Staplegrove West - Phase 1

Welcome 1

On behalf of Redrow Homes, we would like to welcome you to our consultation event.

This event has been organised to allow discussion about current proposals for the development of Staplegrove West Phase 1. We are here today to listen to your views and comments on our current proposals.



Site Location Plan

This consultation will:

- Summarise the background and context of the development;
- Present development of Phase 1 within its context and associated works;
- Provide an opportunity for your views to be gathered; and
- Allow questions to be discussed with on-hand representatives from Redrow and their consultant team.

Feedback Forms are available for you to record your comments.

Redrow Homes

- Redrow Homes is one of the UK's leading housebuilders. We care about the quality of the homes that we build and the developments we create.
- We are committed to delivering thriving communities and creating better places to live, through our passion for design, sustainability and innovation.
- We have a reputation for designing high quality homes that are attractive and meet the modern-day needs of our customers.





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Development Context 2

Staplegrove Urban Extension

Staplegrove West gained outline planning permission on the 15th of April 2019 for an extension to the town to include up to 713 homes and a large area of employment land for offices, research, or light industrial use. The planning permission also includes the requirement to deliver significant off-site highways works, a Spine Road through the site together with infrastructure, landscaping, play areas and sustainable drainage systems.



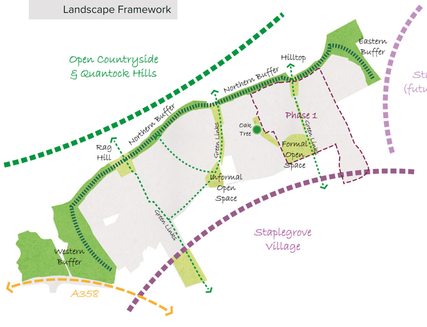
1. Back Stream Corridor
2. Western Buffer
3. Northern Ecological Landscape Buffer
4. Rag Hill Park
5. West Deane Way Green Corridor
6. Rectory Road Corridor
7. Green Streets
8. Oak Tree Park
9. Hilltop Park
10. Green Wedge with community gardens
11. Phase 1 Temporary Access
12. Manor Road East Park
13. Village Green
14. Rectory Green
15. West Deane Way Park
16. Community allotments

Concept Framework

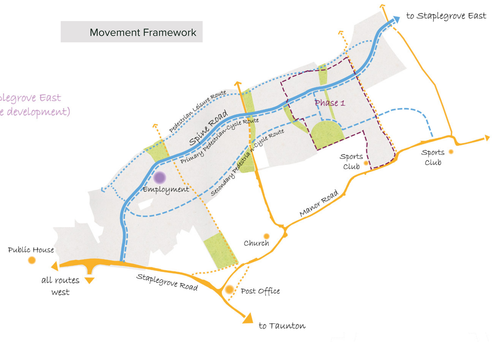
The design of the masterplan framework is primarily landscape led through detailed analysis and response to topography, ecology and landscape setting; each factor is carefully considered alongside the functional requirement for a new Spine Road and a desire to create an urban extension that embraces the human scale.

The development will be implemented in line with a carefully co-ordinated phasing strategy which has been developed from the parameters set out in the approved outline permission. This development phasing prioritises the delivery of the Spine Road and ecological buffer at the earliest possible stage.

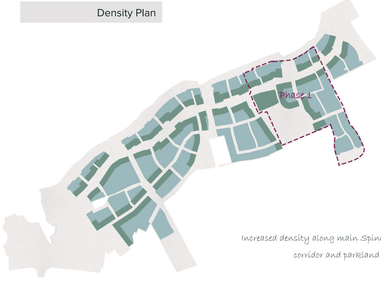
Landscape Framework



Movement Framework

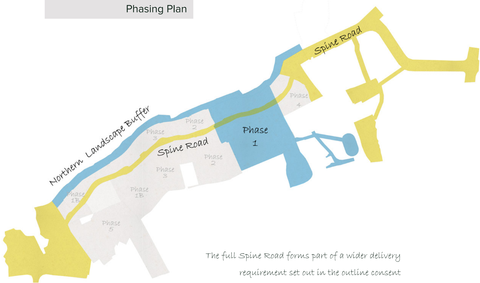


Density Plan



Increased density along main Spine Road corridor and parkland spaces

Phasing Plan



The full Spine Road forms part of a wider delivery requirement set out in the outline consent

*Extracts from emerging Design Guide

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Redrow Garden Villages 3

The Taunton Garden Town Vision

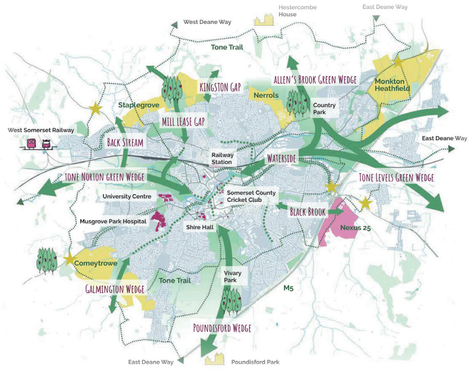
Taunton was designated as a 'Garden Town' in early 2017 following a submission to Government. The aim of this Vision is to nurture housing growth centred on a number of new garden neighbourhoods supported by essential infrastructure and an enhanced network of green infrastructure.

