



Land South of Manor Farm Langaller

# DESIGN GUIDANCE and MASTERPLAN FRAMEWORK

Part 1:

Background, Policies and Requirements for Future Applications

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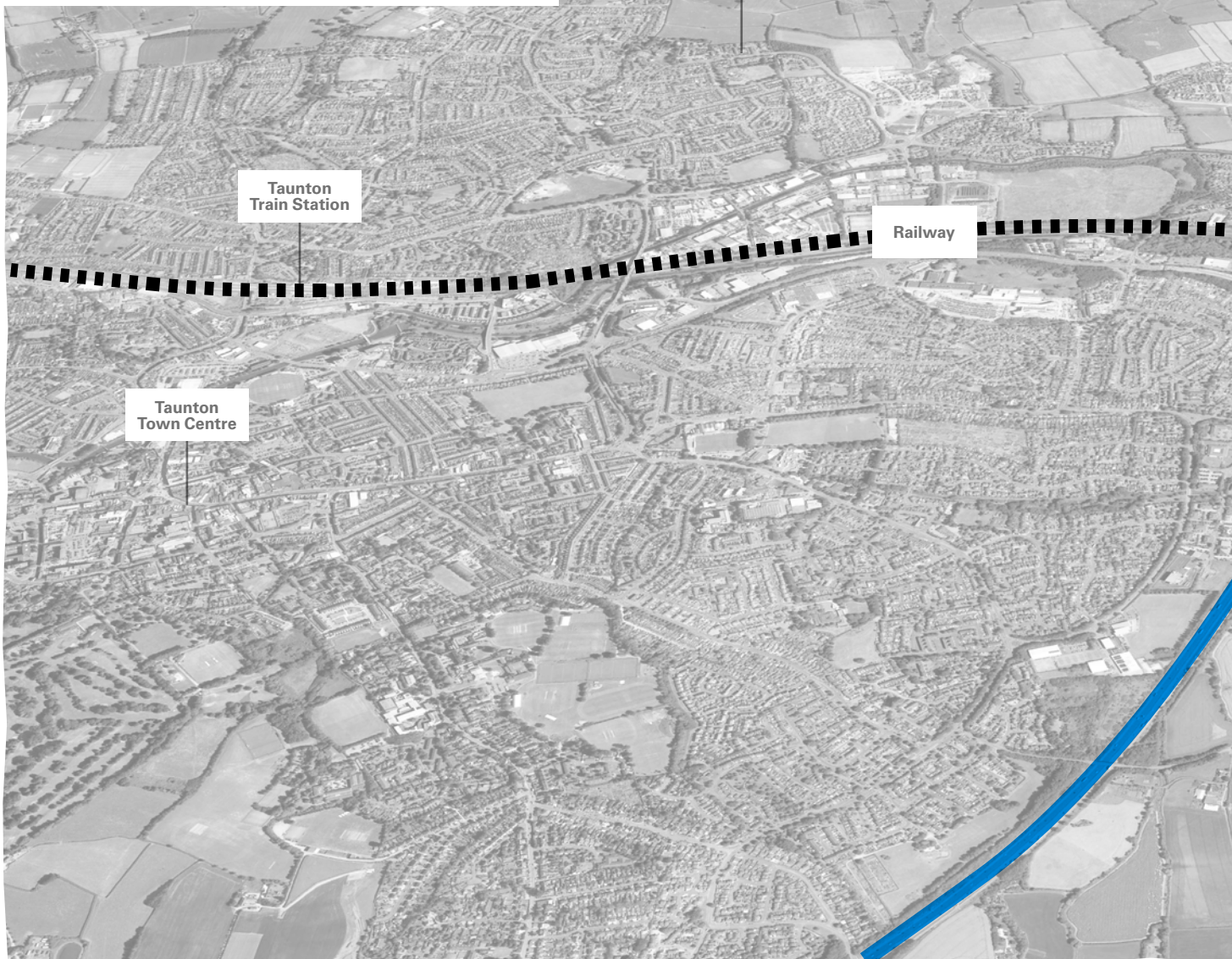
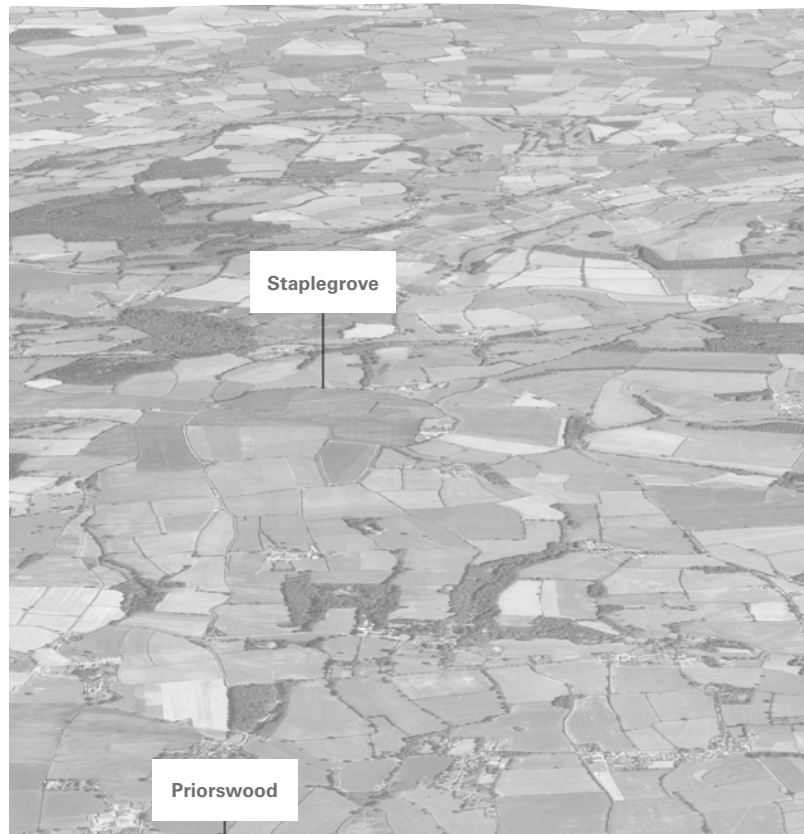
December 2019

