1.1 Purpose of the Brief

PM Asset Management and Ptarmigan Land have been promoting the site on behalf of the landowners to deliver the broad location for growth at Staplegrove (see image to the right for ownership boundaries), which is identified within the adopted Core Strategy and emerging Site Allocations and Development Management Policies DPD (SADMP).

Core Strategy policy SS6 identifies Staplegrove as a location for:

- "A mixed-use urban extension of between 500 – 1,500 dwellings, likely to be commenced after 2015."
- "A Masterplan will need to be prepared to co-ordinate the development and ensure it provides the necessary physical, social and green infrastructure required."
- "Likely facilities within the extension could include a new local centre; primary school; community hall; doctor’s surgery; affordable housing; employment; and improved bus, cycle and pedestrian facilities."

25% of the housing will be provided as affordable housing.

The purpose of this document is to provide a high level Framework Plan, setting out the broad location for housing and associated physical, social and green infrastructure, as required by the Core Strategy.

The Framework Plan has been informed by the detailed surveys and work that the project teams have undertaken of the site and the surrounding area with regard to transport, drainage, landscape impact, archaeology and ecology.

The framework plan will be used by the Borough Council as a material consideration when assessing all further planning applications for the site.
1.2 Planning Context

The Taunton Deane Core Strategy for the period 2011 – 2028 was formally adopted by the Council in September 2012. It sets out a vision for Taunton Deane and strategic objectives, spatial strategy and policies for meeting that vision. It also reflects the strategic objectives of the ‘Sustainable Community Strategy’ as well as national planning policy.

The Plan specifies the locations and quantity of growth to be accommodated within the Borough up to 2028 and identifies strategic site allocations, including mixed-use urban extensions, along with broad locations for growth where the actual extent of development had yet to be determined. Core Strategy policy SS6 identifies Staplegrove as a broad location for a mixed-use urban extension of between 500 – 1,500 dwellings, likely to be commenced after 2015. A Masterplan will need to be prepared to co-ordinate the development and ensure it provides the necessary physical, social and green infrastructure required. This document has been prepared in response to this requirement.

Likely facilities within the extension could include a new local centre; primary school; community hall; doctor’s surgery; affordable housing; employment; and improved bus, cycle and pedestrian facilities.

*The Urban Capacity Study has identified the potential for housing development in urban areas, including brownfield land. However, brownfield allocations are not sufficient to meet the development needs set out in the Structure Plan. Accordingly, some greenfield development will be necessary.*

Taunton Deane Local Plan, para. 2.5

**Taunton Deane Borough Council Site Allocations**

Following on from the adoption of the Core Strategy, TDBC has commenced work on a new Site Allocations and Development Management Plan (SADMP). The SADMP document will form part of the Council’s suite of statutory plans which comprise the basis for determining planning applications across the Deane. TDBC held a Public Consultation event in November 2013 in Staplegrove, seeking views from members of the public on their emerging SADMP, which includes the Staplegrove Urban Extension Preferred Option.
Section 2

Community Involvement
2.1 Engagement with the Community

Public Consultations and Workshops

A Pre-Launch public consultation event, for the eastern section of the site, was held by the promoters in July 2013 at Staplegrove Village Hall, to introduce the project team to members of the public within Staplegrove.

A second exhibition was held in December 2013 to inform and seek the views of the Kingston St Mary community in respect of the issues and constraints that may affect the emerging framework plan.

A workshop was also held with representatives from the Whitmore Area Residents Group (WARG) on the 18th December 2013.

At these previous consultation events the local community was asked to identify potential opportunities and constraints of the area.

A further exhibition was held in May 2014 at the Taunton Vale Sports Club to present the community with an update of the findings, and show progress to date.

It is anticipated that this Framework Plan will be published for consultation early 2015 following informal approval of this Plan by the Council’s Scrutiny and Executive Committees.

A public consultation event is expected to take place late Spring 2015 prior to the submission of any planning applications and once the scheme have been finalised in more detail.

Full details and analysis of the public consultations undertaken to date and going forward will be provided in the Statements of Community Involvement that will support the respective planning applications in due course.

July 2013
- Pre-Launch Public Consultation at Staplegrove Village Hall

December 2013
- Second Public Consultation in Kingston St Mary
- Whitmore Area Residents Group Workshop

May 2014
- Third Public Consultation at Taunton Vale Sports Club
At the consultation events the local community was asked to identify potential opportunities and constraints of the area. The current findings are detailed in the pie charts below.

