

# Taunton - the South West's first Garden Town

Connected for Business

Connected for Living

Connected for Skills

**Taunton - the South West's  
first Garden Town**



# **Taunton Garden Town**

**The Challenge and The Opportunity**

**CESW Conference**

**Wednesday 6<sup>th</sup> June 2018**

**Tim Burton**

Assistant Director Planning and Environment  
Taunton Deane Borough Council and West Somerset Council

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## Challenge 1 - What is a modern day Garden Town

- No statutory definition
- Draft NPPF is currently silent on Garden Towns and Villages
- No powers to capture land values
- No dedicated capital funding for the programme
- No guarantee of long term revenue funding

However, there are high expectations around quality of place

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## Challenge 2 - The Gladman Factor

- Garden Towns and Villages are part of the Government's agenda around accelerating housing delivery
  - Failure to maintain a land supply will undermine the ability to deliver high quality sustainable development
  - Defending appeals diverts already very limited local authority planning resources
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## Challenge 3 - The Infrastructure Bill

<b>Estimated CIL funds required</b>	<b>£184,000,000</b>
<b>Estimated CIL funds (strategic)</b>	<b>£43,700,000</b>
<b>Estimated CIL funds (parish)</b>	<b>£10,900,000</b>
<b>Estimated CIL shortfall</b>	<b>£129,400,000</b>

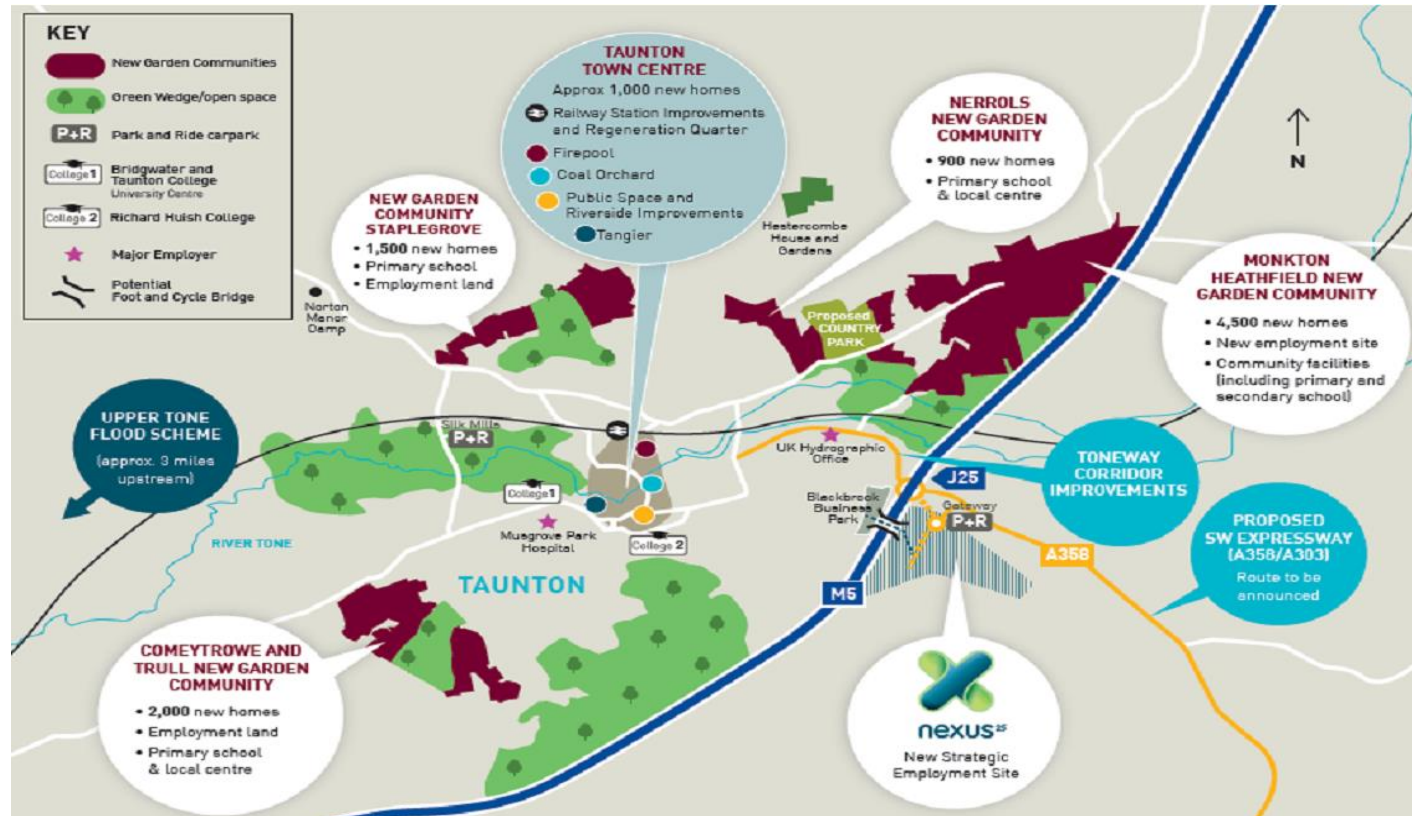
## Challenge 4 - Turning the oil tanker around

