

**Mount Hindrance Farm,  
Chard**

**Chard & Blackdowns Local  
Community Network**

**21<sup>st</sup> April 2026**

# Agenda

1. Introduction
2. Constraints Plan
3. Layout & Architectural
4. Chard FC
5. Section 106 Contributions & Community Infrastructure Levy
6. Sustainability
7. Programme

# Introduction & Constraints Plan

Taylor  
Wimpey

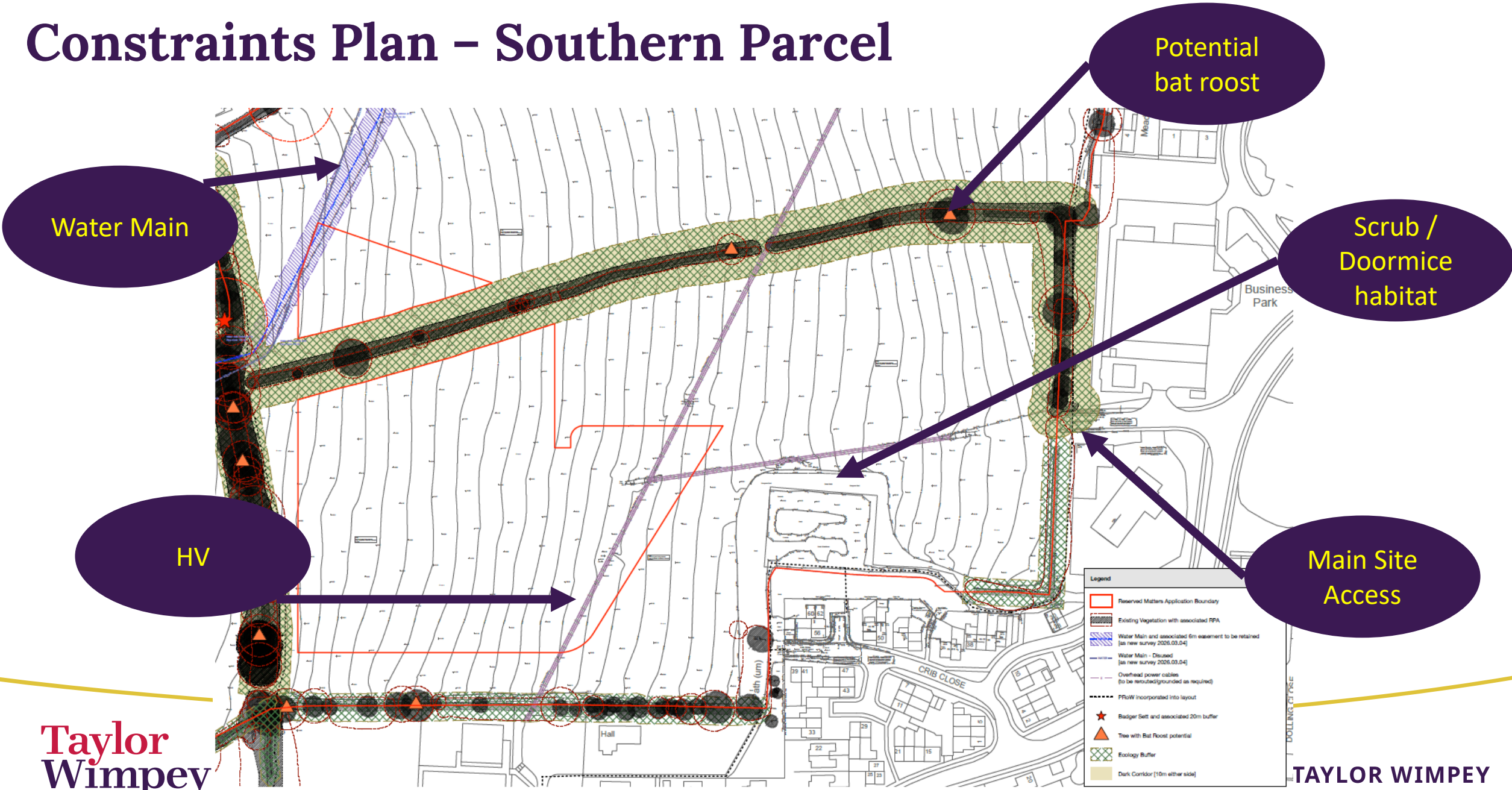


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# Chard – Introduction

1. Outline Planning Permission issued on 26<sup>th</sup> November 2025.
2. This approved the site access point, as well as the other parameters for the scheme.
3. 295 homes – 191 private, 104 affordable
4. Also delivers a local centre, land for Chard FC, two community football pitches, allotments, orchard, NEAP and open space.
5. 3 fields in mixed agricultural use on the northern edge of Chard. The site comprises a total of 23.1ha with a relatively small area of hard standing (0.2ha) located within the south-east section of the site.