### Constraints Identified
- Alternative Sites Available
- Flooding
- Highways
- Pollution
- Loss of Prime Agricultural Land
- Lack of Services/ Local Facilities
- Proximity of AONB
- Impact on Bats
- Poor Secondary School Catchment
- Light Pollution
- No Employment
- Phasing
- Taunton Deane BC not Including Kingston St Mary in Public Consultation Events
- Impact on AONB
- Commuting to Hinkley Point
- Affordable Housing
- No Demand for New Housing
- Sewage Capacity/ Drainage
- Appearance of Development
- Overhead Power Lines
- ‘Rat Running’
- Loss of Village Identity

### Opportunities Identified
- Improved Bus Service
- Potential for Commercial Development
- New Infrastructure
- Highway Improvements
- New Primary School
- New Cycle Routes to Taunton
- Green Wedge
- SUDS Drainage
- Playing Field in the Green Wedge
- Improvements to Corkscrew Land Junction to Kingston Road
- 10m Wide belt of Woodland along Northern Boundary to Protect AONB
- Close Linkage to Train Station
- More Young People in the Area
- More Warden Housing for the Elderly or Bungalows
- A New Shop
- First Time Buyer Homes
- Landscaping
- High Quality Development
2.3 Branding and Website

Branding and website created for the scheme.

The website:
www.northtauntondevelopment.co.uk
allows the public to keep up to date with the progress of the project. It also provides a portal where the public can view consultation boards to date, and notifies of upcoming events.

Welcome and thank you for visiting the website for the proposed future development of land between Staplegrove and Kingston St Mary, to the north of Taunton. This site will provide up-to-date information on the emerging proposals for the urban extension.
Section 3

Issues and Constraints
3.1 Constraints and Analysis Introduction

To identify the necessary infrastructure, the project team have started to look in detail at existing and potential opportunities and constraints of the site.

A summary plan of the constraints can be found to the right. However, this chapter also contains a more detailed account of the constraints which have shaped the framework plan.
Section 3 Issues and Constraints

3.2 Photos
Section 3 Issues and Constraints

3.2 Photos
3.3 Access and Movement

An aim of this scheme is to develop a sustainable transport strategy providing for safe, efficient and convenient access for all major modes of transport.

This exercise has established the travel conditions of north Taunton in the future and most significantly after the opening of the Northern Inner Distribution Road (NIDR). Other key junctions have been looked at in detail to understand their future operation and the possible impacts of this development.

Delivery of the North Taunton development in its entirety is predicated on provision of the spine road and the phasing of development will be in line with construction of this road.

The phasing of the development will be married with the appropriate level of transport infrastructure, both on and off-site. It is anticipated that early phases of the development would be accessed from Kingston Road and Staplegrove Road. The safeguarding of Manor Road against increased traffic flows, and if possible creating a reduced flow, forms a significant part of the access strategy currently under consideration.

Within the development site a clear hierarchy of road space, influenced by the purpose and setting of the space, will allow safe movement for pedestrians and cyclists.

It is envisaged that bus services will operate through the development serving residents, employees and visitors. Provision will be made to incorporate a bus route along the spine road into the mixed use local centre by putting all parts of the development within a reasonable walking distance of the nearest bus stop (approx. 400m). It is inevitable that new and improved bus services will benefit the wider community as well as serving this development. Direct and safe access for pedestrians and cyclists from the development to nearby key destinations will be provided.

In Summary

- Appropriate vehicular access
- Access to existing road network
- Early phase(s) from Kingston Road and Staplegrove Road
- Safeguarding of Manor Road
- New and improved bus service

Pedestrian and Cycle Access

Maximise permeability of the site for pedestrians and cyclists; Safe movement for pedestrians to/from and within the development through considerate design; Bolster, improve and provide new routes to key local amenities; Connection to public rights of way ‘leisure routes’.

Public Transport Access

Provision for existing and new bus services running through development; Increased level of bus services benefiting wider community.