The plan to deliver the Garden Town requirements is set out to meet five core needs;

- Protect, maintain, link and enhance our green spaces, water and woodland, for people and wildlife;
- Maximise our mental, emotional, physical and intellectual well-being by improving our educational, sporting, leisure, artistic and cultural life from being just 'good' to 'outstanding';
- Create a built environment, not just of houses but of neighbourhoods, that reflect the very best practice and a town centre of vitality and adaptability as the setting for a sociable and delightful experience;
- Transform the transport network, inside and outside the town, embracing new technology to meet everyone's needs while we reduce our carbon footprint, encourage walking and cycling and green the town;
- Cultivate a Taunton economy that creates competitive advantage and then develops it to be bigger and bigger through talent, technology and technique, building businesses that prosper in the global market.



Somerset West & Taunton Garden Town Vision Document



Taunton Garden Town Green Infrastructure Diagram

Redrow Garden Villages

Redrow Homes has also published a Design Manual setting out their development aspirations. The document sets out the key ways in which Redrow goes about creating a better way to live.

The principles are focused on creating places that offer social and environmental benefits for new residents and the wider community. The principles contribute towards improving health and happiness, a sense of belonging, protection and enhancement of the built and natural environment, among other considerations.

REDROW'S PLACEMAKING PRINCIPLES



Redrow's placemaking framework consists of eight design principles. These principles are unique to Redrow, and seek to deliver distinctive high quality, beautiful places to live. As can be appreciated, there is considerable synergy between Redrow's principles and those of the Garden Town Vision.



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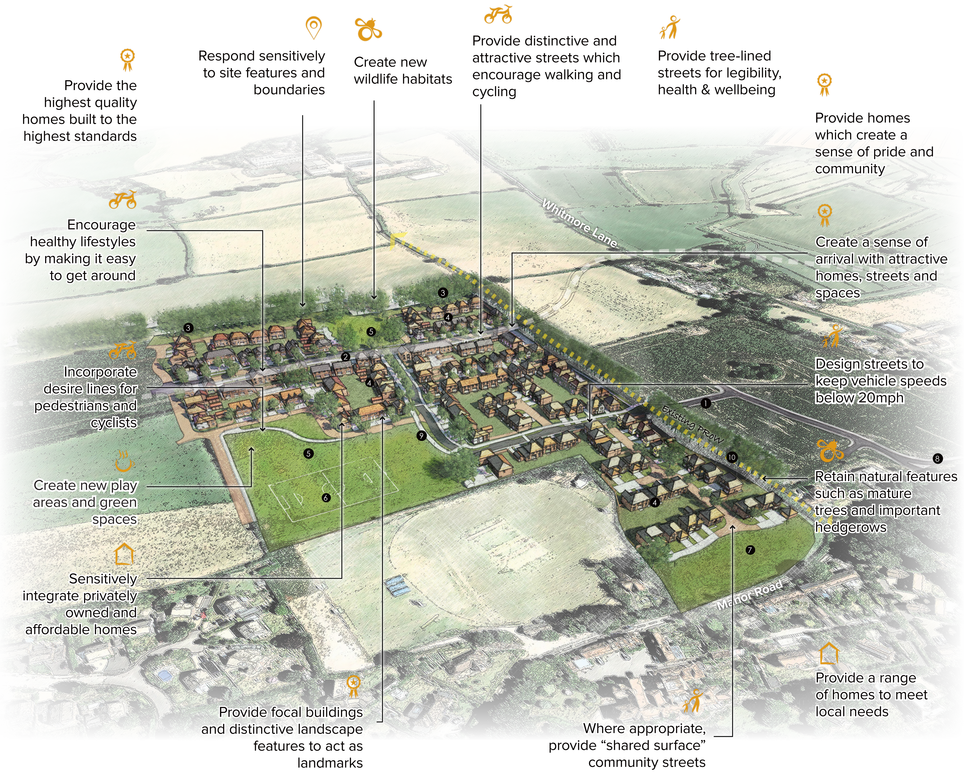
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Development Proposal 4

A detailed planning application is being prepared for the delivery of the first phase of development of the Staplegrove West Neighbourhood, including a section of the internal Spine Road and northern ecological landscape buffer, along with development of around 170 new homes, two areas of public open space, an integrated pedestrian & cycle network and associated off-site highways improvements.

