

48/2007/019

HOOKIPA LTD

CONSTRUCTION OF A ROUNDABOUT AND ALTERATION OF ASSOCIATED ROADS AND HIGHWAY STRUCTURE AT THE FORMER CHICKEN HATCHERY, BRIDGWATER ROAD, MONKTON HEATHFIELD

325558/126220

FULL

PROPOSAL

The proposal is for the erection of a roundabout and associated road links to the A38 and Eastern Relief Road as identified in the Taunton Deane Local Plan allocated site T8. The roundabout would have four arms and link to the A38 west towards Creech Castle roundabout, A38 east through Monkton Heathfield, Milton Hill and would be situated in order to be able to link to the future Eastern Relief Road as identified in the Local Plan Major allocated site T8. The roundabout is located to the east of the existing route of the A38 and is largely sited on the former Hatcheries land.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY I have no objection to the principle of a roundabout being constructed in this location, provided that it is constructed to serve development. The details shown on the drawings accompanying the application are generally acceptable. However, I have certain concerns about the juxtaposition with the existing access into the hatchery and the proposed roundabout, although this could be sorted out at detailed design stage. In consequence, I have no objection to the proposal, subject to the applicants entering into a Section 106 Agreement requiring the design, construction and funding of such a roundabout and a Grampian Condition being attached saying that the roundabout should not be constructed prior to the development associated with it being approved and constructed. COUNTY ARCHAEOLOGIST no objection. HIGHWAY AGENCY no objection. ENVIRONMENT AGENCY no comment. NATURAL ENGLAND no objection SOMERSET WILDLIFE TRUST comments awaited. CIVIC SOCIETY The Civic Society supports this application as the best available proposal for the southern termination of the ASS Eastern Relief Road (ERR) proposed for the new developments at Monkton Heathfield. We don't know why there are two alternative proposals for this land. However, having examined both the Consortium's proposals in 48/2005/072 and this 48/2007/019 application we are in no doubt that this is preferable for the following reasons:- (1) It is less damaging to the Green Wedge, especially if the ERR has to be constructed so that it may be dualled at a later date. (2) It does not subject traffic to a turning back "dogleg" manoeuvre to get to Milton Hill and the B3259. The Consortium's proposal for a more southerly roundabout leads to a 3-exit roundabout, and such roundabouts seem particularly prone to priority confusions. This "019" proposal for a conventional 4-exit roundabout with a straight path to Milton Hill seems to be both safer and conducive to better traffic flow. (3) The alternative Consortium "072" proposal may eventually result in pressure for a much greater intrusion into the Green Wedge, as there will then be a stronger case

for the proposed Western Relief Road (WRR) to be built directly from the more southerly roundabout across the Green Wedge close to Tanpitts Farm. When (if) the WRR is eventually built it may be that the Milton Hill road will need to be widened and given a much better separation for cyclists and pedestrians (heavy usage because of the school), but this would still be less damaging to the Green Wedge than a completely new route. (4) The Consortium's proposal is likely, given the planned bus gate towards the northern end of the B3259, to provide an incentive for traffic that would otherwise approach Taunton via the B3259 to continue down the A38 to Creech Castle and the Toneyway. We note that the Consortium are proposing quite a large amount of landscaping'-and planting to screen their proposed southern end of the ERR, so as to ameliorate the effects on the Green Wedge. However such landscaping is itself a change to the natural environment, and while we think that this proposal may also require both screening and noise containment features, the Wedge is less affected and thus the need for extensive landscaping is reduced. It is most important that, as a matter of principle if nothing else, the Council protects the Green Wedges declared in the current Local Plan. We do not think that they may never be changed within the lifetime of the present Local Plan, but any such change should only occur in cases of absolute necessity, and when all other alternatives (including CPOs if appropriate) have been shown to be unacceptable. We trust that the Council will fully recognise the linkages between this and the older Consortium proposal, and consider them at the same time.

LANDSCAPE OFFICER the proposals are within the Local Plan development proposals and it should be possible to mitigate them into the surrounding landscape. The proposals are largely in keeping with the Green Wedge designation. NATURE CONSERVATION AND RESERVES OFFICER views on Ecology Report awaited. FORWARD PLAN final comments awaited .

PARISH COUNCIL views awaited.

14 LETTERS OF OBJECTION have been received raising the following issues:- the closure of the A38 north through Monkton Heathfield will disadvantage local people and would hope a solution can be found that enabled access to be maintained; the proposed traffic calming measures on the A38 are considered to have a detrimental impact on the trading of existing premises along the A38, which currently benefit from such a busy road side location; the proposal for an isolated roundabout will not resulting the comprehensive development of the allocated site as required by the Local Plan policies; the applicant should provide a masterplan identifying how the application would enable the delivery of the application before the application can be determined; the proposal does not provide sufficient land within the red line to enable any landscape mitigation as required by the adopted Development Guide; Milton Hill is not adequate to cater for the heavy traffic and is too narrow to take cattle trucks, articulated lorries etc; the increased use of Milton Hill will have a detrimental impact on the quality of life of adjacent residents; the proposal should include a bank and screening along the main A38 as a sound barrier to protect the occupants of caravans who may occupy the fields; Tanpitts farm own part of the verge adjacent to Milton Hill, if this is required to be used for a cycle/pedestrian link or needed to provide a major road then we would wish for sound reduction measures to protect the existing camp site; If the bus gate was relocated it would be safer to use; the bus gate will cut off access to the shops and schools in Monkton Heathfield and prevent

commercial traffic from the motorway accessing ATS and other businesses; residents of Farriers Green will find it even more difficult to exit onto Milton Hill could a mini roundabout or traffic lights be provided?; the proposed roundabout will not answer questions of the impact that 900 houses and new businesses will have on the area and the damage to the resulting environment; the proposal will result in piecemeal development prejudicial to the ability to provide a comprehensive development of the Monkton Heathfield Development.

