

## Planning Committee – 24 March 2010

### Report of the Growth and Development Manager

#### Miscellaneous item

#### Firepool, Taunon

#### Background

Firepool is an allocated development site in the adopted Local Plan and Taunton Town Centre Area Action Plan. It lies on either side of the River Tone towards the northern end of the town centre. The largest part of the site includes the recently demolished former livestock market and Priory Bridge Road Carpark.

The Borough Council, as landowner, has entered into a development agreement with St Modwen Developments Ltd to bring forward the site for mixed use development including large scale office development, complimentary riverside homes, leisure facilities and shopping.

Policy FP1 which cover this area of land in the Area Action Plan states:

The Riverside development will provide:

- a. at least 47,000 sq m (net) office space
- b. approximately 8,000 sq m gross of additional retail and leisure floorspace, of which 4,000 sq m gross should be convenience retailing
- c. approximately 400 dwellings, including 25% affordable housing
- d. a 500 space multi-storey car park (screened with single aspect development where it adjoins public space)
- e. a 3- or 4-star hotel with at least 100 bedroom
- f. primary healthcare facilities
- g. the relocation of the Produce Market within the town centre
- h. a 'boulevard' linking the railway station with the River Tone and Priory Bridge Road
- i. public conveniences close to public parking and the River Tone, to replace the existing facilities at Canal Road and Priory Bridge Road
- j. potential for active street level uses at locations shown on the Proposals Map
- k. high quality riverside promenades
- l. a contribution towards public art at 0.3% of construction costs

Outline planning applications for the redevelopment of this site are expected to be received in 2010 and a Masterplan has been drawn up to address the policy requirements set out above. The Masterplan would form part of any

subsequent planning applications and would be formally considered by Members at that stage.

A full planning application for the public realm works on the Priory Bridge Road car park site has been submitted and the following report considers that proposal.

**Recommendation**

The committee is asked to note the above report and submitted Masterplan for the redevelopment of this significant development site.

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