Emergency Access

Where necessary additional dedicated emergency access points.
3.3 Access and Movement

Main Access Routes - Taunton

Main Access Routes - Staplegrove

Key
- Proposed Site Boundary
- Motorway
- A Road
- B Road
- Railway Station
- Public Footpath
- Bus Stop
3.4 Heritage, Settlement and Archaeology

**Cartographic Data**

The pattern of fields, watercourses and highways has remained essentially unaltered since c. 1840, the only change being one of amalgamation of fields. Only four of the fields had historically significant names at the time of the Tithes surveys of c. 1839-41.

Of the buildings within or immediately adjoining the application site, the following were present in c. 1839-41: the pre-20th century buildings at Staplegrove Mills, Staplegrove House, all but one of the pre-20th century buildings at Whitmore Farm, and Okehills. The remainder were all built after 1839 – 41.

**Heritage Assets**

There are a number of Grade II Listed Buildings and one Grade II* Listed building within the immediate surrounding of the application site. The site also lies to the north and around the Staplegrove Conservation Area.

Pyrland Hall is a substantial mid 18th century ‘country house’ of Palladian-inspired design, now used as a school (Current OS 25K mapping refers to it as Kings Hall). It is set within extensive and wooded grounds that obscure direct viewing of it from the application site, and vice versa, but those grounds extend westwards to the eastern edge of the application site.

Staplegrove House and Okehills are early 19th century Regency villas. Both are surrounded by high visibility screens that prevent visual appreciation of them from the public highway or from within most of the site. Okehills, alone, is partially visible from the west through a gap in the coniferous visibility screen that also allows sight of the fields to the west of it.

The other buildings, with the exception of St John’s parish church in Staplegrove village, are of vernacular forms of late 17th – 19th century date. Staplegrove Mills is a large building of mixed residential and industrial form set within a modern farm complex at the base of the steep-sided valley of the Back Stream and not, therefore, intervisible with most of the application site. Hope Corner House is a similarly large building, surrounded on all but its north-west sides by 20th century residential developments and screened from the application site to its north-west by a coniferous plantation attached to Okehills.

Slapes and Smoky are modest vernacular roadside dwellings approximately half a kilometre north of the application site and intervisible only with its northern margins, whilst the cluster of buildings at the centre of Staplegrove village and ‘Kibby’s further to the southwest of them, are not intervisible with the application site.

**Archaeological Potential and Significance**

A full archaeological assessment is currently underway and the results of which will inform the more detailed masterplanning work, which will be prepared in support of any future planning applications.

The prima facie evidence suggests the application site is of modest archaeological potential and that potential is geomorphologically restricted to the better-drained areas of River Terrace deposits. Those three areas are likely to contain the remains of late prehistoric/Romano-British settlement and, possibly, burials. The significance of such remains is largely dependent on their quality and extent, which can be established only through ‘field evaluation’ (i.e. site investigation), but if the assumptions made above are borne out, they complement recent work at Maidenbrook and Nerrols Farm, as well as at Cullompton in Devon and Corney’s secondary analysis of Wiltshire (Corney, 2001), which demonstrate a far denser late prehistoric and ‘non-villa’ Romano-British rural settlement pattern than has hitherto been accepted. Understanding that ‘non-villa’ rural settlement pattern and its late prehistoric antecedents is a key research aim for the archaeology of southwest England (cf. Webster et al., 2008, Research Aim 29) and such archaeological remains might warrant preservation in situ or complete archaeological excavation. Investigation into other possible settlement areas is required.

The historic buildings within or close to the application site are of modest historical significance and would not be materially affected by development. Furthermore, the majority are enclosed by tall hedges or wooded parkland, making assessment of their ‘setting’ and the contribution it makes to their significance problematic. Only two within the immediate vicinity of the application site have any architectural pretensions - Okehills and Staplegrove House - both of which are enclosed by tall hedges. Staplegrove House is appreciable only from its southern approach – a perspective that would not be affected by development – and Okehills is appreciable only from the west through a gap in its tree screen that also allows the occupants to view the open fields to its west. It is arguable that those fields would be considered part of the setting of Okehills and, more importantly, that they contribute to its significance as a large, architect-designed ‘Polite’ house of early 19th century date. The others are either too distant from the site to be realistically affected by development of it, or have already been surrounded by 20th century residential developments.
1. Church of St. John and various tombs
2. The Old Rectory
3. Pomeroy’s Farmhouse and adjoining barn
4. Norwood & Farm buildings
5. Steading Hay
6. Kibby’s
7. Staplegrove House
8. Gates to Staplegrove House
9. Staplegrove Lodge
10. Slapes
11. Smokey
12. Stonehouse Farm
13. Okehills
14. Hope Corner House
15. Wellsprings
16. Pyrland Hall