1 LETTER OF SUPPORT has been received raising the following issues:- the proposed roundabout represents common sense in the provision of the road link to the A38

POLICY CONTEXT

Somerset and Exmoor National Park Joint Structure Plan Review Policies STR1 - (Sustainable Development), Policy 5 - (Safeguards the Landscape Character of an area with particular attention to distinctive landscape, heritage or nature characteristics), Policy 11 - (Land with High Archaeological Potential), Policy 14 - (Development proposals should ensure that protection of archaeological remains is undertaken), Policy 49 - (Transport Requirements of New Development), Policy 51 - (Identifies the A38 as a National Primary Route), Policy 54 - (New Road Schemes).

Taunton Deane Local Plan Policies S1 - (General requirements), EN13 - (Does not permit development that will harm the open character of the green wedge), EN23 - (Requires sites that may have an archaeological potential to be fully investigated before planning applications are allowed), EN25 - (Requires development near to rivers or canals not to be detrimental to their landscape, character, wildlife and recreational potential and to respect enhance and maximize the benefits of a waterside location).

Monkton Heathfield Major Site Allocation

Policy T8

Sites at Monkton Heathfield are proposed for a major comprehensive development including housing, employment, and community facilities and associated developments as set out in more detail in Policies T9, T10, T11 and T12. To ensure the provision of a satisfactory overall development, a coordinated approach and the delivery of the following key elements will be necessary: -

- (A) primary and secondary school provision accommodation in accordance with Policy C1;
- (B) social and community facilities in the local centre;
- (C) playing fields and public open space in accordance with policy C4;
- (D) preparation and maintenance of a local nature reserve;
- (E) landscaping;
- (F) surface water attenuation;
- (G) affordable housing in accordance with policy H9 and H10 (35% affordable housing);
- (H) bus priority measures within the site and linking the site to Taunton town centre;

- (I) revenue support if necessary to maintain a frequent quality bus service linking the site to Taunton town centre;
- (J) a comprehensive cycle and pedestrian network within the development area and Monkton Heathfield village, providing convenient access to the schools, local centre and employment;
- (K) cycle access to Taunton town centre via the A3259 and the canal, to the Riverside Leisure and Retail facilities and to from Creech St Michael;
- (L) eastern and western relief roads; and
- (M) traffic calming and environmental enhancement on the existing A38 and A3259.

East of Monkton Heathfield

Policy T9

A site of 50 hectares east of Monkton Heathfield is allocated for a mixed use development, to incorporate the following uses (with a minimum site area shown): -

- (A) Housing (25 ha);
- (B) B1 business development (4 hectares);
- (C) Public playing fields (4.5 hectares)
- (D) Primary school (2 hectares);
- (E) Local centre (3 hectares); and
- (F) Landscaping and public open space (10 hectares).

Affordable housing will be sought on this site in accordance with policies H9 and H10.

North of Avinghill's Farm

Policy T10

A site of 4.8 hectares north of Avinghill's Farm as shown on the Proposals Map is allocated for residential development.

Affordable housing will be sought on this site in accordance with policies H9 and H10.

South of Langaller

Policy T11

A site of 10 hectares south of Langaller is allocated for B1 light industry and B8 warehousing development.

Community Developments

Policy T12

A site of 1.6 hectares east of Monkton Primary School is allocated for educational uses.

There is also supplementary planning guidance for the allocated sites: - The Monkton Heathfield Development Guide

ASSESSMENT

The Taunton Deane Local Plan allocated site requires a comprehensive and coordinated delivery of the whole of the allocated sites with the southern junction of the Eastern Relief Road , A38 and Milton Hill provided in the vicinity of the former Hatcheries site. The current proposal is located in a suitable position and is a technically acceptable highway solution generally in accordance with the local plan alignment. However it is accepted that this proposal alone would not result in the provision of the development of the allocated site as envisaged within the Local Plan. In addition the proposal does not incorporate a masterplan for the development of the whole site, or landscape mitigation measures that are required in accordance with the supplementary planning guidance contained within the Monkton Heathfield Development Guide. When this application was submitted it was at the same time as the consortium's proposals (now at appeal) which included a masterplan for the development of the allocated site as required by the Development Guide. This proposal was designed so that it could fit into the Consortiums proposed road and provide a solution to the junction in accordance with the Local Plan. Two further applications have been submitted by the consortium, for the development of the eastern most allocated site (T9), including one that would provide the Eastern Relief Road up to the boundary of the Hatcheries proposed roundabout.

In view of the above I consider that it is possible to support the principle of the proposed roundabout in this location subject to the provision of acceptable landscape details, a masterplan for the allocated sites and a Section 106 requirement for the timely provision of the road.

RECOMMENDATION

In the event that the adjacent landowners do not submit acceptable details for the junction of the Eastern Relief Road, A38 and Milton Hill the Local Planning Authority resolve to permit the submitted details subject to a Section 106 Agreement for the timely provision of the road, its link to the adjacent road network and the ability of the consortium to utilise the junction and link roads in association with their development proposals.

REASON(S) FOR RECOMMENDATION:- To enable the delivery of the Monkton Heathfield allocated site in accordance with the Taunton Deane Local Plan allocations Policies T8- T12.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356467 MRS J MOORE

NOTES:

