

Summary of Issue Raised	Council Response
<p>Taunton Area Cycling Campaign (TACC)</p> <ul style="list-style-type: none"> - Importance of links across the town and beyond to Wellington, Bishops Lydeard, Kingston St Mary - use work from TACC and LCWIP to inform. - Support an enlightened approach to highways design. Encourage use of 'Manual for Streets'. - Need for a hierarchy of streets to create attractive and safe routes. - Investigate scope for 'sharing economy' encouraging car clubs shared bikes etc. - New neighbourhoods should be designed around permeable street patterns. - Support for rejuvenating existing neighbourhoods, working as far as possible with the ideas of new neighbourhoods. - Need for future capital funding bids to address improvements to the walking and cycling network. - Vision should make stronger reference to the recently declared 'Climate Emergency'. 	<ul style="list-style-type: none"> - The aims and ambitions for Taunton to become a town for cycling and walking have been made clearer and stronger in the vision document - Specific improvements, projects and initiatives will be developed as part of the TGT Delivery Plan with full engagement with TACC (and supporting Taunton Transport Strategy), as will the funding strategy - The council's (and County-wide) Climate Change emergency has been more strongly referenced
<p>Somerset County Council / Somerset Waste Partnership</p> <ul style="list-style-type: none"> - Support for an amendment to the Vision tabled through the Taunton Strategic Advisory Board (TSAB) but feel reference should be made to economic resilience. - Opportunity to make more of Castle Green area which could contribute more to the Garden Town Vision. - Support use of design review and design coding. - Question whether research has been done to support theme five of the Vision: New Shoots or whether the text set out is purely aspirational? - Encourage use of Green and Blue SUDs not Grey ones. - Reference should be made in the Vision to other watercourses beyond the Tone. - A stronger emphasis on Education is required, agreement should be reached on how new schools and infrastructure can be fully funded. - The Garden Town Vision needs to be developed in accordance with whatever emerges as the Climate Change Strategy for Somerset. Linkage with the Somerset Strategic Housing Framework is also important 	<ul style="list-style-type: none"> - Vision statement revised to reflect steer from TSAB, SCC and Arts Taunton - Castle Green use to be further considered as part of the TGT Delivery Plan, and Cultural Strategy etc - Further research relating to the 'New Shoots' (economy) theme will be undertaken as the council's new Prosperity / Economic Development Strategy (to be developed during the remainder of 2019) - New Waterways Strategy & Action Plan will provide further detail re other watercourses (to be developed during the remainder of 2019) - The council's (and County-wide) Climate Change emergency has been more strongly referenced

Summary of Issue Raised	Council Response
<p>Arts Taunton / Create Streets</p> <ul style="list-style-type: none"> - No cross reference to Governments 10 key qualities of Garden Towns - Sustained and passionate call for the intense greening of the town - Refocusing of the town centre from a through road to a place for people - 2 overriding concerns i) urban design vision, ii) process - A document submitted sets out urban design aspirations from create streets - co-design process should involve more engagement with local people in order for residents to give feedback on options particularly through charrettes 	<ul style="list-style-type: none"> - Both in the themes and the more detailed initiatives in the vision we are addressing all of the government's key qualities. However if it thought necessary we could cross reference to these criteria to make this clear (eg on new TGT website – to be developed) - This is a key part of vision and is evidenced in Theme 2 and all the indicative sketches in the document and recommended measures - The recommendations for the town centre are predicated on this point - i) Broad urban design principles can be seen in the indicative drawings and the various statements of aspiration about the town particular in sections for the town centre and new garden town neighbourhoods. Furthermore we propose that an urban design 'checklist' is produced as an Addendum to the vision to guide masterplanning and negotiations with developers (as embodied in theme 4). - ii) We have a strong aspiration for increasing public transport into the neighbourhoods but we have no direct control over this. However we are engaging with SCC on these matters in order to achieve a model shift from cars to public transport & cycling. - All urban design aspirations (and more) are addressed in the 'checklist', however we feel that the vision should not be specific on density range in numerical terms but be expressed in terms of achieving a range from compactness to more dispersed forms related to proximity to bus routes and facilities in order to achieve choice in tenure and dwelling type (see neighbourhoods diagram). - Co-design process – we are considering the best forms of engagement in the design and process and long term management of places