Sketch Aerial View of Phase 1



- LISTEN TO LEARN
- KEEPING IT LOCAL
- NATURE FOR PEOPLE
- STREETS FOR LIFE
- EASY TO GET AROUND
- PLACES TO GO & THINGS TO DO
- BUILT TO IMPRESS
- HOMES FOR ALL

The layout shows where we think the homes, roads, footpaths, cycle routes and open spaces should be located.

Our proposals include the provision of an ecological landscape buffer along the northern edge of development providing biodiversity links and visual screening from the Quantock Hills.

Street tree planting and incorporation of green spaces allows for a strong landscape-led approach, while an attenuation pond will store and manage surface water run-off.

Key Design Aspects Include:

1. Temporary vehicle access
2. Delivery of a section of the internal Spine Road
3. Delivery of 5ha of the northern ecological landscape buffer
4. Around 170 new homes (15% Affordable)
5. Two areas of public open space, the Village Green and Hilltop Park
6. Provision of kick-about space
7. Provision of Phase 1 attenuation area
8. Improvements to existing highways network
9. Provision of an integrated cycle / pedestrian network
10. Pedestrian connection to the village through existing Public Right of Way

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Transport & Access 5

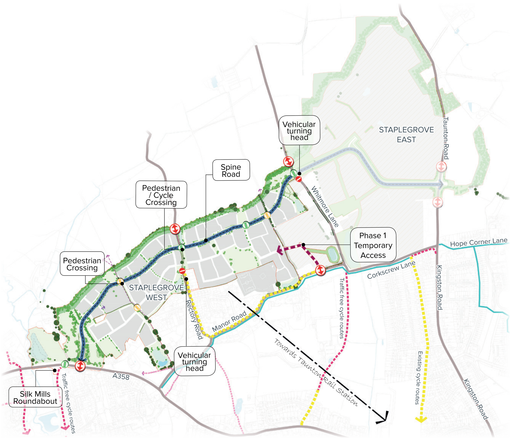
The ‘Spine Road’ and Strategic Highway Works

The planning approval for Staplegrove Garden Village has secured the delivery of a large scheme of off-site highways works, in addition to a ‘Spine Road’ through the new development which will link Staplegrove Road and Taunton Road. The road will provide a new bus route and will also reduce the need for new and existing residents to use Corkscrew Lane and Manor Road. In addition, the existing Rectory Road and Whitmore Lane will later be closed to vehicles and will allow for pedestrian and cycle access only.

Redrow are required to submit a detailed plan showing the route of the Spine Road at the same time as Phase 1. These will be two separate planning applications. A Section 106 Agreement has been signed which ensures that no more than 250 homes will be occupied until the road is built in its entirety.

Key strategic transport and access requirements are:

- Spine Road
- Improvements to pedestrian links and cycle routes
- Improvements to Corkscrew Lane/ Hope Corner Lane junction
- Signalised access to new development from Staplegrove Road and from Kingston Road
- Improvements to Silk Mills roundabout and Cross Keys Roundabout



Consented road network and movement strategy diagram

Highway Works within Phase 1

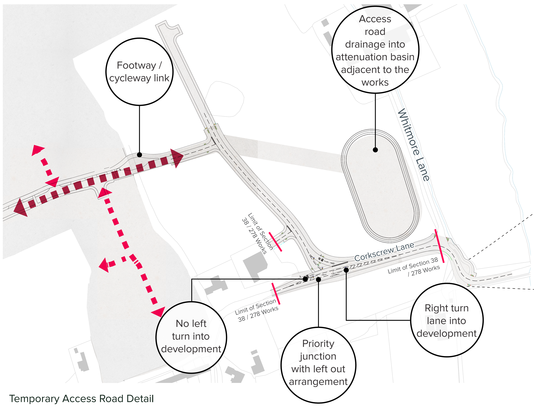
The first phase of this scheme requires the creation of a temporary access road from Corkscrew Lane into the site. The planning permission ensures that the temporary access will be removed when the Spine Road is opened or within 5 years of the first home being occupied. Other requirements are:

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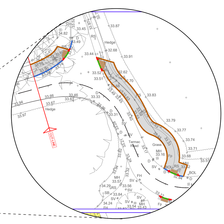
- Delivery of a section of the Spine Road
- Creation of a signalised site access junction with Staplegrove Road
- Improvements at the Manor Road junction with Staplegrove Road
- Resurfacing and lighting of Gipsy Lane cycle track
- Improvements to pedestrian links to Taunton Academy

Improvements to pedestrian links to Taunton Academy include the following:

- Two new crossing points on Corkscrew Lane
- Footway / cycleway widened
- Provision of additional waiting area at crossing to Taunton Academy



Temporary Access Road Detail



Detail of improvements to pedestrian links to Taunton Academy

* Note that these drawings are subject to Somerset County Council approval as part of ongoing S278 consultations and design and amendments may therefore be requested.

