

9.7 Green Wedge and the Wider Strategic Tree Planting

Location and Facilities

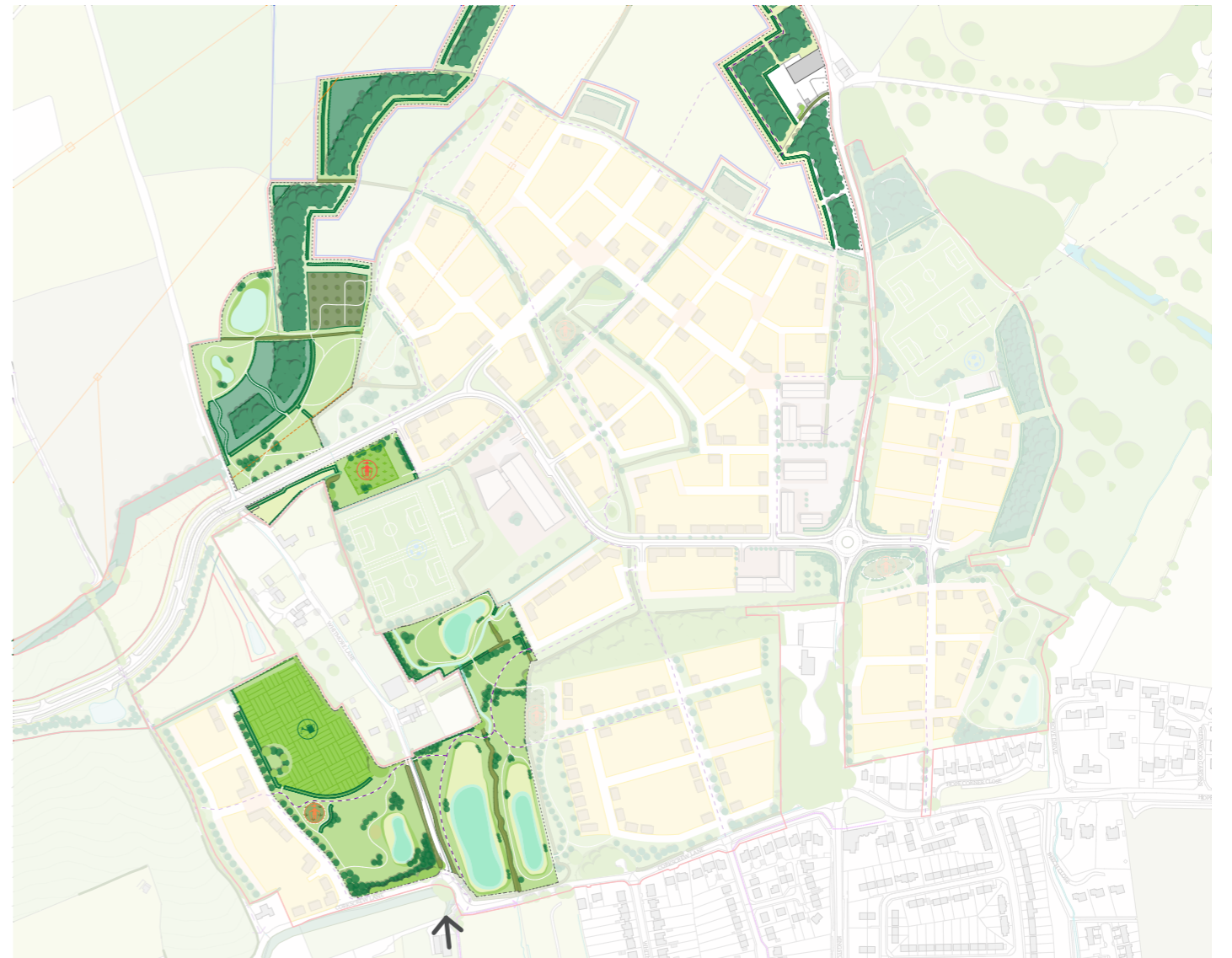
The Green Wedge forms a continuation of an existing green wedge on the edge of Taunton, and will act to stitch the development together with the wider countryside with a continuous band of green space. It provides a large area of public open space, and includes features such as attenuation ponds, allotments, and play areas.