# Constraints Plan - Southern Parcel



Water Main

HV

Potential bat roost

Scrub / Doormice habitat

Main Site Access

Legend	
[Red dashed line]	Reserved Matters Application Boundary
[Green cross-hatch]	Existing Vegetation with associated FPA
[Blue hatched]	Water Main and associated 6m easement to be retained (as new survey 2026.03.04)
[Blue dashed]	Water Main - Disused (as new survey 2026.03.04)
[Purple dashed]	Overhead power cables (to be rerouted/grounded as required)
[Black dashed]	PFIW incorporated into layout
[Red star]	Badger Setts and associated 20m buffer
[Red triangle]	Tree with Bat Roost potential
[Green cross-hatch]	Ecology Buffer
[Yellow shaded]	Dark Corridor [10m either side]

# Constraints Plan - Northern Parcel



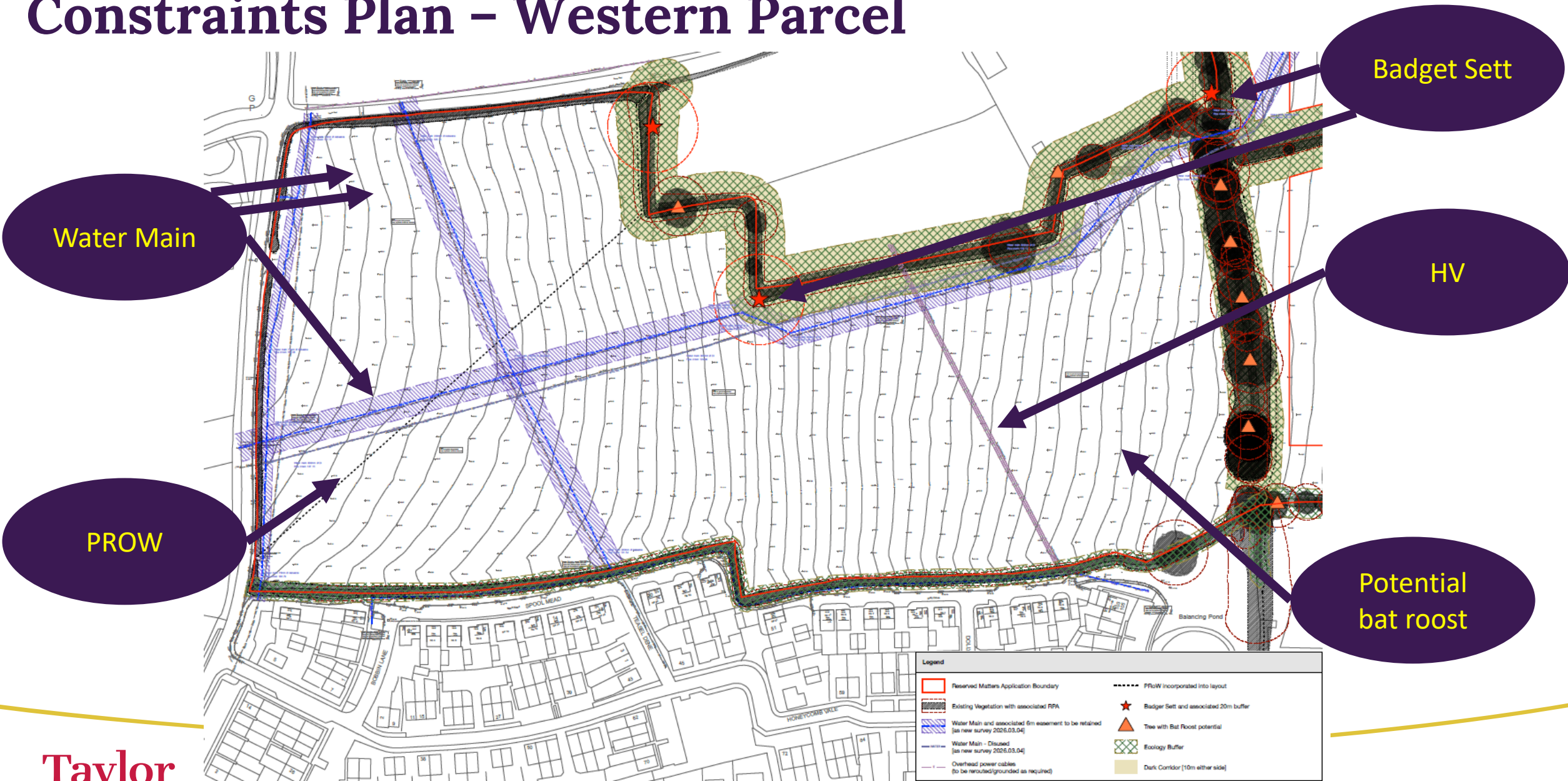
Water Main

Existing Hedge Break

Badger Sett

HV

# Constraints Plan - Western Parcel



# Layout & Architectural

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# Outline Illustrative Layout

