

The Taunton Garden Village Project

A new community shaped by Somerset

September 2025



Taunton Garden Village

- Taylor Wimpey Produced Promotional Document
- Not part of Local Plan
- No Planning application yet
- Somerset Council objected
 - Written to TW to remove references/logos of Somerset Council
 - “Stealing” terminology similar to Taunton Garden Town
- Document includes comments from various institutions around Taunton to try to give a level of credibility.

Taunton Garden Village "Theme Park"

Land to the East of Thurlbear



Land to the east of Thurlbear



- Key**
- Active Travel Route
 - Amphitheatre
 - Look out
 - Forest School
 - Native Scrub land
 - Woodland
 - Existing Woodland
 - Wildflower Meadow

Thurlbear School

Stoke St Mary

Residential Development

Farm Shop & starter site

Existing Woodland

Wildflower Meadow

Stoke Hill

Newly planted Woodland

Residential Development

Parking

Orchard

Event Space Amphitheatre

Woodland Trail

SCHOOL

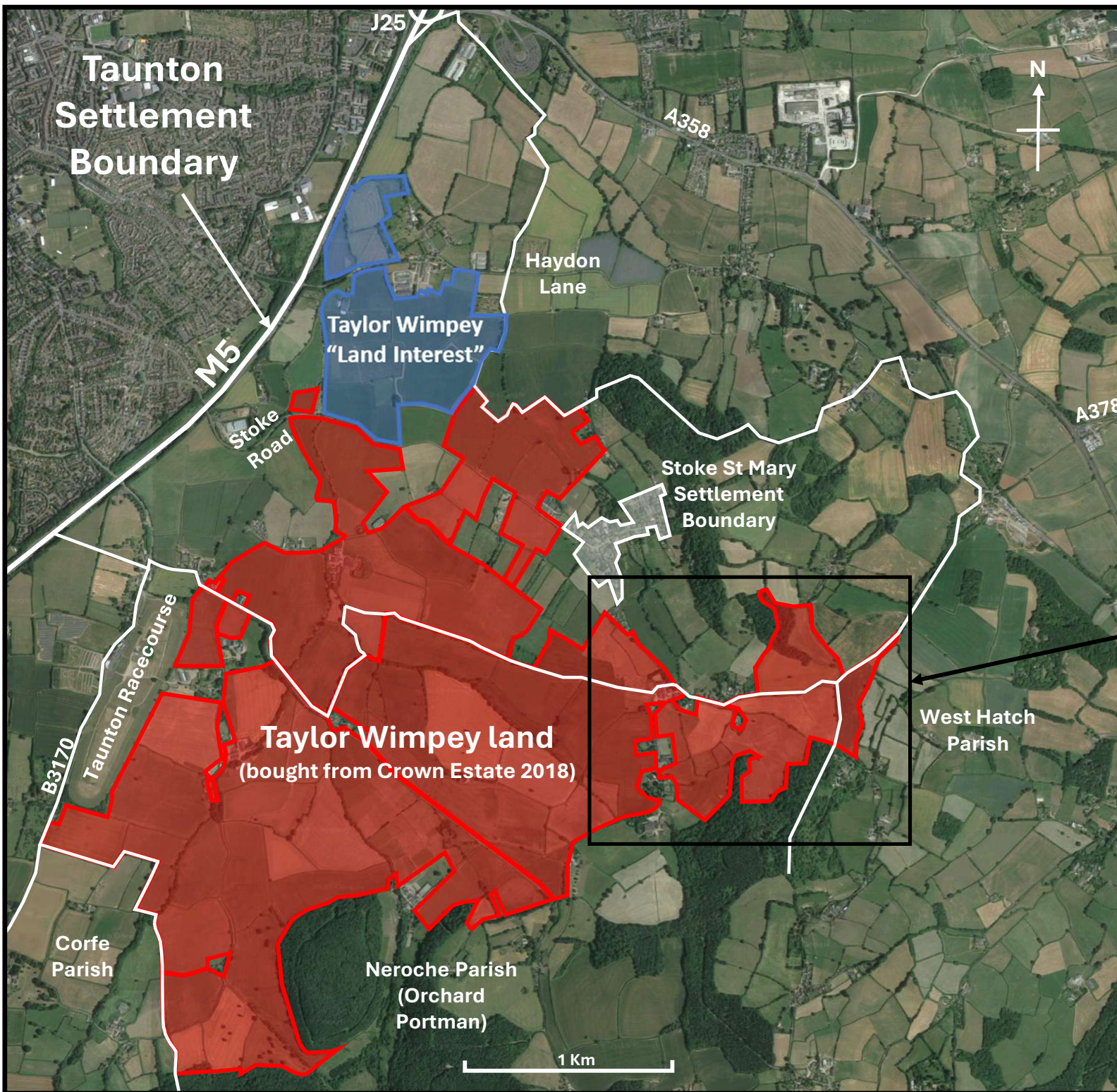
Viewing look-out

THURLBEAR

Natural Scrubland

Sustainable Drainage System

Thurlbear Road



Taylor Wimpey Land

Options held by Taylor Wimpey

- 138 Acres
- 950 dwellings if 50% of site developed

Orchard Portman Estate sold by Crown Estate in Dec 2018

- 1,144 acres

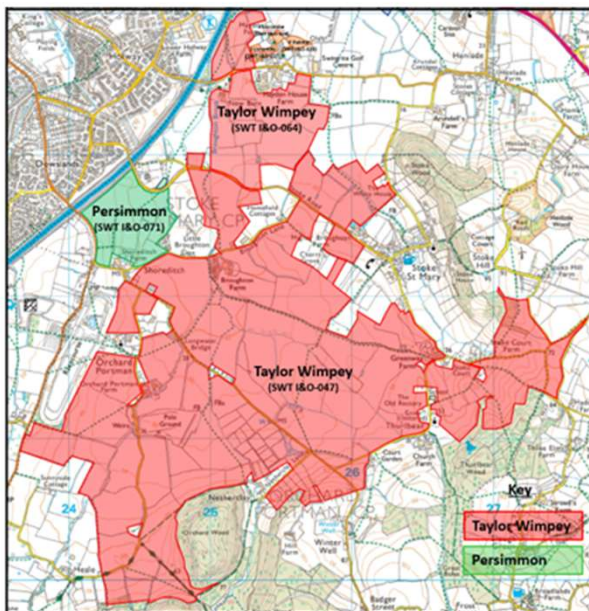
Taylor Wimpey Taunton Garden Village "Theme Park" East of Thurlbear

Note
Taylor Wimpey Land currently classified by Somerset Council as "Non-Developable"

Somerset Local Plan Timetable



Blackdown Vale from Stoke Hill
across to Orchard Portman



- Local Plans lasts 20 yrs – Housing Target 75,000 homes
- Scoping Consultation
 - **19th June – 24th July 2026 - just 5 weeks**
 - SC publish HELAA (Housing & Economic Land Availability Assessment)
 - Response to ‘Call for Sites’ in Jan/Feb 2025
 - >1,500 sites submitted by developers
 - Taylor Wimpey Land proposals expected
- 6 Nov 2026 – Publish Summary of Consultation
- Sep/Oct 2027 – Consultation on proposed Local Plan content & evidence (Includes selected sites)
- Mar/Apr 2028 – Consultation on proposed Local Plan
- Mar 2029 – Adopt Local Plan

Meeting in July

- **Present evidence for YOU to respond to the consultation**