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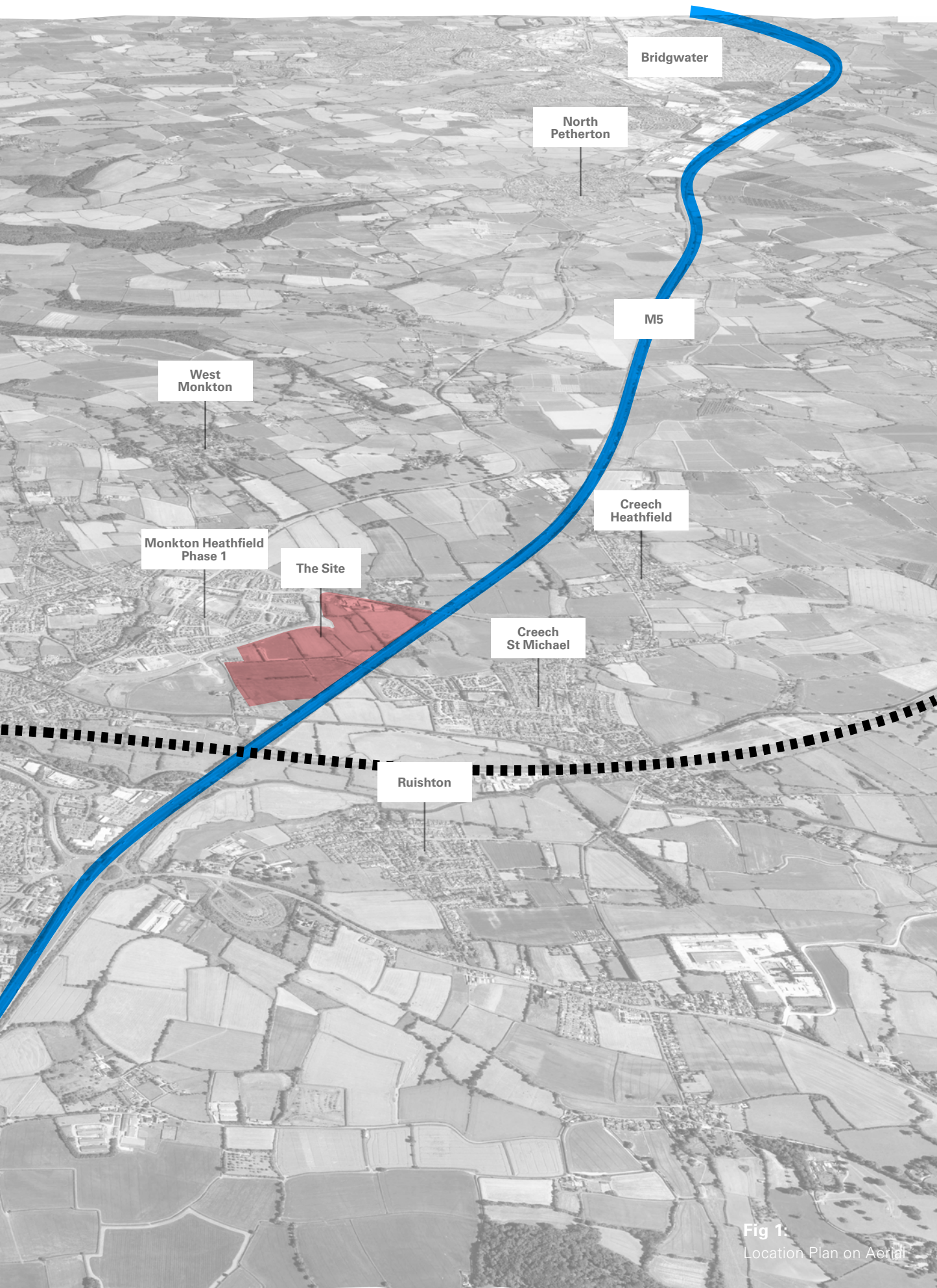
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**Fig 1:**  
Location Plan on Aerial

# 1.0 Introduction

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1.1 In 2017 Taunton was designated as a 'Garden Town' following a submission to the Government. The submission was reflective of the then Council's commitment to deliver new housing growth focused on a number of new garden communities and town centre regeneration supported by essential infrastructure and an enhanced network of green spaces.

1.2 The Council recently declared a climate emergency and has set out targets to resolve the emergency which should form the base of determine a development proposal within the Council's area. Somerset West and Taunton Council (SWT) is proposed to be carbon neutral by the year 2030 and every effort should be taken to guarantee that this will be achieved especially in new developments. New development should address the climate emergency through sustainable development, low carbon design, prioritising active travel and promotion sustainable activities and fostering waste management behaviours. Additionally, tree planting within the Council's area should be promoted and prioritised and should include a mix of species with the aim to sequester CO2 from the air and provide urban shadowing and natural cooling in and around urban areas.

1.3 Under the new structure of the merged (SWT) this commitment has been reinforced with the publication in 2019 of 'Taunton: The Vision for our Garden Town' which articulates this vision. Land south of Manor Farm, Langaller (LSoMF) is part of the proposed Monkton Heathfield garden community and wider strategic development land allocation as set out in Core Strategy Policy SS1.

1.4 The Council's recently provided Corporate Strategy 2020 – 2024 seeks to increase the number of affordable and social homes and, ensure the provision of adequate and affordable employment land to meet different business needs.

1.5 The South of Langaller Land was identified for employment development through the former Taunton Deane Local Plan and the Development Guide for the Monkton Heathfield (phase 1). The employment land provision is part of the preparation of the Core Strategy, adopted 2014, and reflected in the Site Allocations and Development Management Plan (SADMP) adopted in 2016.

1.6 The northern fields were granted planning permission in 2006 for B1, B2 and B8 development as part of the Outline Planning permission for Monkton Heathfield Phase 1 (MH1). The main access roundabouts were constructed as part of the Eastern Relief Road (A38). Despite this the land has not come forward for commercial development.

1.7 The Council have undertaken a district wide review of employment land, considered at Committee in 2018, recognising that subject to further site specific reviews there was scope to consider the 'release' of some employment land for other uses.