HER Assets:

a. Un-dated cropmark interpreted as “oval enclosure” [HER ref: 43046]
b. Un-dated cropmark interpreted as “diffuse circular enclosure”. The author’s analysis of the APs suggests this is an in-filled pond [HER ref: 44239]
c. Un-dated cropmark interpreted as being “three sides of a possible ditched, rectilinear, Prehistoric or Roman enclosure…visible as indistinct cropmarks” [HER ref: 44345]
Taunton lies on the River Tone, on the Vale of Taunton Deane, in between three hills: the Brendon Hills, the Quantock Hills and the Blackdown Hills.

“The development area avoids breaching the Rag Hill ridge which was designated as a special landscape feature in the Taunton Deane Local Plan.”

Adopted Core Strategy 2011-2028, Taunton Deane Borough Council, 5.70

The application site encompasses a broad ridge oriented SSW-NNE that fans out into a roughly level terrace at its northeast end. Its steepest gradients are at its south-western end, where it overlooks the relatively wide and flat-bottomed valley of the tightly meandering Back Stream that flows south towards the River Tone and is itself joined by westward flowing tributaries running along the northern edge of the ridge. Of the many surface watercourses that cross the site, the back Stream is the only one flowing through its natural course: the Mill Lease Stream and the Kingston Stream that flow north-south across the eastern half of the site, together with all their tributary drains, flow in artificial channels. The interior of the site is divided into c. 27 irregularly shaped and sized fields and paddocks, bounded by mature hedges, recent fences and a large number of drainage ditches. Many of the fields contain or share ponds but there are no other surface features or earthworks visible.

Topography

Taunton lies on the River Tone, on the Vale of Taunton Deane, in between three hills: the Brendon Hills, the Quantock Hills and the Blackdown Hills.

AONB

Taunton lies in between two Areas of Outstanding Natural Beauty, The Blackdown Hills, and the Quantock Hills. The site at Staplegrove can be seen from the Quantock Hills AONB, thus it is vital that these views are analysed, and the proposed development complements these views, and provides minimal disruption.

Site Character

The site encompasses parts of three parishes on the northern edge of Taunton in Somerset: Staplegrove, Cheddon Fitzpaine and Kingston St Mary, of which the former is the larger component. These straddle the southern aprons of the Quantock Hills overlooking the broad valley of the River Tone that meanders west-east through the centre of Taunton towards its confluence with the River Parret near Bridgwater. The wider landscape is predominantly one gentle south-facing slopes dissected by the westward and southward-flowing tributaries of the River Tone. In this case, that geomorphological model is augmented by an interrupted ridge running SW-NE along the axis of the application site, cut by the (from west to east) the Back Stream, Mill Lease Stream and Kingston Stream and the thoroughfares that run alongside them.

The geological base is predominantly of Mercia Mudstone, with outcrops of Morte Slate and Otter Sandstone extending towards the site from Kingston St Mary and Cheddon Fitzpaine to the northeast. Within the application site the mudstone is partially masked by localised remnants of River Terrace sands and gravels that form the interrupted axial ridge. That varied geological base supports shallow ‘brown soils’ typically c. 300mm thick, the characteristics of which will vary between the different parent materials.

The site area is currently divided into c. 27 fields and paddocks delineated by well-established boundaries, drainage ditches, footpaths and public highways, that surround the named farms and homesteads of Hillmeade, Whitmore Farm, Raphill and Okehills.

The land under the control of the promoters can be described as follows:

- The landscape character locally is defined by tightly clipped and long established native species hedges, some aligned with seasonal watercourses / ditches. Sporadically located mature oak trees protected under TPO (Tree Preservation Order) are within some hedge lines. Occasional oak trees within the fields mark the lines of former hedgerows.
- The low lying area between Okehills and Rag Hill incorporates subtle topographic undulation which generally declines towards the Mill Lease Stream near to Whitmore road. To the north views to the Quantocks can be gained and to the south the settlement limit of Taunton is in parts visible between treed areas.
- The variety of seasonal crops grown across the site (particularly tall miscanthus) can alter the availability of views out from the site depending on the height of the crop / the time of the year.