Strategic tree planting is proposed in a long band to the north of the site. This acts as bat mitigation and visual screening for views to the site from the north.

| Scales of Analysis | |
|-------------------------------------|--|
| Settlement Pattern | The main Spine Road passes north of the Green Wedge. It is screened on either side by tree planting and hedgerows. Whitmore Lane runs north-south through the centre of the Green Wedge, but is not a major route. The character of this lane would be retained. |
| Urban Form | Although there is no residential development in the Green Wedge, there are several areas where residential units face directly onto it. At these points, views into the Green Wedge are utilised to provide natural surveillance across the open public space. |
| Built Form | N/A |
| Landscape & Public Realm | Public pedestrian and cycle routes permeate the Green Wedge in all areas, making it easily habitable. Landscape features are distributed throughout to provide variety and visual character, such as attenuation ponds, allotments, playgrounds and strategic tree planting. The Green Wedge is adjacent to other green spaces in surrounding areas, such as the school playing fields, and open green space to the north and south. As such, a seamless area of green space is created, connecting the exiting green space of Taunton to the wider countryside. |

Opportunities and Constraints

This area acts as a green bridge between the existing green wedge in Taunton and the wider countryside. It is therefore logical that this land should not be used for built development, but rather inhabited in a recreational manner. The size of the attenuation ponds are calculated based on the amount of proposed development. Their size makes them a highly prominent feature within the Green Wedge. The location of tree planting to the north of the site is constrained by the need to screen the development from view, and so naturally forms a prominent feature within the Green Wedge.



Green Wedge and Tree Planting - Illustrative Plan



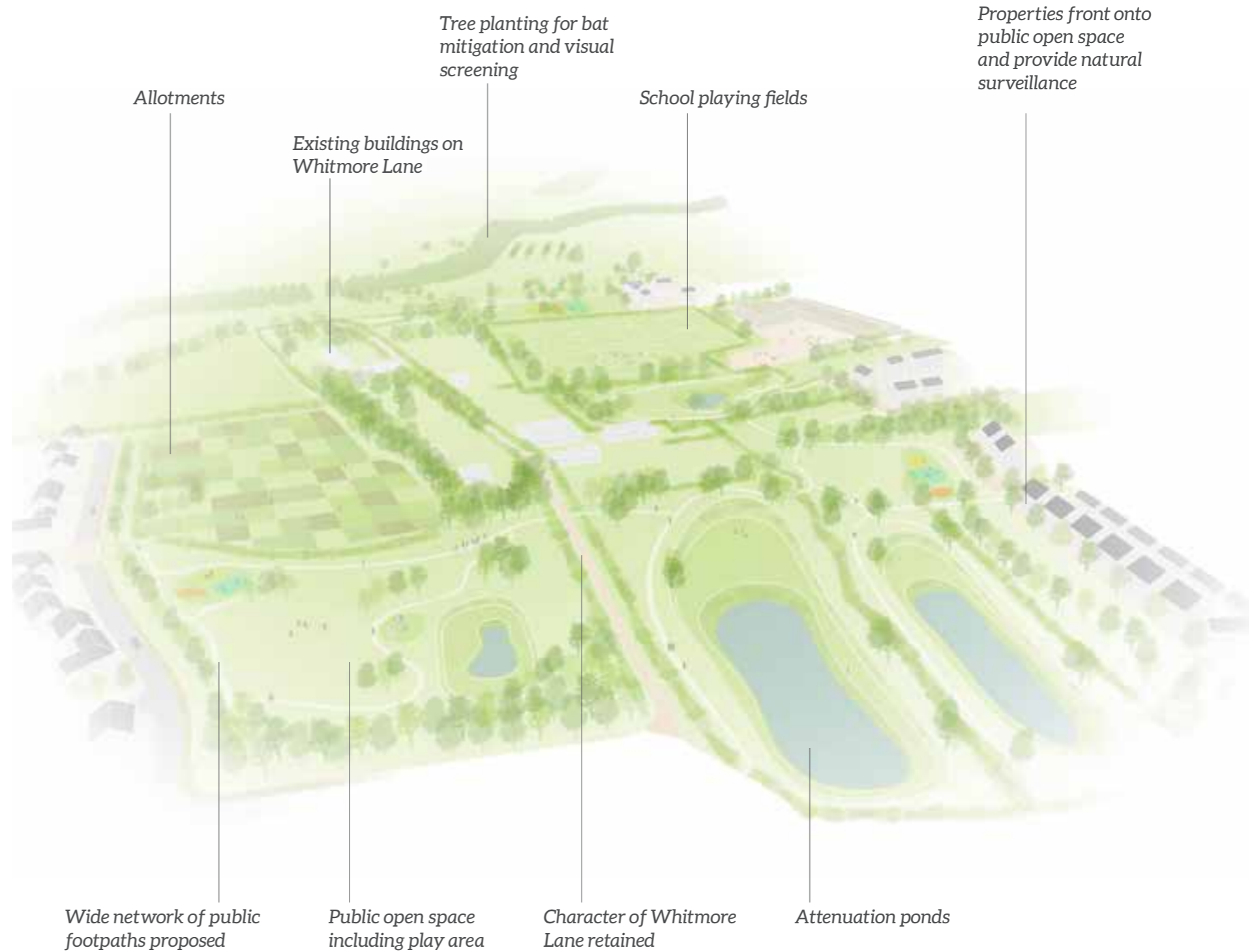
Housing facing onto public open space, Springfield Properties, Perth



