

LOCATION AND BACKGROUND



- » Outline Planning Permission granted in August 2019
- » Currently discharging conditions



OUR APPROACH TO THE EASTERN NEIGHBOURHOOD DESIGN GUIDE



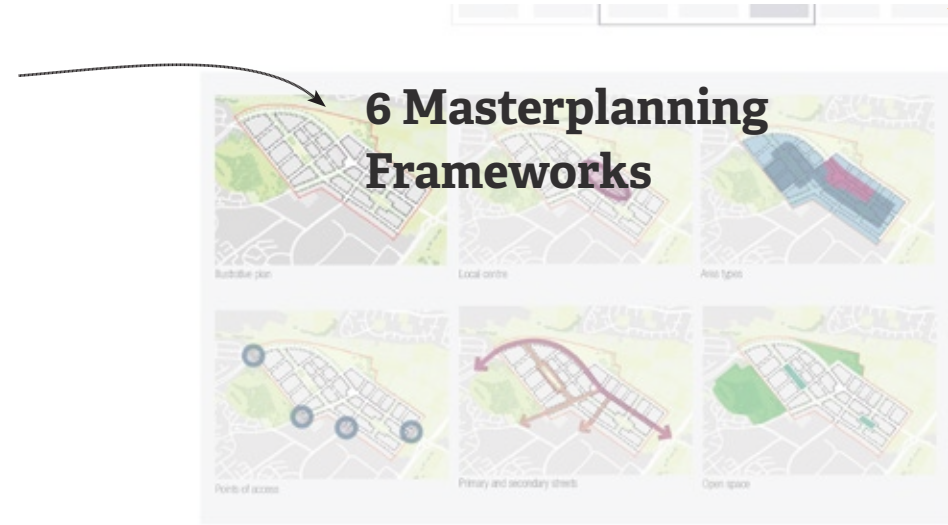
» Ongoing consultation process

» Re-configuration of the ENDG to follow guidance on the NMDC document



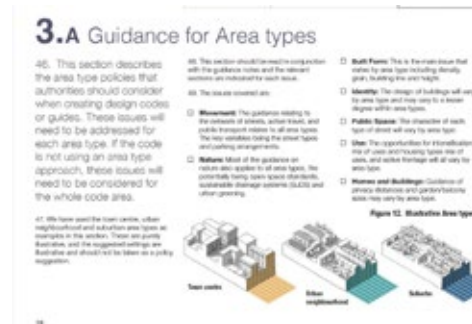
Comeytrowe consultation 2014





Each Area Type covers 7 issues

- » Movement
- » Nature
- » Built Form
- » Identity
- » Public Space
- » Use
- » Homes and Buildings