Landscape and Visual Effects

The emerging framework plan is informed by the likely landscape and visual effects of proposed development.

- Acknowledging the value of visual amenity, particularly in relation to new public green open spaces associated with development proposals.
- Assessing the intervisibility and visual relationship between the site and the Quantock Hills Area of Outstanding Natural Beauty (AONB), the Historic Pyrland Hall Estate and adjacent neighbourhoods.
- Acknowledgement of historic or interesting views and viewpoints.
- Utilising topography, tree belts and open space to visually integrate development into the landscape.
Section 3 Issues and Constraints

3.5 Topography

Key
- Proposed Site Boundary
- Pyfand Boundary
- 45m
- 40m
- 35m
- 30m
- 25m
- 20m
- Kingston Stream
- Mill Lease Stream
- Back Stream
- Rag Hill
3.6 Flooding

Key
- Proposed Site Boundary
- Pyland Boundary
- Flooding Zone 2
- Flooding Zone 3
- Kingston Stream
- Mill Lease Stream
- Back Stream

Section 3 Issues and Constraints
Section 3 Issues and Constraints

3.7 Infrastructure
Hestercombe House and Gardens are located to the north-east of the consultation site. Hestercombe is designated as a Special Area of Conservation (SAC) for its maternity colony of lesser horseshoe bats.

Part of the site lies within a designated bat consultation zone, thus extensive ecological surveys, as well as bat activity surveys have been carried out in order to provide a clear understanding of the bat species using the site.

Thus extensive bat surveys have been carried out over 2013 and 2014 to provide a clear understanding of the extent of bat activity on the site. Additional ecological surveys carried out include those for badgers, bats, breeding birds, dormice, reptiles and great crested newts.

Surveys carried out to date have identified that the development should incorporate some green corridors and buffer planting where appropriate principally to ensure bat flight lines are maintained where necessary.

New trees and hedgerows would be planted within the open space areas on the site and meadow areas and SUDS introduced which will further enhance additional opportunities for wildlife.
Section 4

Access and Spine Road
**4.1 Spine Road**

The development at North Taunton is predicated on delivery of a spine road from Kingston Road to the east across to a point onto or in close proximity to the Silk Mills Roundabout to the west. This road will be of sufficient width to accommodate buses and will take the form of a local distributor road with some frontage development onto it. The spine road will be provided on a “phased” basis and development of the site will be restricted until such time as the spine road is complete.

It is anticipated that the site will be accessed by a suitable arrangement to the east of Silk Mills roundabout. Further discussion with Somerset County Council as the Local Highway Authority are required to progress this matter. The solution will ultimately be tested as part of the Transport Assessment prepared in respect of any planning application that come forward.

With the spine road providing an east-west link bus services will operate through the development putting all parts of it within a reasonable walking distance of the nearest bus stop. Continuation of new and improved bus services through neighbouring areas will benefit the wider community as well as serving this development.

Within the development a clear hierarchy of road space, influenced by the purpose and setting of the space, will allow safe movement for pedestrians and cyclists.

It is intended that the internal roads and footways within the development will comply with the principles of Manual for Streets and that they will be to a standard that will be adopted by Somerset County Council.

**Highway Improvements**

Significant work has been carried out to evaluate the capacity of the existing road network, including the A3038/A358 gyratory. Measures will be implemented as the scheme develops to mitigate any adverse effects and these could include new public transport links and local junction improvements. A key element of the proposed highway network regime is the status of Corkscrew Lane. The function of Corkscrew Lane is currently being reviewed with TDBC and SCC.

**Travel Plan**

A travel plan to encourage new residents to use sustainable modes of transport to meet their travel needs will form an important element of the strategy to reduce the number of car movements generated by the development. Measures will encourage walking and cycling for travelling on short local journeys and the use of public transport for journeys to work especially to local employment centres such as Taunton. This travel plan will be developed in conjunction with Somerset County Council.
TRAFFIC AND ENVIRONMENTAL MANAGEMENT