High quality public open space



Natural surveillance provided by properties facing onto public open space, JRHT, Derwenthorpe



Illustrative sketch of the green wedge and tree planting character

9.8 North Whitmore

Location and Facilities

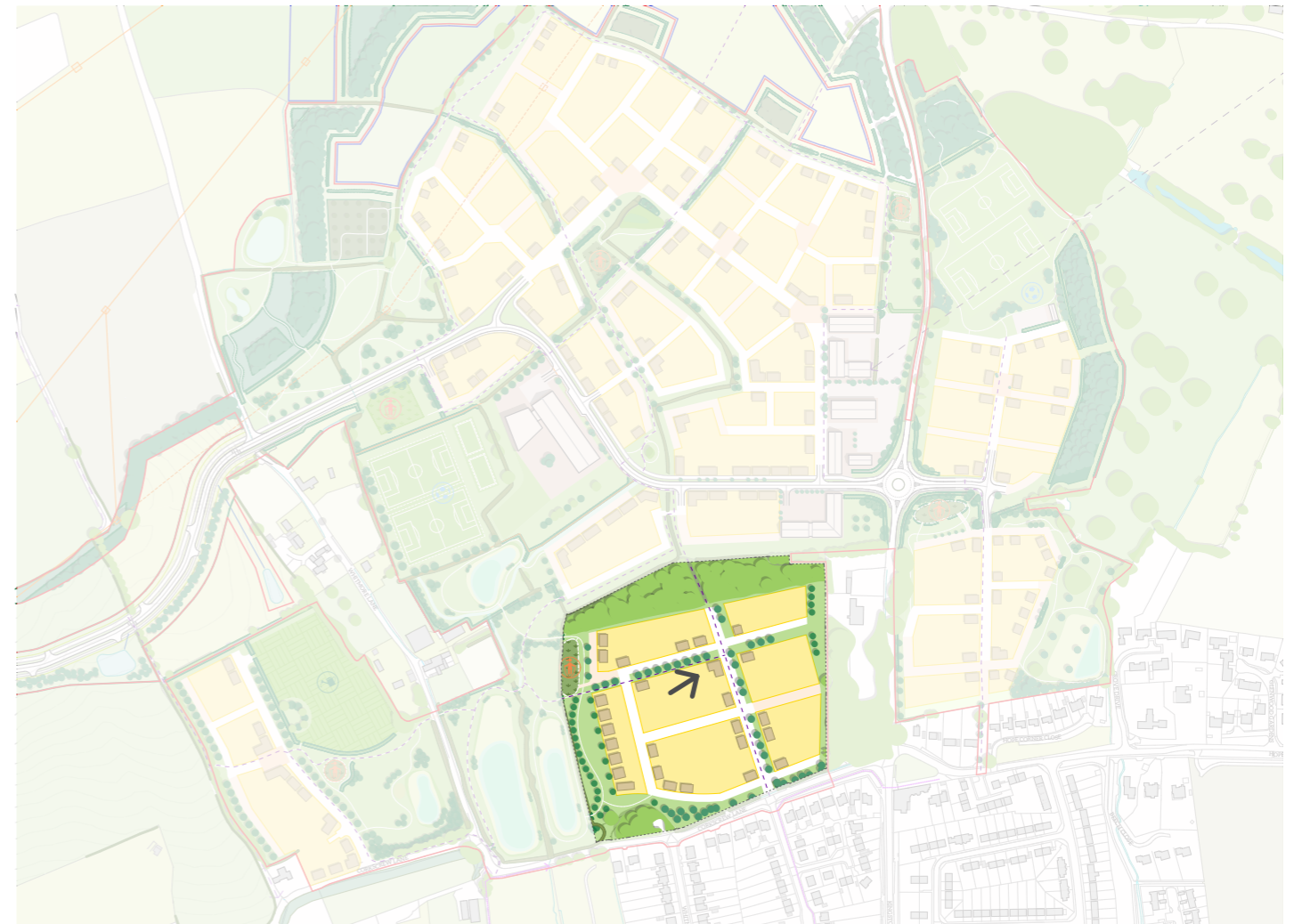
The North Whitmore Character Area is predominantly residential, and includes a play area. The southern edge faces onto Corkscrew Lane, and so must react to the grain of this existing residential street. The north-south main route through North Whitmore branches from Corkscrew Lane at the intersection of Clifford Avenue, creating a cross-road.