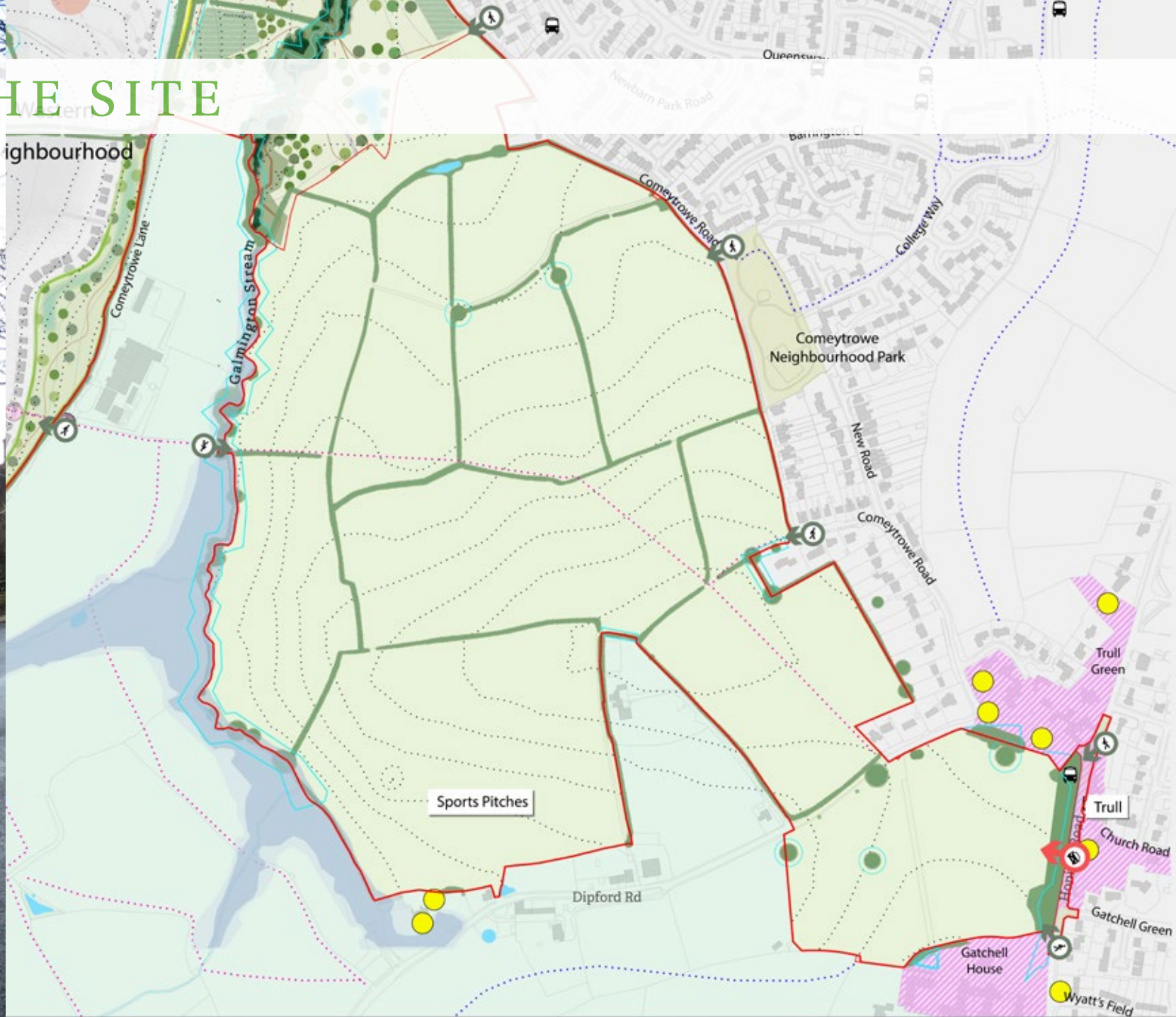


- » Illustrative Masterplan
- » Land Use
- » Points of Access
- » Street hierarchy
- » Open Space
- » Area Types

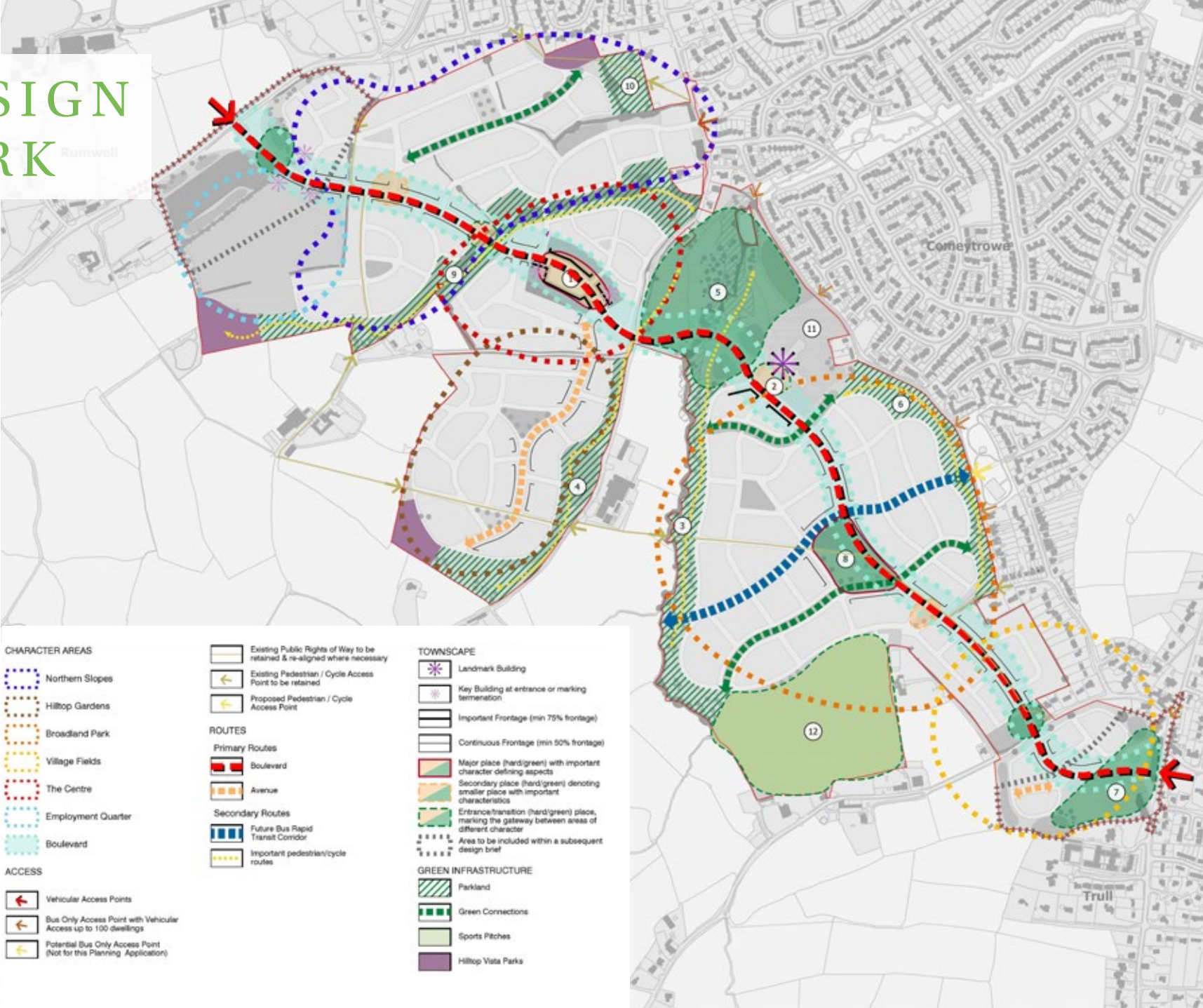


EASTERN NEIGHBOURHOOD MASTERPLAN AND DESIGN GUIDE

WALKING THE SITE



URBAN DESIGN FRAMEWORK



- ① The Centre
- ② School Square
- ③ Galmington Stream Park
- ④ Comeytrove Lane Park
- ⑤ Horts Bridge Park
- ⑥ Comeytrove Road Park
- ⑦ Trull Green
- ⑧ Broadland Park (indicative size and design)
- ⑨ Manor Park
- ⑩ North Park
- ⑪ Primary School (Option 1)
- ⑫ Sport Pitches

