

STAPLEGROVE PARISH COUNCIL

CHAIRMAN

Michael Clark
Brookfield
Rectory Drive
Staplegrove, Taunton
Somerset TA2 6AP
01823 282239

CLERK

Helen McInnes
28 Gaunton Close
Taunton
Somerset TA1 4TW
01823 276403
staplegroveparishcouncil@hotmail.com

Dear Mr John Burton,

14th February 2018

Outline Planning Application 34/16/0007 and 34/16/0014

While the Parish Council is disappointed by the decision of the planning committee to give Outline Planning Permission for the North Taunton Development, of the size submitted, we are very much relieved by the obtaining of government funding for the construction of the spine road. This will ensure that there is now no need for the drop down road on to Corkscrew Lane which would have quickly become a very unsatisfactory and hazardous solution to the developers' claim of a temporary shortage of money.

We expect that this funding will now enable the development to be carried out in a well-planned, more efficient and orderly manner, such as follows, which would be for the benefit of all parties involved or affected:

1. **The funding will ensure that the spine road will be completed before any housing is started.**

(This will enable it to be constructed more speedily and safely by a single highway contractor, without the interruption and interference of any number of house building developers trying to work on the same site at the same time).

2. **It will commence at the western end, making use of the excellent road access from the A358.**

(As intended in the original brief)

3. **The spine road will be of a suitable width and design so as to accommodate it becoming the undoubted extension of the existing A3065 Silk Mills Road outer ring road of Taunton, to reach beyond Kingston Road and in anticipation of the expected continuation eastwards to the motorway.**

(As intended in the original brief.

With the planned extension northwards of Nerrols Drive to join with Cheddon Road included in the SCC Taunton Transport Strategy there would be only a few hundred metres of additional carriageway necessary to connect the spine road to Cheddon Road. This would provide a six mile long outer ring road round the west, north and east of Taunton via the Monkton Heathfield Western Relief Road to the A38, the A358 and motorway junction 25 and to the Nexus 25 employment centre, to provide an efficient alternative way of avoiding the town centre. This would reduce the traffic on lower Kingston Road and the extent of the remedial works needed at the St Andrews gyratory system, currently to be included in the Section 106 agreements).

Visit our website www.staplegroveparish.co.uk

STAPLEGROVE PARISH COUNCIL

4. **On completion of the spine road work will immediately begin on the planned Manor Road/Corkscrew Lane highway improvement corridor.**

(This should include the provision of further footways, particularly at the blind double bend where the two existing roads join, together with the provision of a 20mph speed limit through the village.

This work will be in accordance with the stated TDBC policy of returning the country lane to the use of local residents only and for it to become a suitable cycling and walking route to the adjacent schools and sports facilities. This will also have the advantage of reducing the use of Whitmore Road and Clifford Avenue as rat runs).

5. **The provision of this funding will increase the viability of the scheme to enable 25% affordable housing to be reinstated.**

(As intended in the original brief)

6. **In addition it should enable an early start to be made on the provision of the primary school so that it is available in good time for the first new residents.**

(The school should provide sufficient parking area for the cars of staff so that the adjacent roads and the spine road in particular, are not filled with parked cars during the daytime, which is often so apparent throughout the Taunton).

7. **With there now being no need for the drop down road the full width of the continuation of the Green Wedge between the two new garden communities should be reinstated.**

(As intended in the original brief)

The above procedure would enable the development to proceed with the least disturbance to the existing residents and enable an easier transformation to the new life style necessary during the years ahead.

We should be grateful to receive confirmation of your agreement that this is an appropriate way forward for the development of these new communities as part of Taunton having obtained Garden Town status.

Please place this letter on the Planning website.

Yours sincerely

Michael Clark
Chairman