1.8 The overall SS1 Monkton Heathfield Policy area identified in the Core Strategy and SADMP seeks to deliver 4500 new homes including affordable housing, employment areas, education, community facilities, new roads and green infrastructure. Current projections suggest that the area will not deliver this quantum of housing.

1.9 The South of Manor Farm land at Langaller offers the opportunity to deliver additional housing within the SS1 Policy area, whilst securing the delivery of the employment land. The Council's Scrutiny Committee resolved in January 2019 to support the proposals for the area, including preparation of a Masterplan and Development Guide.

## 2.0 About this document

2.1 In accordance with the requirements of the Policy SS1, this document has been prepared and will be used by SWT as a material consideration in the assessment of future planning applications for Land South of Manor Farm, Langaller (LSoMF).

2.2 This continues and develops the process initiated in the recently completed Monkton Heathfield Phase 1 (MH1) development just to the west of this site. It will also outline a new and creative relationship with MH1, West Monkton and Creech St Michael. The task has been carried out in four main stages:

### Stage 1

Background research into the sites current condition and physical strengths, weaknesses and opportunities.

### Stage 2

Engagement with other stakeholders such as Parish Councils, Environment Agency and County Highways Authority, and prospective developers and land owners.

### Stage 3

A period for the development of the Masterplan and design guidance working alongside the Garden Town Design document, including feedback meetings with the local authority and key stakeholders on the emerging proposals.

### Stage 4

Council approval of draft; and further targeted Stakeholder consultation. Adoption for planning decision making.

2.3 The last section of this document sets out details on phasing and delivery, planning application requirements; EIA and Design Review.

2.4 The purpose of this document is to provide a high level Framework Plan and Design Guidance for the site formerly designated as employment land within the Core Strategy and to address issues such as:



A development delivering an area of employment land to the north east focused on meeting business needs.



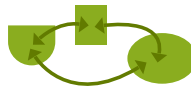
Create a new community whilst delivering high quality new homes including affordable and social homes.



A new Hyde Lane alignment to avoid rat-running but still connecting Creech St Michael with the A38.



Downgrade parts of Hyde Lane to reduce traffic flow along this route and transform into a pedestrian / cycle route.



Green key areas in strategic locations making use of existing planting and providing green links, delivering the 'Green Necklace'\* and servicing the Green Wedge\*\*.



Addressing climate change through sustainable development and new tree planting.



Potential for additional formal sports pitches to the west of the site.



Providing guidance on associated physical, social and green infrastructure potentials within the site.

#### Notes:

\* The 'Green Necklace' is a multi-purpose belt of landscaping around the Monkton Heathfield development which provides a buffer to and follows the M5 Motorway corridor.

\*\* The Green Wedges are protected green areas to prevent coalescence of settlements and maintain a sense of place and identity for neighbourhoods whilst contribute to health and wellbeing of residents, provide accessible formal and informal open spaces, provide valuable wildlife habitats and protect the landscape and visual amenity of the areas.

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# 3.0 Planning Policy

## Core Strategy

3.1 The Core Strategy was adopted in 2011 and covers a plan period up until 2028. It contains a spatial portrait and vision along with core policies to be applied borough-wide. The Core Strategy also includes spatial policies to guide and support its strategic allocations, and specific development management policies that should be applied to all planning applications during their determination.

3.2 Core Strategy policies that are relevant to the South of Langaller area are listed below:

**Policy SD1** Presumption in Favour of Sustainable Development - planning applications that accord with the Core Strategy policies (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise, reflecting the principles of National Planning Policy Framework (NPPF) paragraphs 14 and 49.

**Policy CP1** Climate Change - development proposals should result in a sustainable environment, and will be required to demonstrate that the issue of climate change has been addressed through reducing the need to travel and appropriate design measures.

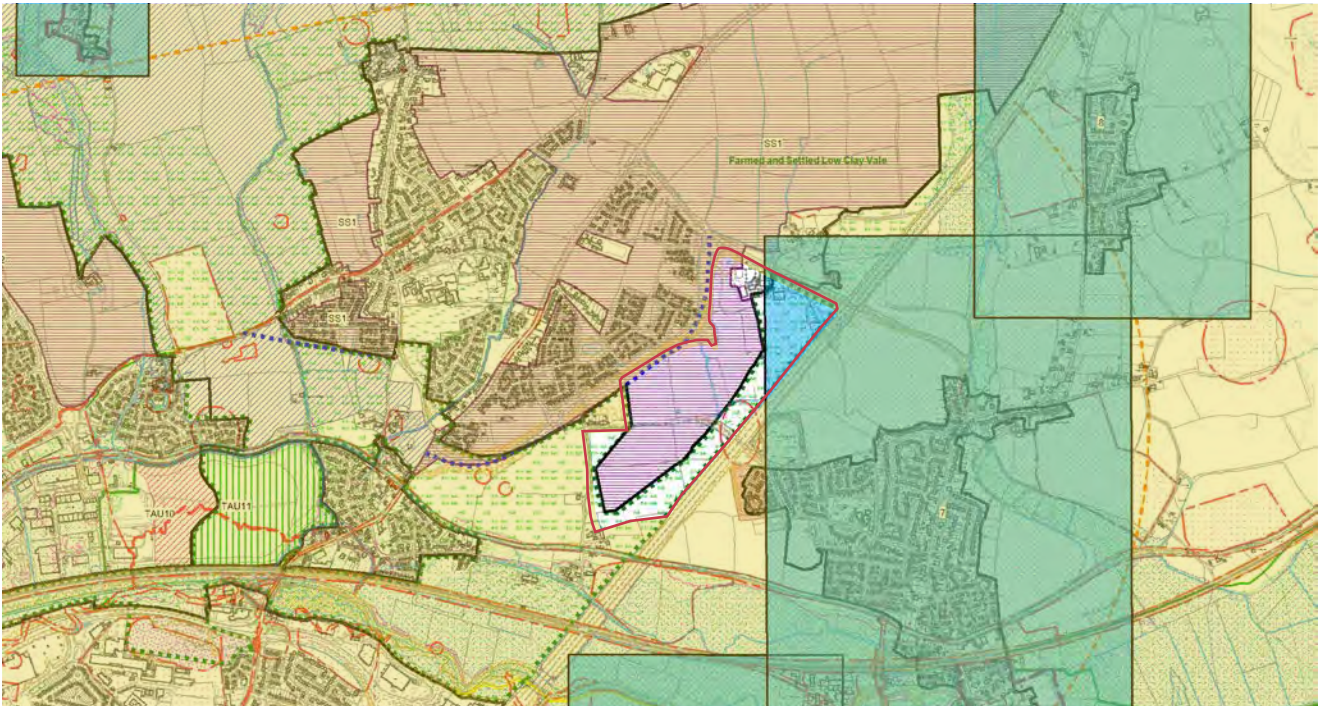
**Policy CP2** Economy - proposals which lead to the loss of existing or identified business, industrial or warehousing land to other uses, including retail, will not be permitted unless the overall benefit of the proposal outweighs the disadvantages of the loss of employment or potential employment on the site.

