Affordable Housing

p.7.75 "Without improving supply the affordability of housing will worsen and the longer-term sustainability of Sedgemoor's communities is likely to worsen."

This development violates Policy D6, which requires 30% social housing on greenfield sites, as well as the Strategic Housing Market Assessment (SHMA).

According to the developer's viability statement, the scheme is not viable at 0%. This raises concerns about its feasibility and makes this proposal unacceptable.

Policy S3 Infrastructure Delivery

We believe that this development contravenes this Strategic Policy.

"All new development that generates a demand for infrastructure will only be permitted if the reasonable and necessary on and off-site infrastructure required to support and mitigate the impact of the development is provided."

Policy D14 Managing the transport Impacts of Development

"Ensure that the expected nature and volume of traffic and parked vehicles generated by the development would not compromise the safety and/or function of the local or strategic road networks in terms of both volume and type of traffic generated."

The Cross Rifles roundabout upgrades to address wider development impacts have not commenced, and no timeline has been set (As indicated in **Policy B16 Transport**).

There is no capacity at the St John's Street and Westonzoyland Road mini-roundabout to support more traffic, and no details are given on how this could be improved.

The Traffic Assessment has inadequately considered the changes to road layout and junction created by the so-called "Celebration Mile" which has resulted in reduced capacity at significant junctions leading to the town centre.

Census data used for trip purpose from 2011 is 14 years old.

Increases in HGV traffic from Westonzoyland airfield industry towards Bridgwater have not been included in modelling.



Encouragement for new residents to walk and cycle are not realistic, are aspirational and not enforceable.

Policy D13 Sustainable Transport and Movement There has been no commitment from the applicant on Active Travel and Public Transport Contributions.

B14 Education

7.232 "The Policy will ensure that adequate educational facilities are provided where a need is created from new development, either by direct provision of such facilities as part of the proposal or by developer contributions via Section 106 legal agreement or CIL 106 legal agreement or Community Infrastructure Levy (CIL), as set out in Policy S3: Infrastructure Delivery".

The developer's viability assessment does not commit to requested contribution towards education.

The capacity of the Bower school site will be inadequate for the 663 estimated early years/primary pupil yield from the East Bridgwater allocation. The reduction in contribution due to the commissioning of the Willstock School site will create more congestion both within the Willstock estate and across the town networks. Overspill places provided by Willstock School proposal will mean significant travel for children which is against **Policies D13 Sustainable Movement and Transport** and **D14 Managing the transport Impacts of Development**. Somerset County Highways have assumed that the primary school would not generate additional trips on the wider highway network.

Policy D28 Health and Social Care

"To facilitate healthy lifestyles, financial contributions from development will be secured where necessary via S106 Agreement where provision relates to a site-specific impact.

The Council will work with partners to provide additional, extended or enhanced healthcare provision to address existing health inequalities. New development that creates the need for additional healthcare that cannot be met through existing facilities will be expected to identify shortfall."

The £416,899.35 financial contribution requested by the NHS Somerset Integrated Care Board to address the impact of this development on existing GP services has not yet been addressed.

Local surgeries are already exceeding their designed capacity and there is no space or plans to expand existing facilities or create new premises. Without these contributions and strategic healthcare planning, the development would lead to a serious deterioration in local healthcare provision.



D34 Outdoor Public Recreational Space and New residential areas

*"With regard to informal recreational space all new housing development should ensure appropriate provision to meet Natural England's Accessible Natural Greenspace Standard (ANGst), in accordance with **Policy D30: 'Green Infrastructure Requirements in New Development'**".*

There is a shortfall in accessible greenspace provision by approximately 2 hectares according to National guidance which recommends 3 hectares per 1,000 residents.

The minimum allocation of 5.25 hectares has not been designated to accommodate the anticipated population of 1,725 population increase in a Bridgwater area that currently experiences insufficient greenspace provision.

No consideration given to pressure placed on the already insufficient provision of greenspace in the local area. The developer has identified two existing play areas within their strategy which lie outside the development boundary. The new developments will place untenable pressure on these areas, designated for established residences, and will not meet the requirements for a significant population increase.

B3 Place-making policies and Community Facilities

P 5.18 "Detailed master planning of the area should therefore consider the opportunity for a community hub based around the existing school, pub and proposed open space that would form a "village "centre with opportunities to deliver an appropriate range of community facilities".

The scheme fails to deliver an essential community facility needed for the area's significant population growth. Bridgwater Without PC understood this would be part of the design. Instead, there is an aspiration that the school will also serve as a community facility. This could only work in practice by arrangement with the school out of operational school hours. There is no assurance this arrangement will work, since it is unclear who will oversee the school. This is therefore against Local Plan policy B3.

We also believe that the potential health effects on new residents from air and noise pollution related to the M5 motorway have not yet been fully evaluated.

We would ask that **D29 Protection and Enhancement of Existing Green Infrastructure resources and Policy D30: Green Infrastructure Requirements in New Development** are fully conditioned.

Additionally, there are concerns re the layout of the 'green lane' proposal? i.e. vehicles will still be able to drive down Bower Lane to access the pub, nursery and residences plus emergency/service vehicle access, how will this be policed to



prevent. Clear strategy needs to be sought and shared before any planning granted.

The additional traffic that will be generated from this proposal has not been included in traffic modelling when moving towards the town and how the impacts of this will be mitigated.