

# CHALLENGES OF DELIVERING HOMES IN A GARDEN TOWN OR GARDEN VILLAGE





- **First challenge is answering the question, what is a Garden Town or Village?**
- **Key principles, what are they? Your key principles will guide the framework for the vision.**

A large group of people, mostly middle-aged and older, are gathered in a spacious hall with light-colored wooden floors. They are engaged in conversations and looking at informational posters displayed on the walls. The posters feature various images and text, likely related to a community project or consultation. The atmosphere appears to be a formal yet accessible public consultation event.

**Early engagement with the  
local community  
and statutory consultees**

**ecology**

**heritage**

*landscape*

**utilities**

**flooding**

**highways**

**CONSTRAINTS OR OPPORTUNITIES?**

# Constraints and Opportunities

Key

## Boundaries

- Proposed Site Boundary
- Quantock Hills AONB

## Services

- Gas Mains
- Gas Mains Easement
- Power Cables High Voltage
- Power Cables Other
- Water Mains
- Water Mains Easement

## Ecology

- Approx. Bat Consultation Zone
- Local Wildlife Site

## Hydrology

- Flooding Zone 2
- Flooding Zone 3

## Landscape Features

- Tree with Tree Preservation Order
- Tree Belt with Tree Preservation Order
- ||||| Ridge Line

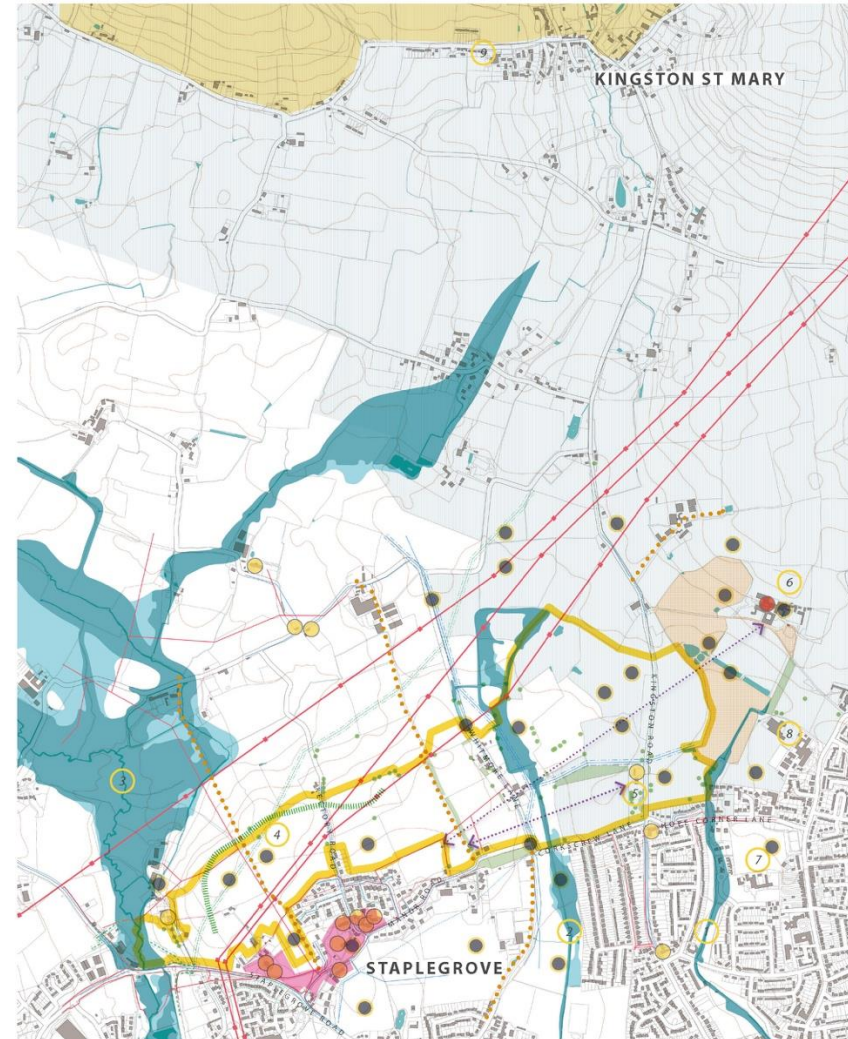
## Access

- ... Public Footpath

## Heritage Constraints

- HER (Historic Environment Record) Asset
- Conservation Area
- Grade II Listed Building
- Grade II\* Listed Building