- The land is already optioned
- The sites are all allocated
- Planning permissions already in place for some key sites

How do you achieve accelerated delivery whilst at the same time raising the bar in terms of quality?

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## The opportunity - The Sites



## The Garden Communities (1) - Monkton Heathfield

- Phase 1 -2004 allocation 1000 dwellings
  - Phase 2 Up to 3500 dwellings(mixed use) -Master Plan framework being prepared (subject to Design Review)
  - Developers preparing applications
  - Neighbourhood Plan context
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## The Garden Communities (2) - Staplegrove

- Approximately 1600 dwellings (mixed use)
  - Site promoters
  - Adopted Master Plan framework
  - Resolution to grant outline permission
  - HIF- £7.2m to construct spine road
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## The Garden Communities (3) - South West Taunton

- Developer Consortium
  - Allocation for 2000 dwellings (mixed use)
  - Outline planning application- Committee resolutions 2016 and 2018
  - S106 being finalised
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## The Opportunities- Taunton Garden Town Plan

April 2017 Council resolution to produce a Garden Town Plan

*High level document that sets the vision and guiding principles*

*Action plan outlining key progress against projects (a dynamic living document)*

- **Autumn/Winter 2017:** Targeted stakeholder workshops
    - *Arts and culture*
    - *Quality of Place*
    - *Transport*
    - *Health and Wellbeing*
    - *Digital innovation*
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## The Opportunities - Garden Town Plan Engagement Activities

- **Spring 2018:** Wider stakeholder event at Taunton Rugby Club facilitated by Planning For Real
    - *Produced some guiding principles which should be followed in all we do under the Garden Town banner and to validate/confirm key projects*
    - *Findings will be written up into a succinct Garden town Vision document for wider consultation*
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## **The Opportunities - Other Garden Town related activity**

### **Green Infrastructure Strategy published in early 2018**

- *Consultant working up project briefs for priority projects*
  - *Council approval to make funding available for acquisition of land to provide Country Park at Monkton Heathfield*
  - *Atkins commenced work on Taunton Waterways Action Plan*
  - *Brief prepared for new Public Realm Strategy*
  - **Strategic Flood Attenuation Project – Consultation by end of year**
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## **The Opportunities- Funding linked to Garden Town status**

- *Housing Infrastructure Award for spine road at Staplegrove*
- *Forward Fund bid progressed to next stage*
- *Planning Delivery Fund award to Taunton Deane to ensure a more proactive approach to good design*

*Council has also set aside considerable amount of New Homes Bonus to deliver its Growth Programme*

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## Conclusions:

“Garden Town” has a positive image

The fact that the new Garden Towns aren't necessarily new Towns represents a big challenge for places like Taunton

However, we have to deliver high quality sustainable places.  
Otherwise we undermine that brand quality.

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Tim Burton BA (Hons) BTP MRTPI

Assistant Director Planning and Environment  
Taunton Deane Borough Council and West Somerset Council  
[t.burton@tauntondeane.gov.uk](mailto:t.burton@tauntondeane.gov.uk)

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