CHARACTER AREAS

- Northern Slopes
- Hilltop Gardens
- Broadland Park
- Village Fields
- The Centre
- Employment Quarter
- Boulevard

ACCESS

- Vehicular Access Points
- Bus Only Access Point with Vehicular Access up to 100 dwellings
- Potential Bus Only Access Point (Not for this Planning Application)

- Existing Public Rights of Way to be retained & re-aligned where necessary
- Existing Pedestrian / Cycle Access Point to be retained
- Proposed Pedestrian / Cycle Access Point

ROUTES

Primary Routes

- Boulevard
- Avenue

Secondary Routes

- Future Bus Rapid Transit Corridor
- Important pedestrian/cycle routes

TOWNSCAPE

- Landmark Building
- Key Building at entrance or marking termination
- Important Frontage (min 75% frontage)
- Continuous Frontage (min 50% frontage)
- Major place (hard/green) with important character defining aspects
- Secondary place (hard/green) denoting smaller place with important characteristics
- Entrance/transition (hard/green) place, marking the gateway between areas of different character
- Area to be included within a subsequent design brief

GREEN INFRASTRUCTURE

- Parkland
- Green Connections
- Sports Pitches
- Hilltop Vista Parks

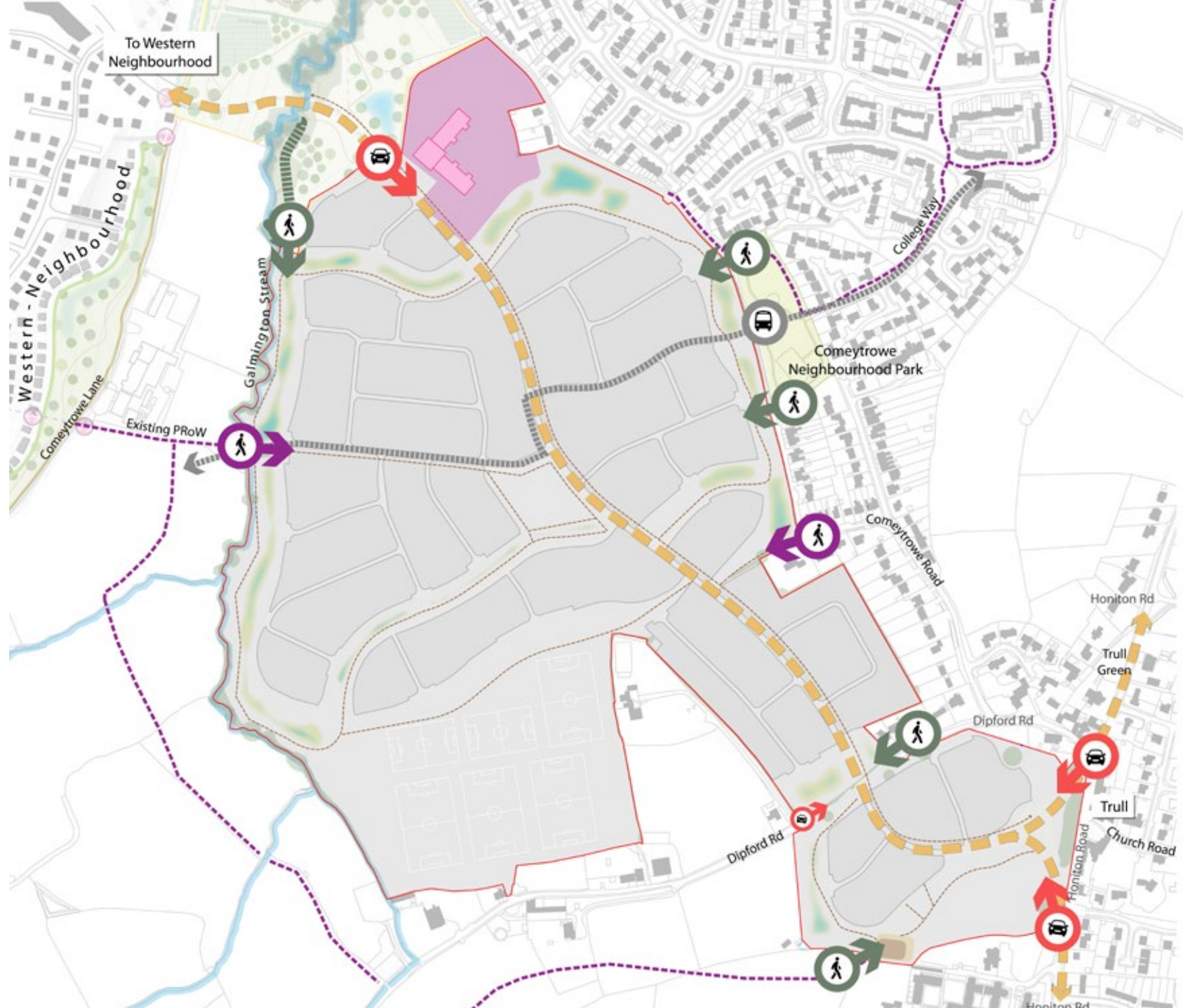
THE MASTERPLAN

- » Key Frontages