- 1 Kingston Stream
- 2 Mill Lease Stream
- 3 Back Stream
- 4 Rag Hill
- 5 Okehills
- 6 King's Hall School
- 7 Wellsprings Primary School
- 8 The Taunton Academy
- 9 Kingston St Mary Primary School



Constraints Plan









# **Locations with more than one promoter**

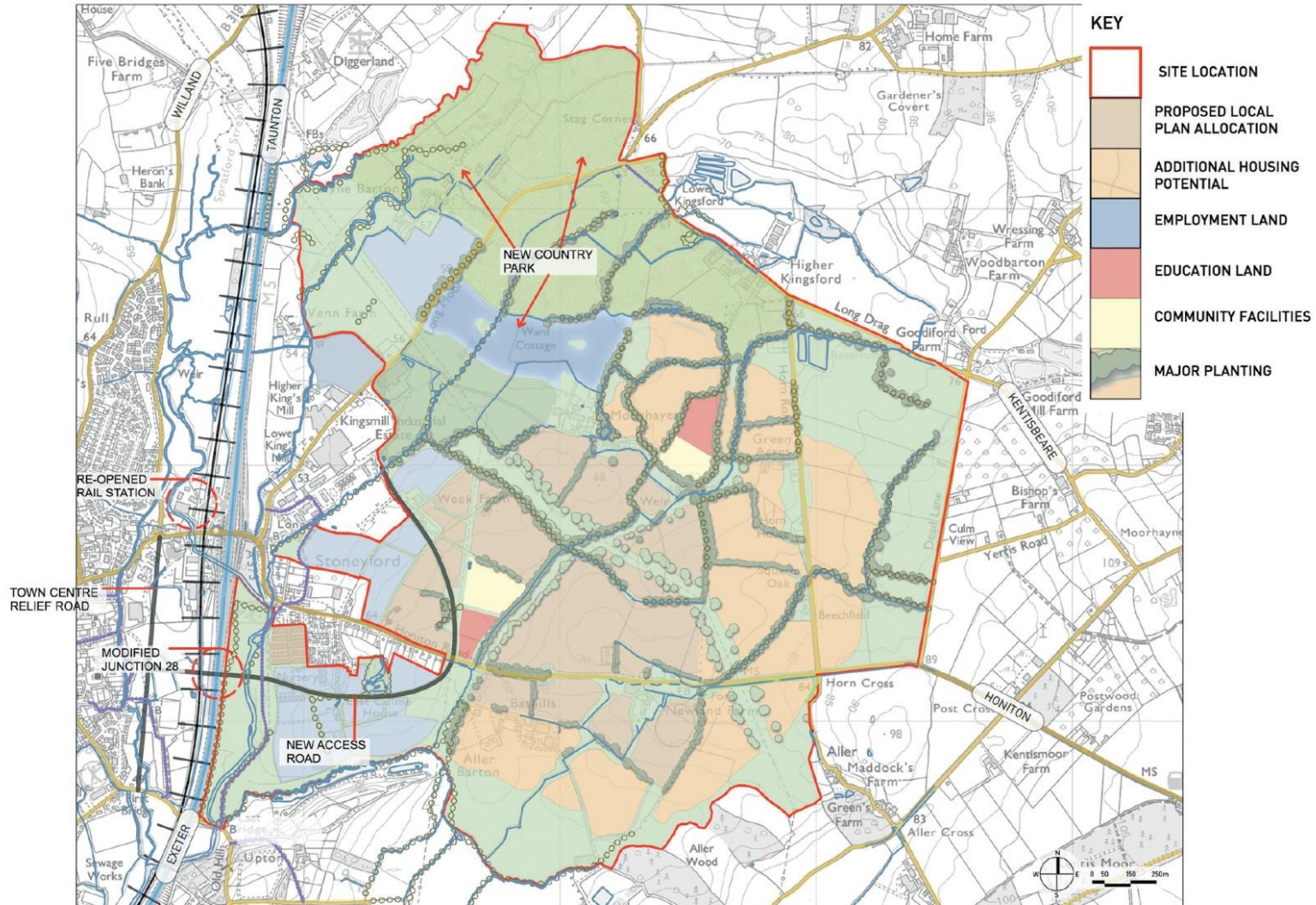
Do they share the Vision?

