

NORTON FITZWARREN PARISH COUNCIL

Clerk: Janet Gobey
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3rd September, 2015

Planning Policy,
Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
TA1 1HE

Dear Sirs,

Re: North Taunton Development, Staplegrove

Following a meeting with the developers of the Norton Taunton site and several meetings with the Chairman and Vice Chairman of Staplegrove Parish Council, Norton Fitzwarren Parish Council wish to raise concerns regarding the effect this development will have on our parish.

The issue which most concerns the Parish Council is the increased volume of traffic which this development will generate. Council is very concerned to learn that the North Link Road is only proposed to be built "early in the lifespan of the development", this is not acceptable. We know from experience in this parish how provision of a link road can be ignored by developers until they are compelled to build it. The early provision of a link road i.e. before any development commences must be written into any planning conditions granted for this development. The road should be of sufficient width to cope i.e. a minimum of 6.5m, should include a cycle path and so designed as not to encourage parking.

The proposed road exit site is also a cause of concern, Council is agreed that this should form a fourth junction off the Silk Mills roundabout. The roundabout should be upgraded to take the large increase in traffic. To exit at a point between Silk Mills roundabout and the traffic lights by Manor Road is not acceptable and will mean an additional set of traffic lights within a very short distance of Silk Mills.

The vehicle numbers which currently use Silk Mills roundabout and the estimated increase as supplied by the developers are ridiculously under estimated and we do not accept them. For example I give below vehicle numbers counted by our Speedwatch team in the last few weeks:

Vehicles approaching Silk Mills roundabout from the A358 and B3227 between the hours of 0900 and 1000:

A358 from Minehead 1173 for the hour.
B3227 from Norton Fitzwarren 627 for the hour

This means that a total of 1800 vehicles are approaching Silk Mills roundabout in one hour and if a count at peak times were carried out, would undoubtedly be more. Council feels that to install traffic lights on the roundabout would be a retrograde step and would not improve traffic flow. Council suggests that Somerset Highways should conduct their own survey of traffic numbers.

The traffic flow through Silk Mills and Wellington roundabout should also be taken into consideration as 'back up' from Wellington Road will cause problems at the Cross Keys end.

We acknowledge that the consultation period has elapsed but Norton Fitzwarren Parish Council were not consulted until now and we have been given assurance that our concerns will be taken into consideration.

Yours faithfully,

Janet Gobey
Clerk to the Parish Council