

EMAIL REPLY TO ELAINE OLPERT DESIGN MANAGER AT REDROW  
REGARDING PLANNING APPLICATION 34/19/0035 – SPINE ROAD. 20<sup>th</sup>  
DECEMBER 2019

Dear Elaine,

Thank you for your prompt reply.

You will know, from the comments arising from the October exhibition, that there are many people who are worried at the effects that some of your proposals will have. They need to know your response to their concerns and what remedial action you propose to take so that they know whether or not they need to pursue these points with more vigour in submissions to the planning application. The Parish Council public meeting therefore can not be arranged until after your website has been set up and the newsletter sent.

Hopefully you will be able to achieve this before the end of January with a view perhaps of the Planning Committee meeting of 20<sup>th</sup> February being a possible date for the details to be considered. We would then hope to have our meeting early in February.

We are grateful for the offer of hard copies of some of the drawings and this will certainly make things easier for many in the neighbourhood. We will endeavour to list those that give the more appropriate details, which will take a little time and please do add any important drawings that you feel we have missed off the list which should be available to understand the full detail. If you could send them to Brookfield, Staplegrove, Taunton TA2 6AP I will make them available to interested parties before and at our public meeting.

The most frequently raised worry involves the three connections to the existing highway system, particularly the drop-down road to Corkscrew Lane. We understand that you consider this DDR to be essential. However, are we now correct in thinking that you anticipate the Spine Road being completed within eighteen months, whereupon the DDR would then be closed? This time scale would certainly be a positive step in the right direction.

What is not understood is the connection to Staplegrove Road by the telephone box and layby some 200m east from Silk Mills junction. No reasons have been given to us to explain why this is thought to be an appropriate location. You will know all the disadvantages of constructing it there, with the complete lack of any identified advantages. It will certainly cost more and take longer, as well as missing the opportunity of a more efficient additional temporary access for building the Spine Road from a short length of widened Mill Lane, before becoming the sensible direct connection to Silk Mills. This position would provide a proper highways layout for future years however the Spine Road may be extended eastwards in the future. I realise this location was not chosen by Redrow, but only you can change it now by an additional planning application, which is unfortunately necessary but not an overwhelming problem. It would be achieved within the time frame you have for completing the Spine Road, starting, as you plan, at its centre. The cost of this

application, which it is considered likely would have little or no objections, will be offset by the savings made by easier construction at the west end. It would be seen as the correct engineering solution way into the future, saving, as it would, the addition of a third heavily trafficked junction in close proximity to the others. I accept that it would be a short term inconvenience for you but it would stop you inflicting years of congestion on the travelling public long after you have gone.

It would also allow, with appropriate landscaping on the climb up to Rag Hill, for the achieving of an appealing north-west gateway, as called for in the Vision for Taunton Garden Town.

It would also be very much seen as a thoughtful consideration by Redrow for the well-being of the local travelling public in the reduction in congestion it would achieve not only during the construction of the complete development and but also well into the future. You kindly offer to meet and a detailed discussion on this matter would be appreciated.

The Parish Council therefore ask you, please, to very seriously consider the advantages this would achieve to all concerned, not least to Redrow yourselves.

With kind regards

Michael Clark  
Chairman, Staplegrove Parish Council