HOPE CORNER LANE IMPROVEMENTS

30MPH SPEED RESTRICTION EXTENDED TO APPROXIMATELY THIS LOCATION

ACCESS FOR SMALL POCKET OF DEVELOPMENT ONLY. NO THROUGH ROUTE TO WIDER DEVELOPMENT

THE FUNCTION OF CORKSCREW LANE IS CURRENTLY BEING REVIEWED WITH TDBC AND SCC

PRECISE LOCATION OF ACCESS YET TO BE DETERMINED

LEP FUNDED IMPROVEMENT INCLUDING SPINE ROAD SPUR

NORTH-SOUTH CONNECTION

Key

Proposed Site Boundary
Cycle routes
Determinative spine road alignment
PRK
Existing Power Lines - Some of which may be grounded

Access Strategy

NORTH-SOUTH CONNECTION

ACCESS FOR SMALL POCKET OF DEVELOPMENT ONLY. NO THROUGH ROUTE TO WIDER DEVELOPMENT

THE FUNCTION OF CORKSCREW LANE IS CURRENTLY BEING REVIEWED WITH TDBC AND SCC

PRECISE LOCATION OF ACCESS YET TO BE DETERMINED

LEP FUNDED IMPROVEMENT INCLUDING SPINE ROAD SPUR

TRAFFIC AND ENVIRONMENTAL MANAGEMENT

HOPE CORNER LANE JUNCTION IMPROVEMENTS

KINGSFORD ROAD

30MPH SPEED RESTRICTION EXTENDED TO APPROXIMATELY THIS LOCATION

Existing Power Lines - Some of which may be grounded
Section 5

Green Infrastructure
5.1 Landscape-led Approach

A Landscape-led Approach to Masterplanning

Part of the proposed development area is adjacent to the Pyrland Estate. The promoters will take into account the historic setting of the Pyrland Estate and the surrounding area.

The promoters are taking a landscape-led approach to the development at North Taunton in order to ensure that the likely effects on all landscape assets, including the National Trusts’ Estates and the Quantock Hills AONB to the north, are fully considered.

In accordance with the adopted Core Strategy, the promoters are in the process of preparing a framework plan to ensure the necessary physical, social and green infrastructure requirements are provided – including the provision of affordable housing, a primary school and a local shopping centre. More detailed masterplans will be prepared in due course as part of any planning applications submitted.

A landscape-led approach to masterplanning will:

- Be based on an understanding and assessment of the key landscape character elements that form the landscape north of Taunton.
- Use Landscape Survey and Assessment approaches to inform detailed masterplan preparation.
- Where possible, allow space for retaining & protecting significant trees, woods & hedgerows for wildlife & amenity value.
- Understand the links between the countryside and the town, and provide a transition between rural and urban landscapes.
- Actively seek opportunities to plant new trees and conserve and enhance landscape features through the development process.

Place Making

The quality of the designed urban realm is vital as the neighbourhoods and places in which we live have an impact on our everyday lives. A high quality design as well as a coherent and integrated design approach will mean that the community can feel safe, can walk around their neighbourhood easily, and will have local facilities nearby such as shops, schools and community facilities. The design will create a high quality urban realm which can be enjoyed by all who live in the new development, as well as by the existing communities of Staplegrove, Kingston St Mary, North Taunton, and the wider surrounding area.

A high quality urban realm can be created through an informed design approach that learns from the existing communities, the history of the place, the drivers for development, and allows for early involvement with the community.

A well-coordinated project team will enable a highly integrated design approach, allowing the harmonisation of a sound transport scheme, a positive landscape design approach, high quality dwellings and spaces, as well as a scheme which responds positively to the environment. Positive urban design will deliver a place which creates social, environmental and economic value.

A positive access strategy for vehicles, buses, cyclists and pedestrians will be vital for a successful scheme. Places will be created out of streets, so as roads are not merely used for transport, but also integrated into the urban design to create a coherent and vibrant setting.

The scheme will be designed with the resident and local community in mind, and will aim to create a special place for current and future generations of Staplegrove, Kingston St Mary, Taunton and the surrounding areas.
Green Infrastructure, a Green Wedge, Play Areas and Pitches

‘Green Infrastructure (GI) is the network of natural and semi natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities.’


The landscape comprises of various elements of Green Infrastructure, having both functional and aesthetic characteristics:

• Creating green public open spaces, incorporating play areas, playing pitches, walking and cycling.
• Retention and creation of landscape features for wildlife and visual amenity; individual trees, hedgerows, tree belts, wetlands and watercourses.
• Allowing space for the integration of sustainable drainage.
• Re-creation of former orchards, providing opportunities for local food production on allotments.
• Affording opportunity for views to open green space.