**Policy CP4** Housing - seeks to maintain a flexible supply of housing by making provision for the delivery of at least 17,000 new homes over the period 2008 – 2028, including 4000 affordable homes.

**Policy CP5** Inclusive Communities - development proposals will promote sustainable development that creates social cohesive and inclusive communities; reduce inequalities, promote personal well-being and address accessibility to health, inclusive housing, training, education, places of worship, leisure and other community facilities ensuring a better quality of life for everyone both now and for future generations.

**Policy CP6** Transport - development should contribute to reducing the need to travel, improve accessibility to jobs, services and community facilities, and mitigate and adapt to climate change by managing strategic corridors and networks, improving accessibility of public transport, walking and cycling from rural centres to key destinations and robustly managing the effects of new development in terms of transport impacts and parking provision.

**Policy CP7** Infrastructure - ensure that infrastructure is in place at the right time to meet the needs of Taunton Deane and to support the growth set out in the Core Strategy. It will also secure developer contributions towards the provision of physical, social and green infrastructure.



**Fig 2:**

Site Allocations and Development Management Policies Plan Extract

**Policy CP8 Environment** - conserve and enhance the natural and historic environment, retain and enhance green infrastructure assets, improve green infrastructure, public access, visual amenity and the overall quality of the natural environment, direct new development away from land at risk of flooding, encourage the use of sustainable drainage systems.

**Policy SP1 Sustainable Development Locations** identifies the settlement hierarchy and the spatial distribution of development. Creech St Michael is identified as a Minor Rural Centre. New housing development is envisaged to be small-scale allocations within the settlement boundary mainly on brownfield land for an appropriate mix of market and affordable housing. The five Minor Rural Centres are allocated at least 250 dwellings in total on sites, to be identified by the Site Allocations DPD.

**Policy SP2** Realising the vision for Taunton establishes the scale of employment and housing growth, including 4,500 dwellings at Monkton Heathfield. It also confirms the protection and extension of the existing network of green wedges to prevent coalescence of settlements and maintain a green lung between town and country and

supports sustainable transport choices.

**Policy SP4** Realising the vision for the Rural Areas – limited development of at least 1,500 dwellings over the plan period, small scale employment growth and encouraging the provision of additional services, enable a step change in affordable housing and promote sustainable travel.

**Policy SS1** Monkton Heathfield – discussed in more detail at Section 4 of this Neighbourhood Development Plan.

**Policy DM1** General Requirements – planning applications should make the most efficient use of land, taking into account transport impacts, protect wildlife, consider impacts on character and appearance of landscapes and settlements, pollution, amenity and utilities.

**Policy DM2** Development in the Countryside – will only support defined uses in specified circumstances.

**Policy DM5** Use of Resources and Sustainable Design – New developments will be required a range of measures to mitigate and adapt to climate change and to reduce CO2. Urban developments should exceed the CO2 reduction requirements of general development.

## 3.0 Planning Policy (continued)

### Site Allocations and Development Management Policies (SADMP) DPD 6.2.4

3.3 The SADMP is a Development Plan Document (DPD) that includes policies in respect of specific development management considerations and allocates smaller sites. The following policies are relevant to the South of Langaller area:

- Policy C2: Provision of recreational open space
- Policy C3: Protection of recreational open space
- Policy C4: Protection of community facilities
- Policy C5: Provision of Community Facilities
- Policy A1: Parking Requirements
- Policy A2: Travel Planning
- Policy A3: Cycle network
- Policy A4: Protection of disused transport corridors
- Policy A5: Accessibility of Development
- Policy I4: Water infrastructure
- Policy ENV1: Protection of trees, woodland, orchards and hedgerows
- Policy ENV2: Tree planting within new developments
- Policy ENV4: Archaeology
- Policy ENV5: Development in the vicinity of rivers and canals
- Policy D2: Approach routes to Taunton and Wellington
- Policy D7: Design quality
- Policy D8: Safety
- Policy D9: A co-ordinated approach to development and highway planning
- Policy D10: Dwelling Sizes
- Policy D12: Amenity Space
- Policy D13: Public Art

### Policy SS1

3.4 This policy deals specifically with the Monkton Heathfield area.

3.5 The development is proposed to deliver 4,500 new homes, of which 25% will be affordable. Policy SS1 requires new development to deliver:

- A mixed-use district centre containing shops, restaurants, cafés and offices
- Community facilities including community hall, places of worship and health and care facilities.
- A village green
- 22.5 hectares of new employment land
- 3 new primary schools
- A country park
- An energy centre to provide locally generated electricity to the new development
- A park and ride site
- Improvements to the A38 to transform it into an urban street
- A new 'western development spine' to connect the A38 and the A3259
- A new 'eastern development spine' to the south, parallel to the A38
- Infrastructure for rapid bus transit
- Sustainable Urban Drainage infrastructure
- A multi-purpose 'green necklace' of landscape and public open space surrounding the settlement providing allotments, outdoor recreation and wildlife habitat
- Landscaping between the M5 and areas of new development.
- Policy SS1 also advises that the site should provide:
  - Connected street network which accommodates pedestrians, cyclists and vehicles and promotes a viable public transport system
  - Well-designed public open spaces
  - A positive relationship between new housing and existing communities.

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3.6 As noted before, Policy SS1 will not deliver 4500 homes. The former TDBC Scrutiny Committee considered the implications of this and other changes to SS1 brought about by changes in National policy and the development of the first phases of the MH development area.