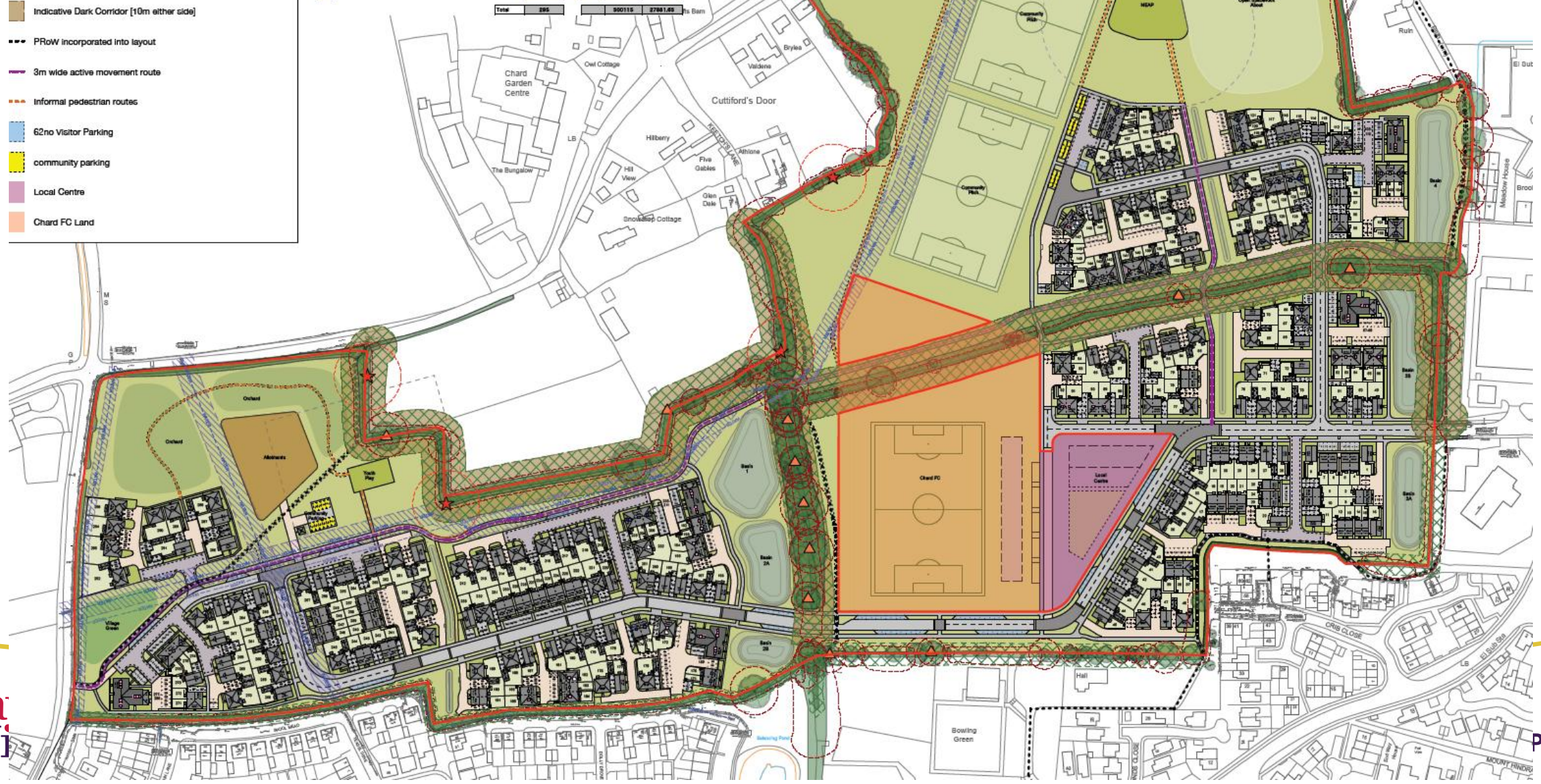


# Taylor Wimpey Layout

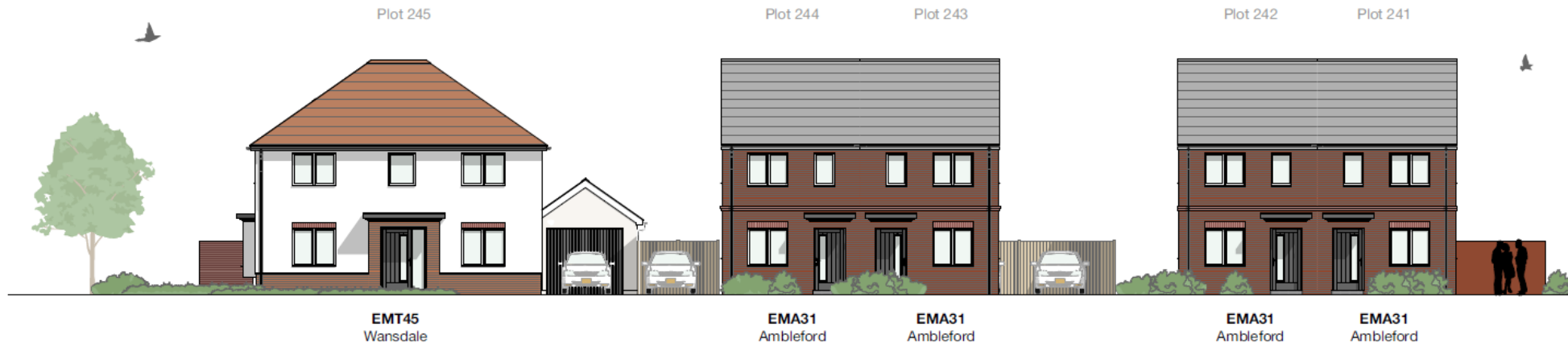
Water Main with 6m associated easement  
 new survey 2026.00  
 10m Street and associated 20m buffer  
 Tree with Bat Roost potential

-  Ecology Buffer
-  Indicative Dark Corridor [10m either side]
-  PRoW incorporated into layout
-  3m wide active movement route
-  Informal pedestrian routes
-  62no Visitor Parking
-  community parking
-  Local Centre
-  Chard FC Land