- » Main connections and key paths
- » Spaces/Edges
- » Green Corridors
- » Nodes



POINTS OF ACCESS

- » Pedestrian/Cycle Access, existing PRow
- » Bus Access
- » Vehicular Access



STREET HIERARCHY

PRIMARY ROUTES

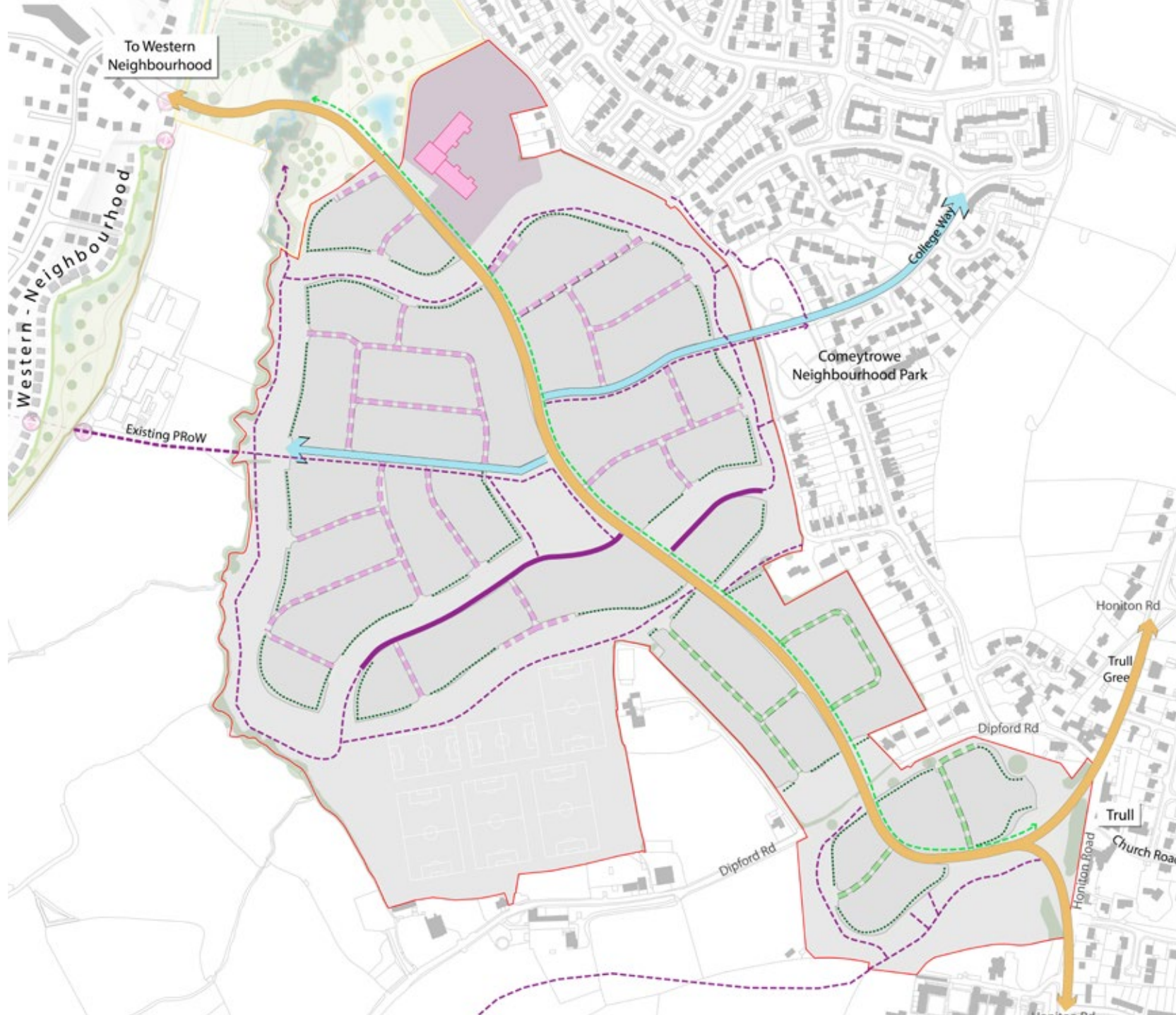
- » Main Street

SECONDARY ROUTES

- » Future Bus Rapid Transit Corridor

TERTIARY ROUTES

- » Cycle Lane
- » Garden Lane / Mews
- » Village Street
- » Private Drives





Street parking and trees












Shared surface



Cycling street

OPEN SPACE

-  Eastern Neighbourhood boundary
-  Contours at 2m intervals
-  PRoW
-  Tree cover and hedgerows
-  Footpath
-  Attenuation pond
-  Meadow grassland
-  Pedestrian/ Cycle Access - new
-  Pedestrian/ Cycle access - existing



SUSTAINABILITY

- » Active travel through segregated cycleways,
- » Sustainable urban drainage,
- » Significant amount of new planting and quality open spaces to create character and establish the 'Garden Town Vision'.
- » Areas of woodland planting.
- » Fabric first approach in line with current building regs.
- » Support internalisation through provision of school, which will aim to delivery passivhaus standard.
- » Electric vehicle charging points will be considered in the local centre during detail design.