3.7 Since the Adoption of the Core Strategy there have been significant material changes in Government planning policy and guidance, together with changes in local policy and circumstances which has resulted in some aspects of the adopted SS1 Policy appearing to be out of date or overtaken by events on the ground. The Report provided information to inform Masterplanning of the next phases of the project and information for developers in particular.

3.8 An update on the key 'heads' of the policy, where these have changed since the policy was adopted was provided:

#### **Site Capacity**

3.9 Policy SS1 identified the need for the delivery of around 4500 new homes within the Monkton Heathfield Policy Area. Latest monitoring indicates that the overall Monkton Heathfield policy area will not deliver this number of new homes. This is largely as a result of lower density development than was anticipated when the policy was adopted, at a time when national minimum density standards were in place.

3.10 In addition it is now proposed to deliver a through school 'within' the second phase of the main Monkton Heathfield development site, east of the current A38, rather than north of the A38.

3.11 In order to address this likely shortfall in housing delivery at Monkton Heathfield the Council resolved to release some of the Employment land, south of Langaller Lane for residential use. Such an approach is in accordance with the resolution of the former TDBC Executive Committee following publication of the Employment Land Report commissioned by the Council.

#### **Affordable Housing**

3.12 To date the policy has successfully delivered around 25% affordable housing across the Monkton Heathfield policy area, and this remains a central commitment of future development, subject to viability considerations.

3.13 To date there has been little accommodation provided specifically for elderly persons within the policy area. There is an increased National focus on the needs of an aging population and there remains an opportunity to deliver specialist accommodation for the elderly within the policy area.

## 3.0 Planning Policy (continued)

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### **Employment Land**

3.14 As noted above the Council endorsed the findings of the Peter Brett Associates Employment Land Report that there is a surplus of employment land identified within the Borough as a whole.

3.15 At Monkton Heathfield nearly 20 ha of land is committed or reserved south of Langaller Lane, east of the phase 1 completed development area. There is an opportunity to address the shortfall in housing numbers in Policy SS1 through the release of some of the land south of Langaller Lane for housing.

3.16 There remains a commitment to identify the strategic reserve of employment land, of up to 10 ha, south of Walford cross, as part of the second phase of the Monkton Heathfield development site.

3.17 There is an opportunity to deliver a significant area of open space between the next phase of the eastern relief road and the M5 motorway and around the Langaller area.

3.18 The land south of Manor Farm, Langaller lies part within Creech St Michael Parish and part West Monkton Parish.

3.19 Both Parishes have Neighbourhood Plans with policies relevant to development of the site:

*Text to follow at later stage*

# 4.0 Garden Towns - A Introduction

4.1 Taunton is the South West's first Garden Town. Garden Town status represents a fantastic opportunity to improve the lives of the community, but what exactly is a Garden Town?

4.2 The notion of a garden town is derived from the garden city movement and the pioneering ideas initiated by Ebenezer Howard in Victorian England of 1898. The utopian ideal of marrying town and country together with pursuing land value capture for the sharing benefit of the community created a legacy that influenced not only town planning in the UK but around the world.



**Fig 3:**

E. Howard's idea of new settlement arrangement to create "slumless and smokeless cities"

4.3 The Garden City ethos can be viewed as a direct response to the movement of people from the town to the countryside together with increases in the birth rate that were spurred on by changes in society following the industrial revolution. The unregulated growth of towns and cities generated an accumulation of problems associated with poor sanitation and pollution that in turn caused poverty and inequality within the urban populations. The intellectual response to these and other societal ills was an idealistic vision based on romantic pre-industrial utopian ideals where art and nature provided a more rewarding life.

4.4 Howard's solution was to proffer a self-sufficient model of development where rises in land values over time would be reinvested in order to provide community benefits.

4.5 This altruistic conception reflected the growth in social reform in the Victorian era. This approach was intrinsic to the design of garden cities themselves, which were to consist of a series of planned compact towns that combined urban amenities with access to green spaces and natural land (ring fenced by wide rural belts of land). Land was provided for industry and agriculture and at the heart of the city would be a garden ringed with a civic and cultural complex of facilities. This cultural centre was to be connected to the wider neighbourhoods via avenues and a series of concentric boulevards.

4.6 The design of garden cities were much influenced by model villages and the aesthetic sensibilities of the Arts and Craft movement. Sensitive architect designed houses set within boulevards and verdant leafy lanes are the hallmarks of garden cities. This vision was realised most fully in the town of Letchworth and Welwyn Garden City but there are many other examples in the UK and across the world, particularly in North America. The movement influenced the design of new towns that were initiated after the end of the Second World War. Over time the original tenets of the movement were distilled and facsimile estates of housing were constructed without appropriate facilities or quality spaces.

4.7 In the era of climate change and the need to promote sustainable growth and carbon neutral development, garden cities are very much back on the agenda. There are many new and emerging developments based on the tried and tested garden town principles providing proof that garden town principles can be applied to modern developments. These principles are aligned with good urban design practice and the new National Design Guide Oct 2019.

4.8 In August 2018 the government published a Garden Communities Prospectus to support the delivery of new garden communities. Taunton was one of the towns chosen as a new Garden Town with the principle of building new garden communities applied to new and emerging strategic developments in and around the town.

4.9 Land South of Manor Farm Langaller is the first development to be designed as a garden community from the outset. It will be designed in accordance with the Taunton Garden Town Design Charter and Checklist.

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### Garden Town Precedents

4.10 What makes Garden Towns so successful is the synergy between architecture, landscaping, usable open space and walkability. The examples below illustrate how these elements work together in creating successful place.



Enclosed garden courtyard with focal point entrance at Hamstead Garden Suburb



Arts and Craft housing set within generous landscaping at Letchworth



Houses facing green space at Welwyn Garden City

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View through formal garden towards St. Jude's Church at Hamstead Garden Suburb



Within Taunton itself the Edwardian period housing east and north of Staplegrove Road exhibits the characteristics of Garden Town design and good architecture.