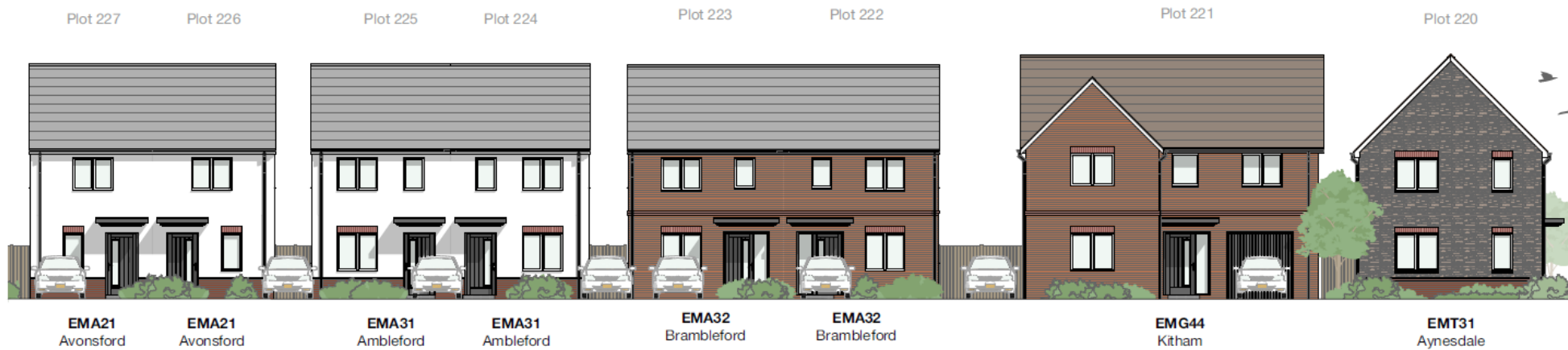
Affordable Rental											
BMP11	Widcombe	1BDFP	3	350	51.88	12	12	14%	6701	622.56	
BMP12	Widcombe	2BDFP	3	350	51.16	12	12	45%	17280.86	1651.95	
BMP13	Widcombe	3BDFP	3	350	51.16	12	12	45%	3456	331.00	
BMP14	Widcombe	4BDFP	3	350	51.16	12	12	45%	6847	658.82	
BMP15	Widcombe	5BDFP	3	350	51.16	12	12	45%	13190	1255.38	
BMP16	Widcombe	6BDFP	3	350	51.16	12	12	45%	11177	1066.40	
BMP17	Widcombe	7BDFP	3	350	51.16	12	12	45%	3135	297.35	
BMP18	Widcombe	8BDFP	3	350	51.16	12	12	45%	4729	444.92	
BMP19	Widcombe	9BDFP	3	350	51.16	12	12	45%	7158	685.71	
<b>Intermediate</b>											
BMP20	Widcombe	10BDFP	2	654	80.25	11	11	52%	832	77.25	
BMP21	Widcombe	11BDFP	2	1015	84.40	8	8	19%	4058	377.04	
BMP22	Widcombe	12BDFP	2	1015	84.40	8	8	20%	6097	586.40	
BMP23	Widcombe	13BDFP	2	1015	84.40	8	8	20%	13657	1298.19	
<b>Total</b>											
			<b>295</b>			<b>900115</b>			<b>27661.65</b>	<b>Rs Barn</b>	