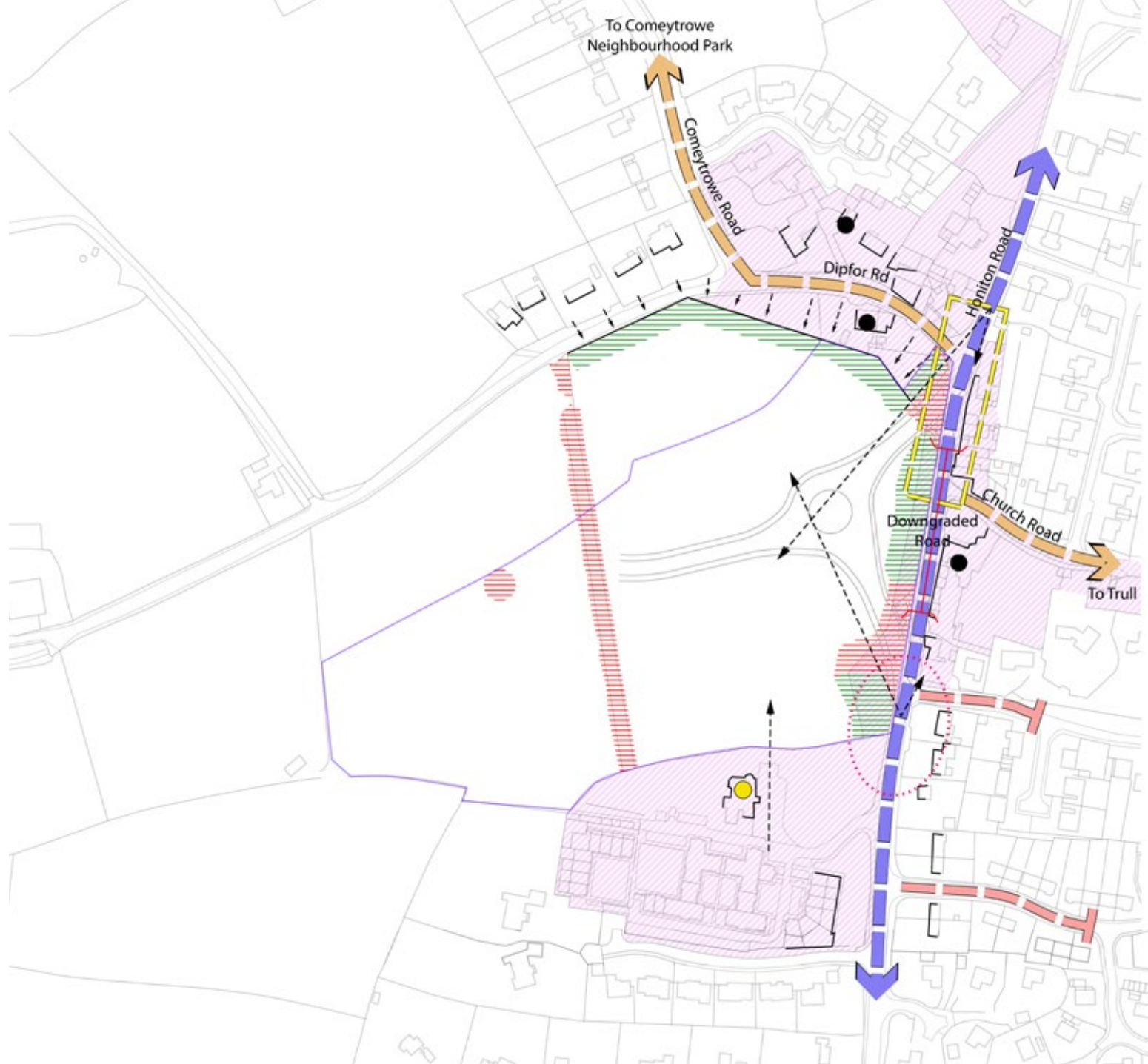


AREA TYPES

- » The Masterplan has been divided into 8 Area Types
- » These area types derived from the existing features of the site and character of the context



- » Conservation area
- » Honiton road
- » Listed and key buildings
- » Existing vegetation
- » The wall



MOVEMENT



- » Active travel through segregated cycleways,
- » Tertiary routes, friendly ped/cycle streets
- » Access from Dipford Road
- » Section of Honiton Road to be downgraded