Summary of Issue Raised	Council Response
<p>Somerset Wildlife Trust / Taunton Transition Town</p> <ol style="list-style-type: none"> 1. Taunton’s selling point is its green spaces, waterways and proximity to outstanding countryside, I would like to see this explicitly reflected in the vision statement 2. Greater emphasis should be placed on ensuring the waterways – river, streams and canal – are the common thread that bind everything together, create a sense of place and a natural path for movement throughout the town 3. one issue not fully addressed is the management and enhancement of existing and new green spaces 4. In the same way a design code is being drawn up for developments, a design code should be drawn up for Green Infrastructure 5. Robust and ambitious management plans, publicly available, should be created for all public green space 6. climate change should be more explicitly mentioned in order to demonstrate commitment to the Climate Emergency 7. Walking and cycling should be the default choice for journeys under 5km, it should be the easier and more attractive option due to high quality, safe foot and cycle paths. 8. Travel hubs, such as rail stations, should shout Garden Town by high quality GI, planting, green walls / roofs etc. 9. Pedestrianisation should be considered for the town centre 10. A sustainable built environment is vital to ensure Taunton Garden Town is an exemplar in urban planning for quality of life and vibrancy 11. Developments should be planned around high quality GI and sustainable transport, be energy efficient and generate energy, they should have habitat built in 12. Careful thought needs to be applied to how these areas are managed and maintained 13. We fully support the suggestions of developing a centre of excellence to address urgent sustainability issues and for Taunton to act as a test bed to trial green innovation and technology 14. The development of Firepool and Nexus 25 will really need to be exemplary to ensure Taunton Garden Town achieves any credibility 	<p>Points 1 & 2 – are a key part of the vision and is evidenced in Theme 1 and recommended success measures</p> <p>Points 3, 4, 5 – have been reflected as part of our initial high level success measures and the Council will work closely with the Wildlife Trust to develop these in more details as part of the delivery plan</p> <p>Point 6 – Climate change is an overarching concern which the vision is seeking to address</p> <p>Point 7 - this is a key part of the vision</p> <p>Point 8 – high quality GI and green walls/roofs is incorporated in the vision</p> <p>Point 9 – Pedestrianisation is being considered as part of the reduction in traffic in the town centre</p> <p>Points 10 & 11 - are a key part of the vision</p> <p>Point 12 – will be fully considered as the TGT Delivery Plan is developed, as well as SWT Council service planning</p> <p>Points 13 & 14 – will be fully considered as the TGT Delivery Plan and new Prosperity / Economic Development Strategy for SWT Council is developed, and when working with partners to plan the delivery of employment sites</p>

Parish Councils and Community Groups

Creech St Michael Parish Council

- Concerned that developers need to sign up to Garden Town Principles.
- Recommend that build rates should be reduced in the future and, the M5 should be recognised as the town boundary. A J24A should be progressed.
- Surrounding local communities need to be recognised more fully in the Vision, not just the development areas.
- Green Wedges should be extended to protect new communities.
- Support self-build.
- Support adopting outcome measures.
- The canal and river need to be promoted and are key linkages together with improved cycling and walking routes.
- Public transport linkages to adjoining rural communities need to be improved.
- Advocate a traffic free town centre, and the need to make the river a more family friendly location in the town. Support the need to improve the bus station.

Staplegrave Parish Council

- Comments focus on the need to deliver the Spine Road as part of the Staplegrave Garden Community, which the PC view as the most important aspect of the new garden community.
- Concerns set out about the proposed construction access & Corkscrew Lane.
- A detailed paper advocating a realignment of the Spine Road is submitted.
- Comments about the HIF bid/award and ensuring clear 'supervision' of the spending of this money.

West Monkton Parish Council

- The Vision itself needs to be more focused and less generic.
- Taunton as a town has lost its identity and its needs refocusing/expressing, with less party politics.
- Need to raise design quality to avoid the 'urban sprawl' of the first phase of the Monkton Heathfield development. MH2 provides an opportunity to deliver higher quality development as befits the Garden Town.
- Concerned that the Council (TDBC) have in times past not been 'strong enough' to resist pressures from the housebuilders which has led to poor quality development.
- Highlight the need for a successful economy and successful local businesses. There is a need for small scale business units; these could be provided as part of the employment development south of Langaller Lane

General Response / Comment

- The Parish Councils and Community Groups are generally supportive of the draft Vision.
- There is a key theme that these communities have felt the outward growth of the town has impacted on them and, that going forward the Garden Town Vision should acknowledge the separate identity of these villages and communities and ensure that this maintained. Many highlight that Green Wedges should be extended.
- Another common theme is a desire not to repeat what are seen as past mistakes which have led to poor quality housing in recent years - 'Delivery is the key'.
- It is a key focus of the Vision that the Council must be proactive and set the lead in order to raise Design Quality and deliver on the Vision. As many Groups highlight, the Councils own projects and public realm works in the town centre and at the railway station need to be delivered and, are key to the success of the town.
- Managing traffic, and ensuring safe and enhanced footpath and cycle routes, including an improved river corridor are again commonly responses.
- Staplegrave Parish Council remain very concerned about the Spine Road which is part of the Staplegrave Planning applications and have suggested an alternative route, which they believe would overcome the need for a construction access.
- Through traffic, parking and the role of the car in new developments are highlighted as key issues which the Vision should refer to and, will need to be addressed as the town grows and the garden communities are developed.
- As with other respondents to the Vision, including the County Council, the Parish and Community Groups highlight that the local economy needs to be given greater emphasis in the Vision, including the needs of small businesses.