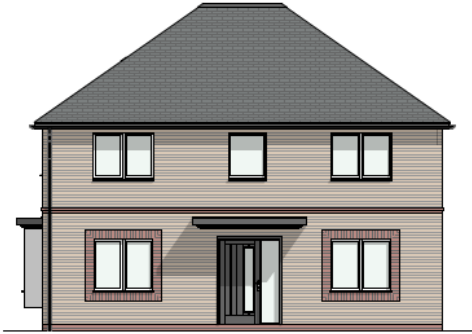
# Architectural



## 160/01 Street Scene A 1/2



# Architectural



Buff Brick and Grey Tiles



Render and Grey Tiles



Stone and Grey Tiles



Brick and Brown Tiles



Render and Brown Tiles

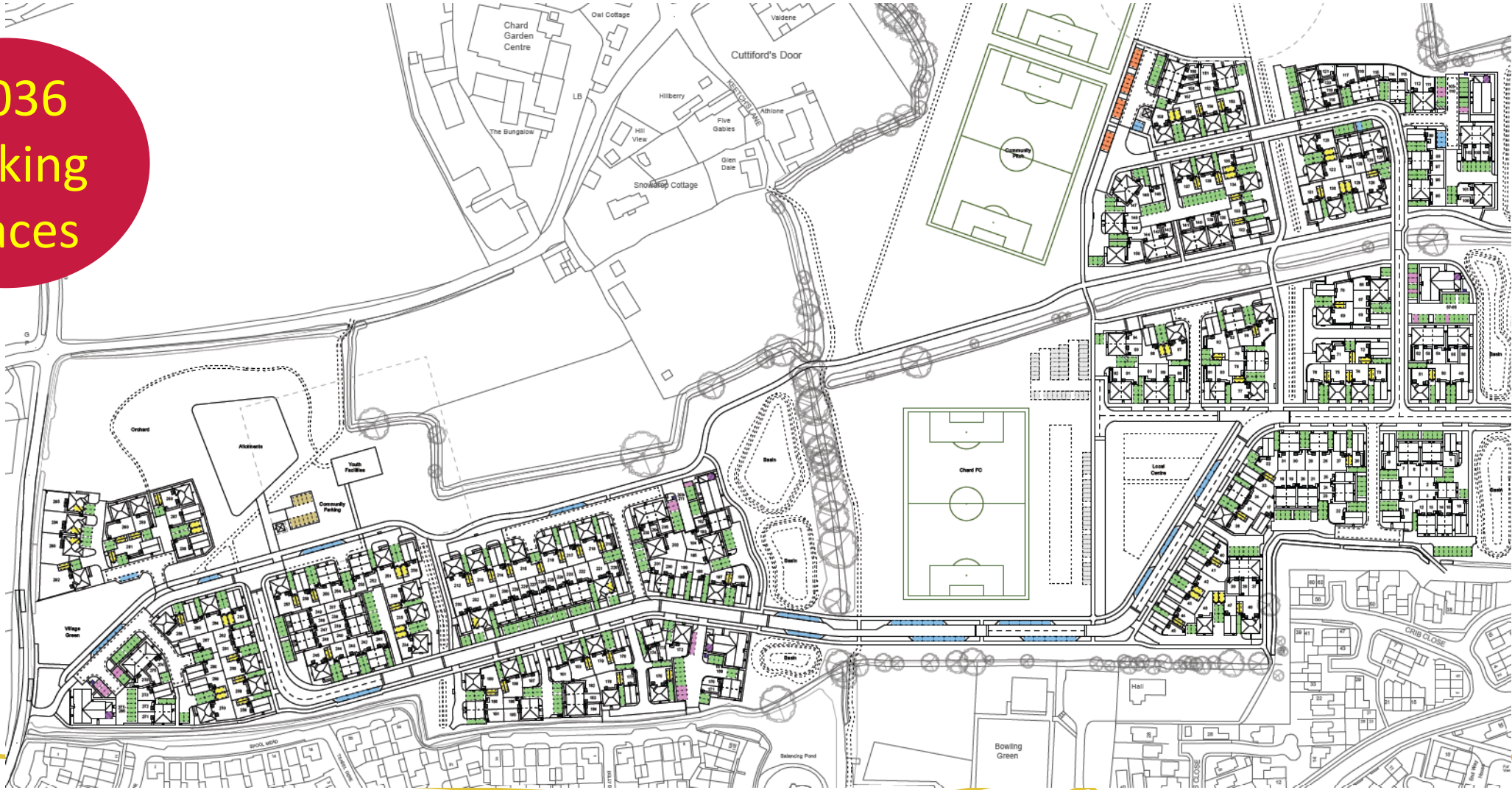


Stone and Brown Tiles

1. Mix of 1 bed flats to 4 bed homes.
2. 35% affordable housing.
3. White & Cream Render
4. Red & Buff Brick Homes
5. Rustic, Brown & Grey roof tiles
6. Stone to feature homes.
7. Mix of roof types.

# Parking provision

1,036 parking spaces



# Chard FC

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# Chard FC

Two community pitches

Area for Chard FC



Legend	
	Green Infrastructure
	Retained Vegetation
	SUDs Features
	Primary Street
	Secondary Streets
	Shared Surface Streets
	Emergency Access
	Private Drives and Courtyards
	Existing PRoW incorporated into Development
	Pedestrian Routes
	Key Buildings
	Key Frontage
	Play Spaces [NEAP/Youth Facilities]
	Village Green
	Community Pitches
	Food Production
	Community Parking
	Chard FC Grounds (Phase 2)
	Local Centre (Phase 3)

# Section 106 Contributions & Community Infrastructure Levy

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# Financial Contributions from the site

**£4.205M**

Education contribution

**£121k**

Additional GP Capacity

**£341k**

Highways & Transport

**£416k**

Community Changing Rooms

**£341k**

Building Safety Levy

**£753k**

Community Infrastructure  
Levy

# Sustainability

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# Ecology

1. Badger Setts – avoiding / not within 20m to avoid licence.
2. Dormice – we will need a licence. However, we can gain access to show area and main compound without. 10m clearance capable under supervision.
3. Bat – lighting scheme will need to keep lux levels below 0.5.
4. £860,000 towards Phosphate Mitigation via upgrade of septic tanks.