Main Road



Village Lane



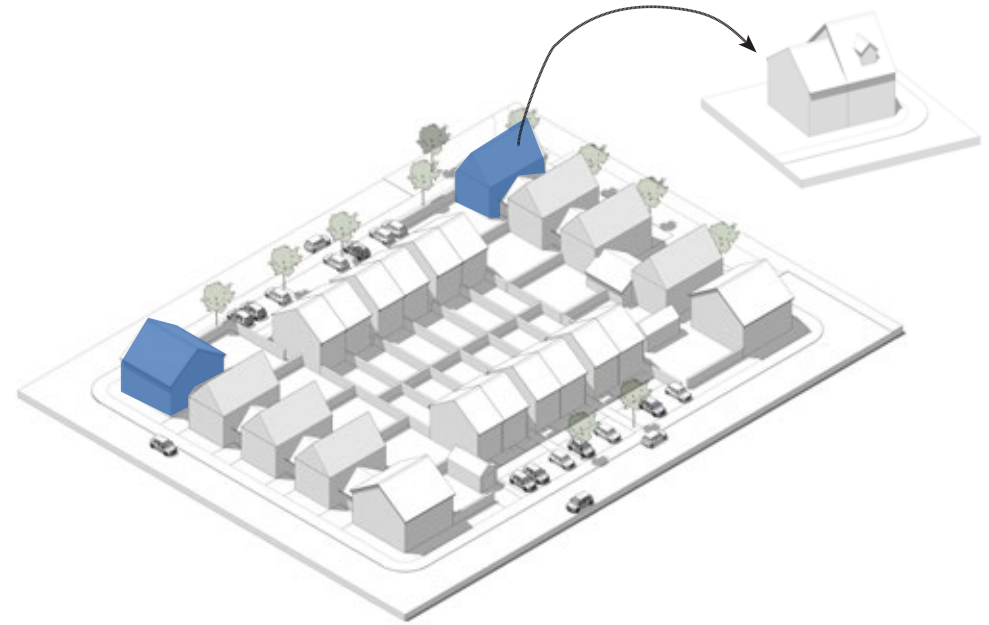
Private Drive



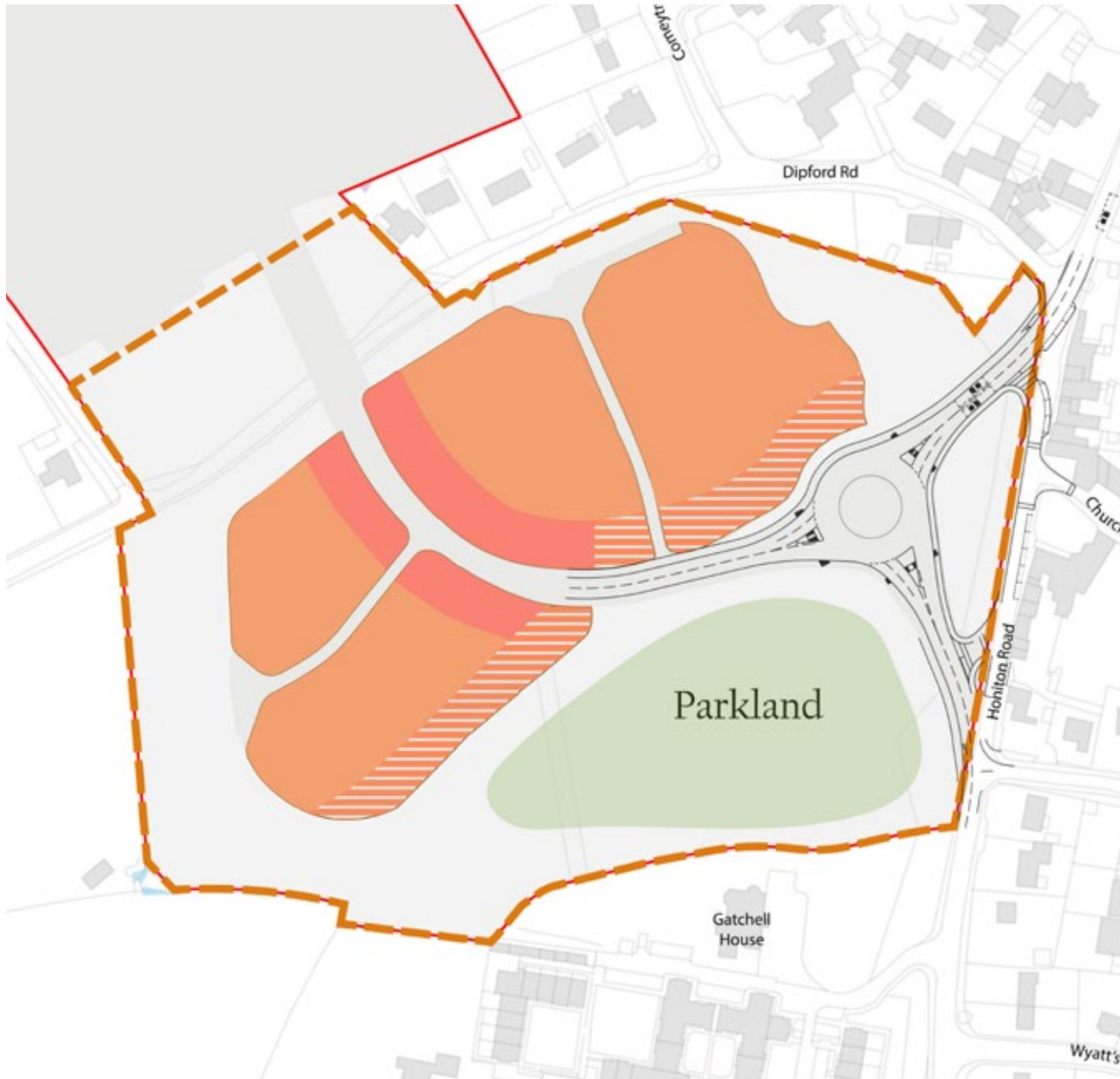
BUILT FORM



- » Building orientation will relate to routes and spaces, except around the village green, where it will be organic and informal
- » Main routes and spaces will be addressed by active frontages
- » Opportunity for informal pocket/green spaces



- » Corners and plot sides will be positively resolved
- » Well defined public and private spaces
- » Mainly 2 storey, with 2.5 Storey key buildings



- » Lowest densities around the parkland
- » Higher densities around the spine road
- » Medium to low densities around the core of the area type



IDENTITY











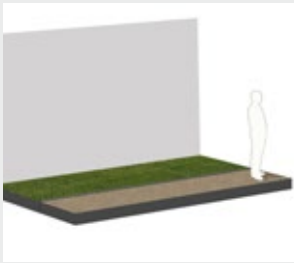

Main road to retain red brick material use throughout the development

Key Frontages
- Render and
recon stone

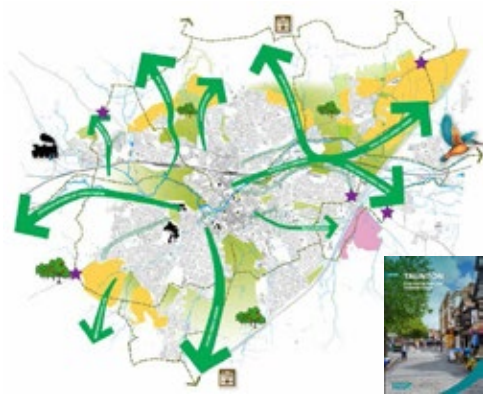
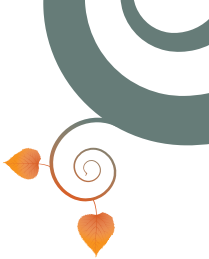
Key buildings
Natural stone

Secondary areas -
red brick and buff
brick



Walls	 <i>Natural stone</i>	 <i>Soft red brick</i>	 <i>Buff brick</i>
	 <i>White Render</i>	 <i>Recon stone</i>	 <i>Coloured Render - Cream</i>
Roofs	 <i>Slate tiles</i>	 <i>Recon slate tiles</i>	 <i>Pantile</i>
Boundary Treatments	 <i>Flushed</i>	 <i>Low brick wall</i>	 <i>Planting</i>

NATURE



LANDSCAPE GI STRATEGY PLAN - TAUNTON VISION 'TAUNTON: THE VISION FOR OUR GARDEN TOWN' SWAT 2019

- » Taunton will be carbon neutral and climate resilient by 2030
- » Taunton to be the country's benchmark Garden town
- » Four themes in the Taunton Vision:
 1. 'Grow our town greener – transforming our open spaces and streets'