Local Authority Engagement

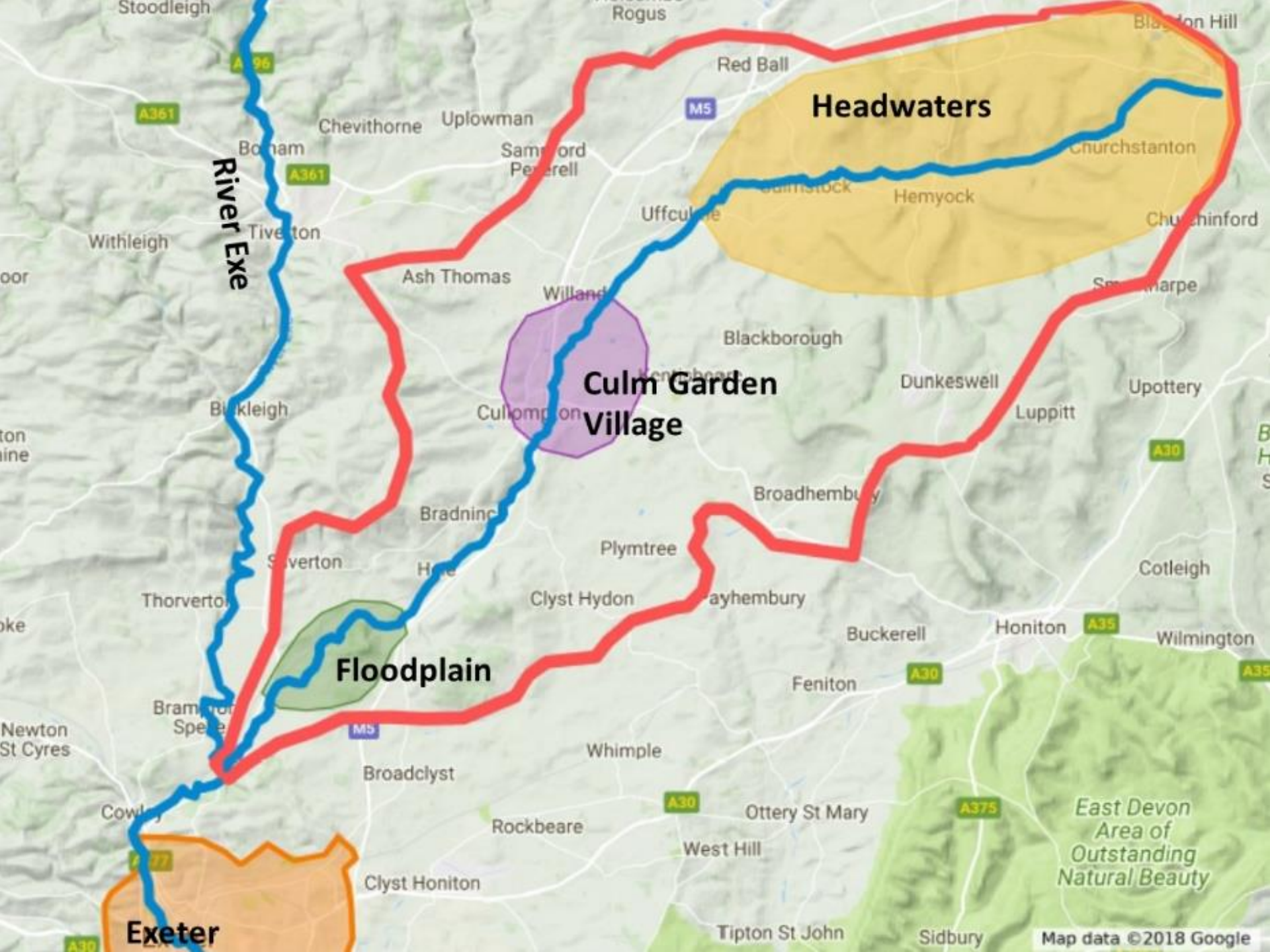
**LANDOWNERS**



# Culm Garden Village Bid Masterplan



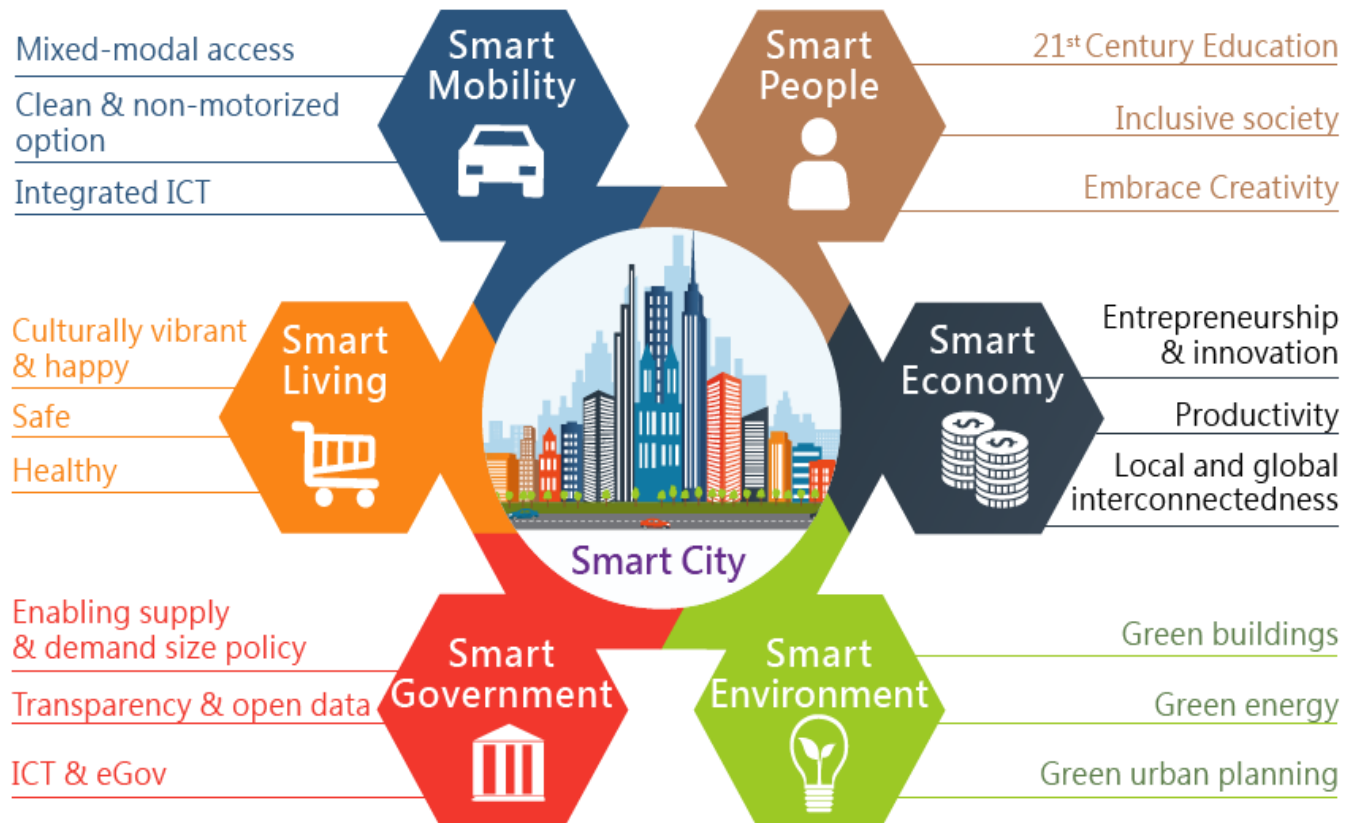






# Technology

**BOSCH**



A photograph of four children playing on a grassy field. In the foreground, a large yellow ball is on the grass. The children are dressed in casual summer clothing. The background is a soft-focus view of trees and foliage. The text is overlaid in the center of the image.

**It takes time to  
deliver homes in the right places  
with the right infrastructure  
for future generations to enjoy**