The architecture framing garden communities need not be traditional, a contemporary approach can deliver the same aspirations



# 5.0 Garden Town Vision for Taunton

## Theme 1 Growing Our Town Greener Transforming our open spaces and streets

### Objectives

- Link up our watersides
- Connect our key destinations
- Grow a garden grid
- Seeding 'Country Parks'
- Sow active landscapes
- Germinate a rich network of green spaces
- Cultivate productive landscape
- Locate 'pocket parks' on your doorstep
- Make more of managing our water
- Punctuating routes with green features



## Design Charter: Key Characteristic



1. Green infrastructure to be fully integrated into the design of new residential developments, whilst re-establishing connections to our landscape, and connecting up our green corridors and watersides.



2. Improve water and air management and habitat creation.



3. Significantly reduce energy consumption and harness individual and site-wide renewable or low-carbon energy solutions, whilst promoting the use of recycled and locally sourced materials.



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## Theme 2 Branching Out

### Moving Cleaner, Moving Smarter

#### Objectives

- Make more of our strategic connections
- Make our streets work harder for us
- Orient development with transit hubs and corridors
- Our green walking and cycling branches
- Upgrading accessibility & mobility for all
- Moving Taunton ahead



## Design Charter: Key Characteristic



1. The design and layout of the neighbourhoods of the Garden Town will promote sustainable and active modes of travel over all others.



2. Provision to facilitate the use of cycles and electric vehicles will be exemplary.



3. Town 'Gateways' will be upgraded with greenery.



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# Theme

## Growing Quality Places to Live






Town Centre, new and existing neighbourhoods

### Objectives

- Diversifying and intensifying our Town Centre
- Improving quality and greening public spaces
- Putting the river at the heart of the town
- Our future Town Centre
- New Garden Neighbourhoods
- Rejuvenated Neighbourhoods



## Design Charter: Key Characteristic

-  1. The Town Centre will be made more attractive and accessible.
-  2. Vitality and Diversification of the Town Centre will be encouraged.
-  3. New Garden Neighbourhoods will be created that are well-designed places with a clear identity.
-  4. New Garden Neighbourhoods should be designed to promote community cohesion and resilience.
-  5. Rejuvenated Neighbourhoods should be carefully planned with the close cooperation of existing residents to improve the efficiency, amenity and character of their place.



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## Theme 4 New Shoots and Blossom

A dynamic and prosperous community founded on knowledge, culture and business

### Objectives

- A differentiated, sustainable future
- Town Centre vitality
- A connected and networked community
- A knowledge sharing environment
- Business and innovation support
- Engage artists and other creative practitioners
- Arts and culture



## Design Charter: Key Characteristic



1. Development should help to facilitate a new dynamism and prosperity that draws on and supports the knowledge, culture and business communities of Taunton.



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# 6.0 Sustainability Principles

6.1 The design should follow the requirements of Policy SS1 and DM5 to allow for a development to be built with a focus on sustainability and climate change resilience. Whilst at very early stages, the new Local Plan seeks to deliver carbon neutrality for the district by 2030. The Council has declared a Climate Emergency and the emerging

SWT Framework Carbon Neutrality and Climate Resilience Plan identify the importance of planning to ensure new built environments respond appropriately. A guideline on how a development should respond is described within the Design Charter and Checklist for Taunton. This document identifies opportunities to address the Climate Emergency under the most relevant subsections below:



## Energy

6.2 The approach to energy demand and carbon emissions will be to ensure that the dwellings are as energy efficient through its fabric. This

not only reduces energy demand (and therefore costs) but also ensures that the implemented measures last for the life of the building. This includes high performance glazing, well insulated building structure (walls, ground floor and roof) and a well built envelope that minimises heat loss through draughts. It also addresses issues of passive solar design and gain, so that despite the north-south orientation of the site, at least half of the dwellings will still have a southerly aspect. Thus the principles of energy conscious design for this site should follow Policy SS1 and are to minimise the use of energy in the first place.

6.3 The Councils recent motion to declare a climate emergency should encourage any development to comply with a sustainable energy hierarchy created for the site and should in general consider:

- Development location: Reduces transport need and gives access to sustainable transport;
- Site master planning: Solar master planning optimises use of natural light and heat;
- Building fabric: High performance fabric gives maximum thermal efficiency;
- Building services: Low carbon building services support fabric measures;
- Clean on-site energy: Low carbon / renewable energy reduces unavoidable emissions;

- Offsite measures: Developer contributions finance offsite carbon reduction where onsite measure are not practical/viable;
- In-use performance: To ensure actual performance aligns with design intent.

6.4 Developments should envisage to achieve high levels of insulation and air tightness as well as MVHR (mechanical ventilation with heat recovery) on buildings near the motorway.

6.5 Developers should also prove that a development is provided with carbon reduced and CO2 reduced energy resources which follows the energy reduction aspirations of the Council. This need to include the options for a combined local energy source for developments in close proximity and includes local energy centres.



## Potable Water

6.6 Water efficiency becomes increasingly important in a changing climate with diminishing water resources. The use of Part G Building

Regulations will be the means by which water demand will be measured and reduced. There will be a focus on reducing demand for water in the first place and using the water that is required as efficiently as possible. Such measures include dual flush toilets and water butts for external watering in gardens.



## Surface Water

6.7 Inevitably there will be an increase in hardstanding and surfaces on the site once completed, which under normal circumstances would increase the amount of run off from the site and potentially cause flooding issues further downstream.

6.8 However, measures have been introduced to eliminate this risk, particularly in light of a worsening climate with more intense rainfall projected. Further details are provided in this document or other reports accompanying this application.



### Ecology

6.9 Details regarding the proposed landscape proposals have been provided earlier within this document and are an important part of making this development an attractive place to live. The new landscape planting will enhance the biodiversity of the development area. Full details are submitted separately.



### Materials

6.10 Materials can have a significant impact on environmental performance, both in construction, but also ongoing use. Through construction, where those materials are sourced from, the means of extraction and manufacture and how far they travel all have varying effects on the environment. The materials issue will be addressed in the following ways:

- Through the use of 'C' rated materials, as defined in the Green Guide to Specification;
- By using materials in the main elements of construction (roof, walls, floors, etc.) that have been sourced responsibly;
- By using materials in the finishing elements of construction (doors, staircases, fascias etc.) that have been sourced responsibly;

6.11 Maximise the re- use of recycled building waste material and spare soil generated by the site

preparation and adopt sustainable soil management practices to guarantee this practise to be carried out.

### Tree Planting

6.12 The Council recently committed to prioritise the planting of new trees and considers this an important aspect in the future for many reasons which include the sequestration of CO2 and the positive aspects of urban shading and cooling to the climate. The aim is to provide tree species in locations suitable for the development and the trees themselves. New woodlands should contain a variety of species to avoid the creation of areas of monoculture.



### A Better Quality of Life

6.13 Well designed, environmentally friendly homes have an important role to play in maintaining a sense of well-being and a good quality of life. Therefore, buildings should be Building for Life (BfL) compliant. For example, dwellings will be designed to enable good levels of natural daylighting to help create a feeling of space and to promote healthier environments.



Furthermore, all residents will have access to private external space in the form of gardens or communal space in the case of flats, a vital component of improved health.

6.14 Furthermore, developments within Taunton should follow the 'The Vision for our Garden Town' document and the 'Design Charter and Checklist' provided by the Council. These guides and charter/ checklist provides the opportunity to create a higher quality natural and built environment which will support healthier and happier places.

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### Transport

6.15 Any development should be located in an area to promote the reduction of energy usage and CO2 emissions.

6.16 This development is conveniently located along the A38 which provides a vital transport route for the region as well as Taunton and accesses other recent or existing residential areas nearby. Furthermore, the A38 provides direct access for the employment site and a good connection to other potential employment sites in the area.

6.17 The site and its residential development encourage sustainable transport modes such as walking and cycling rather than car usage by providing the option to easily access:

- The green wedge/green necklace to the east and south for recreational use,
- The proposed playing fields to the west,
- The existing bus stops, educational facilities and local centre within MH1 and
- The future facilities within the proposed MH2 site.

6.18 The proposed MH2 development to the north of the site will enable a rapid transport system that can be accessed from the site and creates a sustainable connection to the centre of Taunton and the Bus&Ride area further north-west.

6.19 The development should encourage compliance with a sustainable transport hierarchy created for the site and should in general motivate to:

- Reduce the need to travel;
- Inspire active travel, public transport, and shared transport modes; and
- Instigate a preference of Electric Vehicles over fossil fuel vehicle when buying a new personal car.

6.20 Furthermore, the development is proposed to encourage local scale employment rather than a strategic employment location to reduce the use of cars within the area.



### Waste

6.21 Throughout construction, there will be a number of measures in place that will facilitate high levels of reuse and recycling, including

the development of a Site Waste Management Plan (SWMP) which will:

- Identify all waste streams and planning for their management
- Set targets for waste reduction
- Identify a specific person responsible for its oversight and implementation

6.22 Operationally, the dwellings will be provided with bins to split the different recycling streams prior to storage outside. Suitable provision will be made for the safe, convenient and sensitively located storage receptacles.

6.23 Following the Council's climate emergency declaration any development should foster a sustainable waste management behaviour within the development and encourage waste prevention and lower waste lifestyle as well as promote a strong self-motivation through the development of personal responsibilities.



## 6.1 Declaration of Climate Emergency

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6.1 Whilst at very early stages, the new Local Plan seeks to deliver carbon neutrality for the district by 2030. The Council has declared a climate emergency. This guide identifies opportunities to address the climate emergency.

6.2

*Text summarising the Climate  
Emergency declaration*

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# 7.0 National Design Guidance, October 2019

7.1 The Ministry of Housing, Communities & Local Government published on the 1st October 2019 a new National Design Guide (NDG), along with an update to the Planning Practice Guidance (PPG). The design principles for LSoMF should be aligned with the new National Design Guidance. The NDG provides some substance to the definition of good design for use by the Local Authorities to prepare Local Policies and Guidances, Local Planning Authorities (LPAs) when making planning decisions and developers and design teams when preparing an application for planning permission. It provides guidance on good design and well-designed places in from of ten characteristics but relates to the National Planning Policy Framework as well as to the local policies, which provide specific, detailed and measurable criteria for good design in the locality. The guide is an overarching framework which reflects the Government's

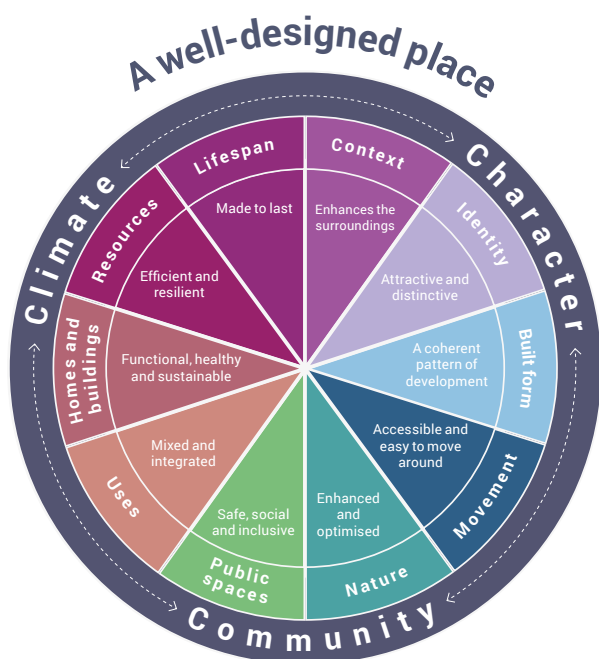
priorities. It provides a structure of high level strategic direction in terms of good design in the context of:

- Social, economic and environmental / climate change,
- Technology change (digital, artificial intelligence etc.),
- Demographic change, and
- Lifestyle and home ownership model change.

7.2 Despite the NDG not dedicating an individual chapter to the Garden Town movement it does make specific reference to Garden Towns within the text, in images used as well as within the key references which are intended to promote further readings. Specifically the document titled 'Garden City Principle' produced by the Town Planning Association is listed within the key references.

7.3 The ten characteristics introduced in the NDG are interlinked with each other to provide guidance in creating a positive physical character, create and sustain a sense of community and address the climate change in particular.

7.4 These characteristics are listed below. Specific detail for each heading is provided in the NDG and should be adhered to for LSoMF.