The Green Wedge

An extension to the green wedge was outlined in the Adopted Core Strategy 2011-2028 for the Broad Location of Staplegrove:

“...two development areas separated by an extension to the Staplegrove green wedge to the north on either side of Mill Lease Stream.”

The key policy objectives of Green Wedges are to:

• Prevent the coalescence of settlements and maintain a sense of place and identity for neighbourhoods;
• Maintain the open character of a green lung contributing to health and wellbeing for residents;
• Bring the countryside into the heart of town;
• Provide accessible formal and informal recreation, sport and play;
• Provide valuable wildlife corridors and habitat;
• Protect areas of landscape importance and visual amenity; and
• Provide a positive approach to land use.

TDBC Green Wedge Assessment Document, September 2013

The green wedge could include:

• **Woodland/hedgerows/grassland**
• **Public open space**
• **Attenuation ponds/reed beds**
• **Allotments**
• **Play areas (formal and informal)**
• **Routes for cycling and walking**
• **Space for wildlife**
• **Space for uniformed organisations and community groups to use**
• **Underground utility corridors**

The green wedge could also include other suitable activities and features that are desirable and acceptable in the context of the local authority planning policy relating to the green wedge.

The location and scale of the green wedge is not “fixed” and will be subject to detailed design.

Informal and formal open space will comply with the Borough Council's open space standards but will respond to a robust evidence base.
Section 6

Community Facilities
6.1 Community Facilities - Local Centre

A Local Centre

As part of the masterplan area, a local centre will be provided for the community in order to encourage a walk-able neighbourhood, reducing the need for cars.

The local centre could include a variety of facilities, some of which are listed below:

- Retail
- Leisure
- Health facilities
- Employment
A Primary School

A primary school will be provided within the proposed development. This would be a one-form entry school, with space provided to allow increase to two-form entry as and when required.

The school would also have associated with it all the required facilities, which are listed on the right.

In response to emerging local and County Educational needs, the school site may be provided with:

- One - two form primary school
- Playing pitches
- Soft and hard play areas
- Games courts
- Habitat areas
- Wildlife area
- Bus routes to the school
- Safe routes to school
- Cycle/ scooter parking

Timing of the provision of the primary school is subject to further discussions with SCC and TDBC. It is anticipated that this will be funded using CIL contributions, with land being provided by the developers.
6.3 Proposed Local Centre and School Location

Proposed Location for the Primary School and Local Centre

Key
- Boundaries
  - Proposed Site Boundary
  - Pyland Estate Local Wildlife Site
- Constraints
  - Existing Power Lines - Some of which may be grounded
- Proposed Development
  - Proposed Main Road
  - Proposed PROWs
  - Proposed School Location
  - Proposed Local Centre Location
  - Possible Employment Location

1. Kingston Stream
2. Mill Lease Stream
3. Back Stream
4. Rag Hill
5. Okehills
6. King's Hall School
7. Wellsprings Primary School
8. Staplegrove House
9. Existing Sports Field
10. Proposed Sports Field
11. Taunton Academy
Section 7

Framework Plan
7.1 Framework Plan

NB: the school building will not be located in the green wedge; however, the associated playing fields and green areas could be.
Section 8

Deliverability / Implementation
Next Steps

This document has been prepared with a view to submitting to TDBC for their consideration to Scrutiny and Executive Committees in December 2014. Subject to informal approval by these Committees the document will then be published for public consultation for up to 6 weeks in January 2015.

During the first part of 2015, the consultant teams acting for Ptarmigan and PM Asset Management will be continuing to progress the masterplanning of the site in response to additional survey work to ensure a well-informed scheme. The teams will be then preparing planning applications for submission Summer 2015.

The anticipated timeline for the scheme is shown adjacent.
8.2 Delivery

The plan adjacent shows indicative and high level phasing of the development.

Phasing will ensure the timely delivery of identified infrastructure such as the Spine Road, the Primary School and the Local Centre. It is anticipated that the majority of the infrastructure will be funded through the Community Infrastructure Levy (CIL). It is envisaged that residential development will be delivered in tranches in conjunction with the construction of the road.