Cheddon Fitzpaine Parish Council

- The town centre needs more retail and less charity shops.
- Firepool and the station should be priorities for the town.
- Support for the Vision in principle.
- Need to ensure strong project management to deliver high quality developments.
- Funding is the key to delivering.
- Concern that the Vision cannot deliver improved bus services given the role of bus companies.
- Concern that the document is over-promising and needs to be more focused of deliverable projects.
- The Garden Communities need to be more carefully designed to minimise the impact of parking but also ensure waste collection can be undertaken.

Kingston St Mary Parish Council

- Support the Vision.
- The rural identity of the village has been eroded by the outward expansion of the town. The Vision needs to recognise the importance of the identity of the local communities
- In each of the core themes the Parish Council highlight that 'delivery is the key'.
- Welcome proposals to improve the town centre, and the public realm but, once implemented works need to be properly maintained.
- Concern that TDBC have prioritised housing and cars over people in recent developments.

Trull Parish Council

Welcome the aspirational content of the Vision but set out that infrastructure, incl bus service improvements must be delivered & integrated with new development.

Kingston St Mary Community Partnership

- Support many of the themes set out in the Vision.
- The Kingston gap must be maintained with its views to the AONB.
- Concerned about the impact of through traffic on KSM; the northern orbital should be pursued.
- More generally, footpath and cycle links to KSM need to be safeguarded and enhanced.
- A number of additions to the 'history' section of the Vision are suggested, noting these could be reflected in the Museum and, form a stronger tourist attraction.
- Strong local business is the key to a strong local economy.

Whitmore Area Residents Association

- SCC as Highway and education authority need to be fully 'bought into' the Vision.
- Question the need for high levels of housing growth.
- Green Wedges need to be extended as the town grows.

Developers	General response/comment
<p>Pegasus Group on behalf of Taylor Wimpey Strategic Land</p> <ul style="list-style-type: none"> - Support the overall Vision for the Garden Town. - The Representation promotes for housing development an area of land east of M5, at the hamlet of Haydon. The Developer considers that the development of this land in the future would be consistent with the Vision. <p>Origin 3 on behalf of Redrow Homes</p> <ul style="list-style-type: none"> - Redrow support the Government's August 2018 Garden Towns Prospectus and the 'key qualities' for Garden Towns, set out in that document. - Redrow note that the 'core needs' in the Vision have been informed by these key qualities. - Redrow consider much of the design undertaken to date on the Staplegrove site embodies these needs and qualities. - Support the use of indicators to measure success but caution that housing delivery must not be affected. - Concern that new 'standards' for housing could be financially onerous and may affect viability. - Concerned to ensure that the Staplegrove development is not delayed by slippage in the Council's timetable for producing the Design Guide and other supporting documents/strategies. - Reference is made to the HIF and the need to work closely with the Council <p>Persimmon Homes South West</p> <ul style="list-style-type: none"> - Suggest the Vision needs greater clarity in showing how the town could change and what will the town look like in the future. - The Vision needs to be realistic in identifying what will change. - Persimmon suggest design requirements need to be flexible enough to deliver a wide range of development types including housebuilder homes. - The delivery of homes that locally distinctive in appearance is 'challenging'. - Support need for improvements to key gateways. - Concern that the Vision is advocating on street parking solutions rather than on plot, and this could produce unsympathetic designs. - Persimmon believe their proposals for Monkton Heathfield can contribute positively towards the objectives set out in the Vision. - Clarity sought on the 'planning status' of the document and its relationship to applications. - The Delivery Plan needs to involve developers and other key Stakeholders. 	<p>Three of the UKs largest housebuilders, Persimmon, Redrow and Taylor Wimpey have responded to the draft Vision. These three Companies, together with their partners, will be delivering the 3 garden communities at Comeytrove, Staplegrove and Monkton Heathfield.</p> <p>Whilst it is pleasing that the Housebuilders have responded to the draft Vision Consultation, the focus of their comments is on promoting additional development, ensuring that the Vision does not 'frustrate' delivery of housing and concerns about the status of the document.</p> <p>Since publication of the draft Vision more detailed discussions with these, and other housebuilders have been ongoing at senior level. This has shown the companies to be more receptive to the Vision and in particular recognition of the need to raise design quality and deliver successful, inclusive communities.</p> <p>The revised Vision sets out more clearly the 'planning' status of the document, and the timescales for the delivery of other Plans and Strategies, including the Delivery Plan. The Design Guide is under preparation, but the need to provide shorter term advice on design matters and the content applications in the town is acknowledged. A Garden Town 'Checklist' is being prepared.</p> <p>It has been set out to developers and other stakeholders that delivery of housing is a key objective for the Garden Town. This is part of the Vision.</p>