# Ecology Enhancements



Hedgehog Highways



295 Bee Bricks



148 Bat Boxes



148 Swift Bricks



74 Sparrow Terraces



148 House martin nests

# Trees- 5,277 New Trees



Orchard Planting

Woodland Planting

Individual Trees

# Energy & Resources

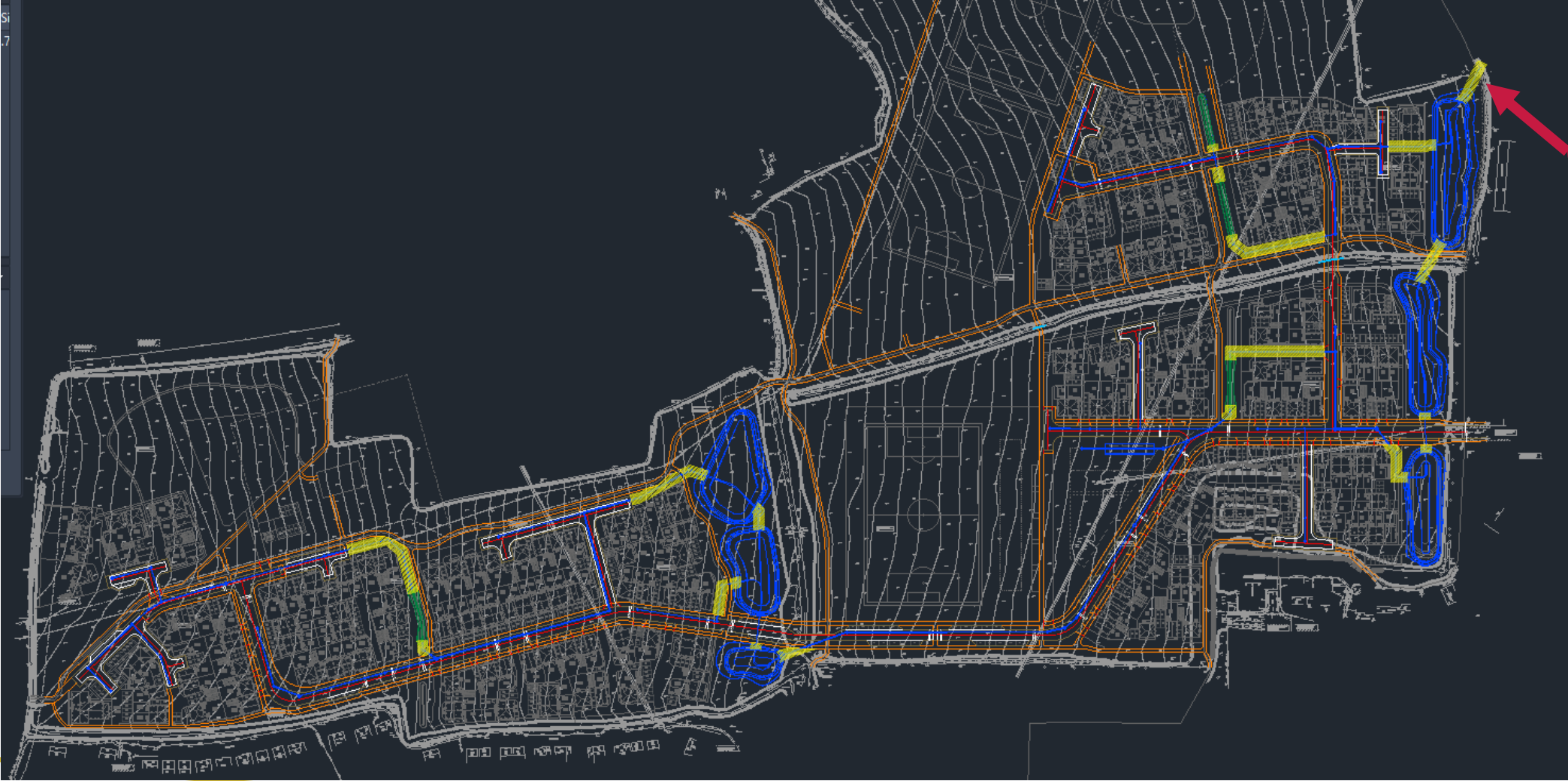
Annual savings of circa 17,085 kgCO2/yr or a 5.56% over a Part L 2021 baseline

Reduced water usage

Water Butts



# Drainage



Outfall

# Programme

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# Programme

- 1. Planning Permission Target – July 2026**
- 2. Ground Works Start on-site – December 2026**
- 3. Superstructure (TW) Start on-site – March 2027**
- 4. Show home build at 26 weeks – March – August 2027**
- 5. Sales Outlet Opening – June 2027**
- 6. Show home opening – August 2027**
- 7. First Private Legal Completion – October 2027**

**AOB**

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Wimpey**



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