 2. 'Branching out – moving cleaner, moving smarter'
 3. 'Growing quality places to live – town centre, new and existing neighbourhoods'
 4. 'New shoots and blossom – a dynamic and prosperous community founded on knowledge, culture and business'.



LANDSCAPE GI STRATEGY PLAN - THE ROLE OF THE SITE IN THE WIDER SETTING

- » The development has a key role in connectivity in the GI network
- » The 'Galmington Gap' is the most important link through the development
- » GI connections into Taunton with off-road cycle paths along the Galmington Stream
- » Provision of a development edge Trail as part of a town perimeter route



LANDSCAPE AND GI PLAN - KEY DRIVERS

- » Taunton: Garden Town Gateway – A38 SW Gateway - distinctive character
- » Galmington Green Link
- » Galmington Steam corridor through the development
- » Rich hierarchy of GI network components
- » Retained landform and landscape character driving elements



GI AND OPEN SPACE STRATEGY PLAN

- » GI green corridors through the development
- » GI link points throughout the development perimeter
- » Celebration of the high land views to the setting
- » Visual Receptor sensitivity from Taunton Vale and Blackdown Hills AONB
- » Sequence of connected central, corridor and perimeter parks
- » The new GI: Pocket Parks; Green Spaces; stream corridors and hill top parks
- » Countryside Edge Strategy: sensitive assimilation at the development edge
- » New planting informed by the character and content of existing green capital



Honiton Road: Southern Approach

- » Trull Conservation Area
- » Honiton Road: visual containment
- » New junction consented