<b>Context</b>	- enhances the surroundings.
<b>Identity</b>	- attractive and distinctive.
<b>Built form</b>	- a coherent pattern of development.
<b>Movement</b>	- accessible and easy to move around.
<b>Nature</b>	- enhanced and optimised.
<b>Public spaces</b>	- safe, social and inclusive.
<b>Uses</b>	- mixed and integrated.
<b>Homes and buildings</b>	- functional, healthy and sustainable.
<b>Resources</b>	- efficient and resilient.
<b>Lifespan</b>	- made to last.

**Fig 4:**  
The ten characteristics of well-designed places

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**Context**

- enhances the surroundings.

- Understanding the attributes of the immediate, local and regional surroundings
- Developments should be well grounded and should be sympathetic to the locality of the

site in respect of context, history, heritage and cultural characteristics

- Today's new development is tomorrow's legacy and consists of the best in respect of heritage, architecture and placemaking

**Identity**

- attractive and distinctive.

- Main focus is on providing well-designed developments
- Understanding the importance of a positive and coherent identity of the place for existing and new people
- Creating a character that suits the context and history with new development appreciating the local identity such as vernacular, local and regional character
- Moreover and with the focus on climate, developments should reflect on how people live today and in the future

- This doesn't mean to prevent the creation of different characters and identities for new developments. New well-designed proposals with a new positive quality and character can be created where:

- the scales and densities are very different
- urban extensions or Garden villages / Town are proposed
- the development focuses on how today's lifestyle could evolve in the future, or
- where the character or identity of the existing place has only few positive qualities

**Built form**

- a coherent pattern of development.

- The built environment is formed by the development blocks and their buildings, street pattern and open spaces which create the character of an area and a sense of place
- Walkable environments are positive additions to the well-being and placemaking which will contribute to the accessibility to local public transport, services and facilities for all, including older and disabled people as well as young children or those with young children

- Defining block and development edges to create a safe and secure environment in which open spaces and buildings provide easy orientation points for people
- Memorable features such as grouping of buildings, open spaces, uses or activities to create destination points and consequently a sense of place, identity and cohesion

**Movement**

- accessible and easy to move around.

- Providing a well-designed movement network with a clear pattern and hierarchy of streets and a maximum choice on how to make a journey
- Promotes and encourages sustainable transport modes for all to generate opportunities for activities and social interaction
- Prioritising walking, cycling and public transport and limits the impact of car use to improve the air quality

- Importance of electric cars and other future technologies will have to be considered and developments will need to consider appropriate locations and designs to avoid negative visual impacts or clutter
- Improving air quality and biodiversity whilst softening the visual impact of cars by introducing green infrastructures along streets, servicing and utilities corridors as well as car parking areas

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**Nature**

- enhanced and optimised.

- Integrating existing and include new natural features to create a multifunctional networks and well-designed developments
- Provide high quality, green open spaces that supports biodiversity, water management, climate mitigation and resilience as well as promoting (children's) play, food production, recreation and physical activities

**Public spaces**

- safe, social and inclusive.

- Designed to promote and support active life for all such as socialising, informal doorstep play, resting and movement
- Have a hierarchy of spaces such as parks, squares, greens and pocket parks for different users, purposes and surface materials whilst considering street furniture, lighting, signage, public art and a natural line of direction of travelling
- Promoting high quality spaces to meet also the most vulnerable users and provide natural elements such as planting and trees or water
- Well-designed spaces with active frontages promote natural surveillance and provide safe shared amenity spaces for people living in the buildings around the space or visitors crossing the space

**Uses**

- mixed and integrated.

- Sustainable places should include a mixture of everyday activities such as live, work and play which cater for all and promotes interrelationship
- Supports a mixture of home tenures, types and sizes which are well-integrated, suit all needs and ages and promotes social inclusiveness
- Buildings and spaces should be designed to be able to adapt to future scenarios in peoples work, shopping and leisure pattern changes

**Homes and buildings**

- functional, healthy and sustainable.

- Providing internal and associated external spaces to support health and well-being
- Homes and buildings create private, shared and public spaces around them with a mix of activities, interaction, retreat or passing through
- Meet the needs for a diverse range of users and promotes quality of life for the occupants by focussing on usability, safety, security, amenity, accessibility and future proof
- Promote efficiency and cost effectively in the light of climate change and resilience
- Prioritising the detailing of servicing and operation to provide unobtrusive and well-integrated neighbourhoods

**Resources**

- efficient and resilient.

- Reducing resource requirement, including for land, energy and water by promoting an adequate layout, form and mix of uses
- Follow the energy hierarchy which focusses to reduce the energy need and to maximise the potential to use decentralised, low carbon and renewable energy sources before referring back to fossil fuels
- Exploring future technologies, such as electrical storage, to mitigate and adapt to extreme weather as a result of climate change
- Promoting long lasting developments fit for purpose and adaptable in the future by using appropriate materials and technologies to minimise environmental impact and guarantee long term lifespan

**Lifespan**

- made to last.

- From an early stage, developments should be designed and planned for long-term stewardship which should be robust, easy to use and looked after to create a sense of ownership
- Spaces should be designed to be flexible to adapt to future changes in health and mobility
- of users, lifestyle changes due to technology advancements, working practices, home ownership patterns and progress in providing high speed digital connectivity
- Promote the creation of a sense of ownership through management strategies and freedoms for the development and places within

# 8.0 Secured by Design Principles

8.1 The development will incorporate the Secured by Design Principles.

8.2 These principles encourage the adoption of crime prevention measures in the design of development.

8.3 The local Police Architectural Liaison Officer (ALO) will be consulted to ensure that principles are properly adhered to.

8.4 The proposed layout has been designed to meet the requirements of 'Secured by Design Homes 2016 Version 1' and are outlined below.

## Access & Movement

### Requirement:

places with well-defined and well used routes, spaces and entrances that provide for convenient movement without compromising security

## Structure

### Requirement:

places that are structured so that different uses do not cause conflict

## Surveillance

### Requirement:

places where all publicly accessible spaces are overlooked

## Physical Protection

### Requirement:

places that include necessary, well designed security features

## Activity

### Requirement:

places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times

## Ownership

### Requirement:

places that promote a sense of ownership, respect, territorial responsibility and community

## Management & Maintenance

### Requirement:

places that are designed with management and maintenance in mind, to discourage crime in the present and the future

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