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Landscape & Ecology 6

Landscape and Ecology Strategy



The Wider Landscape Setting

The landscape structure for the new development has evolved in response to both the Landscape & Visual and Ecological Assessment work and the emerging spatial studies. Public open space and other green infrastructure, incorporating the existing public right of way, have also been carefully considered to provide a high quality development.

The objective is to retain and build upon existing Green Infrastructure assets in and around the site and to create a discernible landscape structure which provides movement linkages, biodiversity, visual screening, seasonal interest and above all, an attractive setting for the new neighbourhood.

The key structural elements of the landscape framework are:

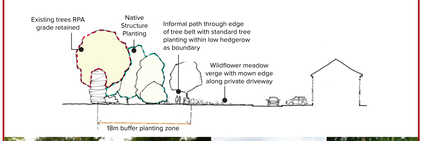
1. Northern Ecological Landscape Buffer
2. Retention of existing vegetation where possible.
3. Western Entrance Road Buffer
4. North South Green Corridors: Safeguard the character of existing PROWs and contribute to the Sense of Place.
5. Back Stream Corridor
6. Provision of sports facilities
7. Provision of tree lined 'Green Streets' linking areas of POS with the central Spine Road.
8. Provision of a strong landscape framework along the site's Spine Road
9. Community gardens, orchards and allotments
10. Pocket Parks aligned along the north edge of Spine Road



Landscape Provision within Phase 1

Northern Landscape Buffer

The site will feature a belt of native planting along the northern boundary, providing biodiversity linkages, landscape structure and screening of views from the open landscape towards the new development along with enhanced habitats for lesser horseshoe bat and hazel dormouse.





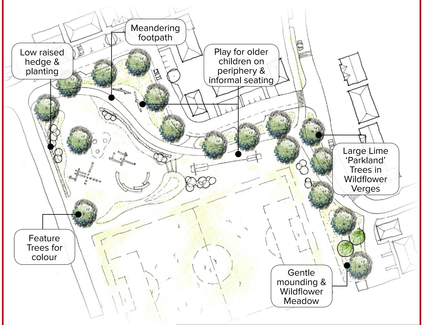
Example structure planting woodland belt

Hilltop Park

Local pocket parks will provide formal and informal recreational opportunities as well as contributing to the landscape structure of the area and providing linkage into the wider footpath network.

Village Green

The Village Green introduces a play area and provision of sports facilities adjacent to the existing community facilities. Strategic tree planting helps to create a landscape structure and assimilate the new development into the existing village.

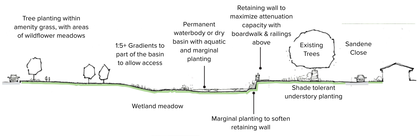




Example play area and timber play equipment

Drainage Strategy

To ensure water run-off is sustainability managed, a detailed drainage scheme comprising a system of on-site attenuation ponds will be designed to slow down the rate at which rainwater flows across and off-site, to prevent flooding during heavy rain. The scheme is being developed to secure wetland areas which are rich in biodiversity and positive in their contribution to the landscape character of the surrounding areas.





Example images of SuDS Basins

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Have your say. . . 7

Thank you for attending today's event

Redrow would like to thank you for attending today's event as we finalise preparation for a Reserved Matters application for the first phase of development at Staplegrove West, Taunton.

Feedback and next steps

We welcome any comments, feedback or suggestions you may have that could improve our proposed development. As we finalise our plans, we will review any comments received.

- Once you have had a look at our scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.
- A Reserved Matters planning application will be submitted towards the end of this year. Once Somerset West and Taunton Council have received this, they will write to neighbours providing an opportunity to make further comments.

YOU CAN RECORD YOUR COMMENTS IN THE FOLLOWING WAYS:

1. Fill out the feedback form available & post in the comments box here today.
2. Email your views to consultation@origin3.co.uk

PLEASE ENSURE YOUR FEEDBACK REACHES US BY Thursday 7th of November 2019

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