Is the Site



Viewpoint 1 - Honiton Road looking north to the Site



Viewpoint 2 - Honiton Road looking north at Gatchell Green Junction



Honiton Road: Northern Approach

» Trull Conservation Area



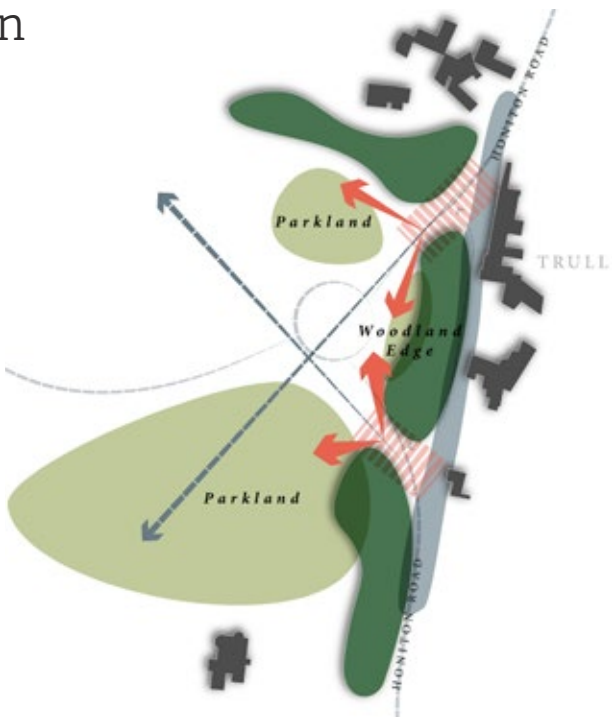
VP4 - Honiton Road looking south to the Site at Trull Green

VP5 - Honiton Road looking south to the Site and the proposed new Honiton Road Approach

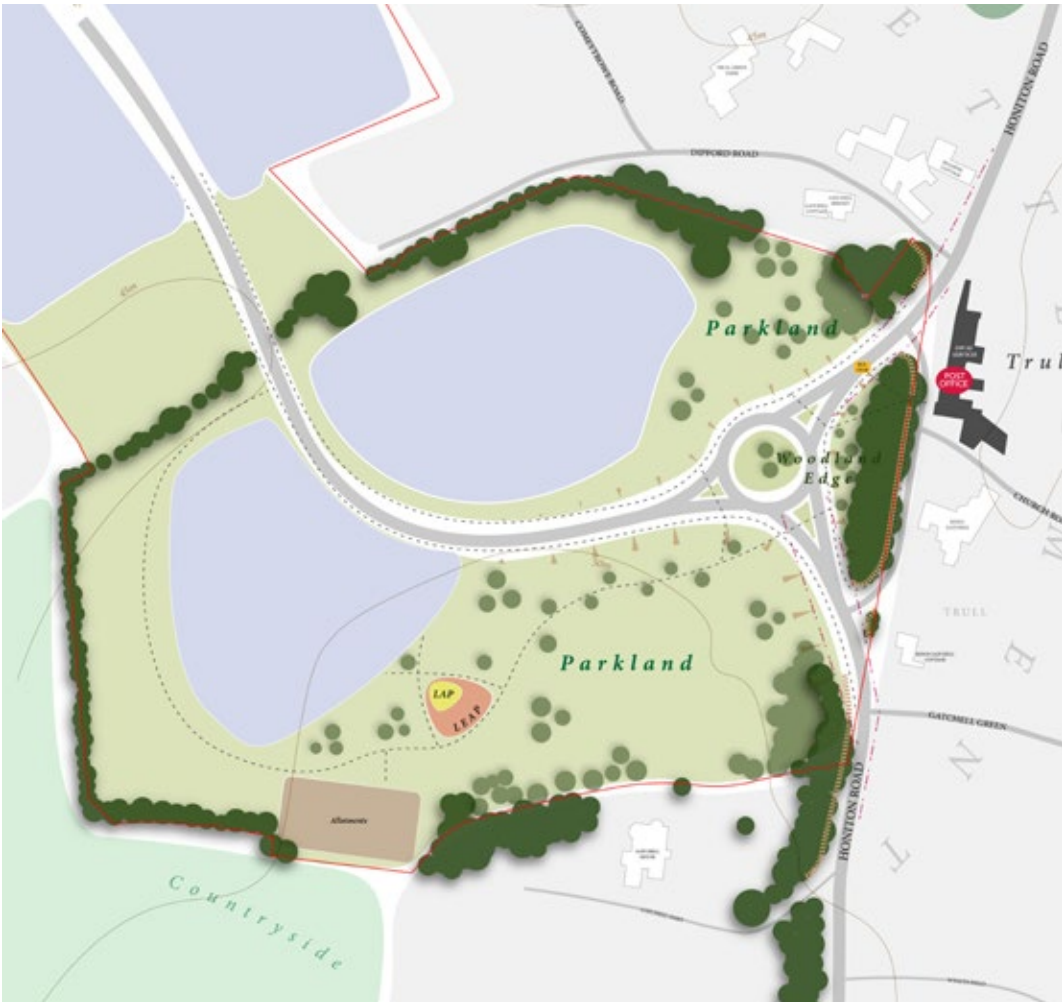


Landscape Strategy

- » Thresholds and Transition
- » Tree cover
- » Public Green



Thresholds and Transition Diagram



Visual and Spatial Arrangement Diagram

