



BURRINGTON ESTATES

Land West of Honiton Road, Staplehay, Taunton

New Family Homes Following Garden Village Principles

Introduction

This website relates to the site shown on the plan below.



Following extensive community engagement in 2010 and the submission of two outline planning applications for this site (one of which was refused while the other remains undetermined), Burrington Estates, a niche regional housebuilder, is now on board to re-invigorate the undetermined application.

As part of this, a fresh approach to meaningful and genuine community engagement is proposed involving a workshop for invited community representatives. Based on the outputs of this workshop



BURRINGTON ESTATES

and input from the Council's design advisers, a draft masterplan will be developed that adheres strictly to Garden Village and sustainability principles. This masterplan will be subject to community-wide consultation, before being finalised and submitted to the Council.

The purpose of this document is to explain this process in more detail and to explain how the community can get involved.

The Site's Planning History

Following intensive community engagement in 2009 and 2010, an outline planning application (ref:42/13/0018) was submitted by Broadlands 2012, a consortium of landowners, for 170 dwellings with access proposed off Honiton Road and a range of community facilities. It was refused by the former Taunton Deane Borough Council in February 2014, the reason for refusal being that it was considered to be unsustainable development outside settlement limits and in the absence of a legal agreement to secure community benefits including affordable housing.

A subsequent outline planning application (ref:42/15/0001) was submitted in January 2015 and is currently undetermined. It proposes a similar scale and form of development to 42/13/0018, albeit it included a medical surgery.

Both planning applications were the subject of objections from Trull Parish Council and local residents. The grounds of objection covered the principle of development and a range of detailed matters including access, traffic, landscape, ecology and drainage.

What has Changed Since 2015?

There have been a number of changes in circumstances since the second outline planning application was submitted in 2015. These include:

- The Trull Neighbourhood Plan has been “made” and now forms part of the Council's suite of development plan documents
- Taunton Deane Borough Council has merged with West Somerset Council to become Somerset West and Taunton Council (SWT)
- SWT is preparing a new District-wide Local Plan
- SWT has declared Climate and Ecology Emergencies and is developing policies to address both
- Taunton now has Garden Town status and to support this, SWT has prepared a Design Guide reflecting Garden Town principles which is shortly to become a Supplementary Planning Document
- Made and draft revisions to the National Planning Policy Framework including those relating to design, for example to address “beautiful development” considerations and the publication of a National Model Design Code with accompanying Guidance Notes.

One further and significant change is that unlike before when the planning applications were made by the landowners, a developer - Burrington Estates – is now under contract. This is important for two main reasons. First, Burrington Estates is the antithesis of a volume housebuilder and the creation of beautiful places and strong communities that leave a lasting legacy are at the heart of its distinctive philosophy. Secondly, there can now be guarantees that the scheme shown on the amended planning application will actually be delivered.

You can find out more about us by visiting www.burringtonestates.com.



BURRINGTON ESTATES

Our Vision

We are aiming to do things differently by creating an exemplar, highly sustainable development that follows Garden Village principles faithfully. We want it to set a very high standard, which other landowners and developers in Taunton's Garden Town will aspire to. And we want to do this in consultation with the community.

Community Engagement

The process of community engagement is almost as important as the outcome. Robust, genuine and meaningful community engagement is an important part of our philosophy of doing things differently. We will be hosting a masterplan workshop for invited community leaders and representatives during the last week of May 2021, before school half term. This will unfortunately have to be virtual because of Government rules and the need to safeguard our team and the local community. There will no doubt be those in the community who might feel aggrieved at not being invited to attend. We do understand this, but we ask for your trust and patience. It is simply not possible to host an effective workshop with large numbers of people, especially in a virtual format. This is where your elected leaders and representatives will come into their own and please be assured that we plan to work them hard on the day.

The purpose of this workshop will be to start to develop a masterplan concept for the site, based on an updated local and site character appraisal, which will be posted on this website shortly. The format for the workshop will broadly be as follows:

Morning Session

Setting the context for the day

Several short technical presentations by the project team followed by Q&A's

Afternoon Workshops

Mapping the character of the local area and then the site, identifying local facilities and walkable connections

Considering site access

Looking at design options to influence traffic speeds on Honiton Road

Structuring the different parts of the site

Developing sustainability and placemaking principles

Refining design concepts or masterplan visions

Presentations by each group of their outputs

We do appreciate that this site does not benefit from a development allocation in the Council's Development Plan and as such, the principle of development is yet to be resolved. However, we will be asking participants to try and set this aside for the purposes of the workshop. We appreciate that this may be a challenge for some, but we acknowledge openly that participation in this workshop does not imply any acceptance of the principle of development or of any other detailed considerations. It's more about answering questions such as "If this development were to go ahead in the future, how would the community want it to look and feel?"

All outputs of this workshop will be recorded faithfully and published on this website. We want the whole community to be able to follow the process.

A draft masterplan will then be developed using the workshop outputs.

This masterplan and extensive technical information will then be subject to community-wide consultation, again using a "virtual" format. All consultation material will be published on this website, including feedback forms.



B U R R I N G T O N

E S T A T E S

Timeline and Next Steps

Elsewhere on this website, you will see a timeline of activities, starting with the community engagement undertaken in 2009/10 through to the submission of further information on the undetermined planning application, likely to be in July 2021. Other technical information will be posted as and when it becomes available.

We hope this information will be of interest to you. If you have any queries, you are welcome to email us at planning.wellington@tetrattech.com and a member of the team will get in touch with you.