The east edge of the area is adjacent to the Grade II listed Okehills, and so presents a sensitive boundary condition. The views from Okehills to the west should also be retained, and so a boulevard street has been created. North Whitmore is adjacent to the Green Wedge to the west. Along this edge, an urban feel is preferred to look out across the Green Wedge, and so a building height of up to 2.5 storeys is used to create a strong street frontage, and to reinforce natural surveillance across the Green Wedge.

| Scales of Analysis | |
|-------------------------------------|---|
| Settlement Pattern | The character area is comprised of mostly medium density (40 - 30dph) housing, with a low density (30 - 20dph) area adjacent to Okehills, and a pocket of high density (60 - 40dph) around the central crossroads. There is therefore a mixture of terraced, semi-detached and detached housing throughout the area to achieve the necessary densities. |
| Urban Form | In order to retain a view from Okehills towards the west, a boulevard street has been strategically placed. The street is tree lined, and has a gap between building frontages of 20m, to allow for a clear view. On the boundary adjacent to Okehills, a strip of tree planting presents a green buffer between the development and this Grade II listed building. |
| Built Form | Residential units are typically up to 2 storeys (maximum 10.5m to ridge). Units facing onto the Green Wedge and onto the north-south main road are slightly taller - up to 2.5 storeys (maximum 11.75m to ridge) to reinforce the more urban character of these streets. Units facing Corkscrew Lane are up to 1.5 storeys (maximum 8m to ridge), in order to respond sensitively to the existing dwellings along this road. An illustrative material palette of brick, stone and painted timber boarding responds to the surrounding character in this area. |
| Landscape & Public Realm | Along the western edge, adjacent to the Green Wedge, dwelling frontages face out onto green space, providing natural surveillance and a strong street frontage. There is also a play area on this edge, contributing to the varied open public space. |

Opportunities and Constraints

This character area is constrained on all sides, creating four distinct edge conditions. The southern edge faces onto Corkscrew Lane, requiring a lower height of dwelling to respond sensitively to the existing fabric. Along the eastern edge, the location of Okehills presents another sensitive boundary. However, this is utilised to provide a green planted buffer, and generous tree-lined boulevard leading west. The western boundary must respond to the open space of the Green Wedge by facing onto it and providing strong natural surveillance. An existing tree belt creates a buffer to the north. The overall grain of North Whitmore draws on the existing area of Whitmore to the south, with the main residential road beginning at the point where Clifford Avenue meets Corkscrew Lane. The continuation of this route is utilised to provide a main cycle route into the development.



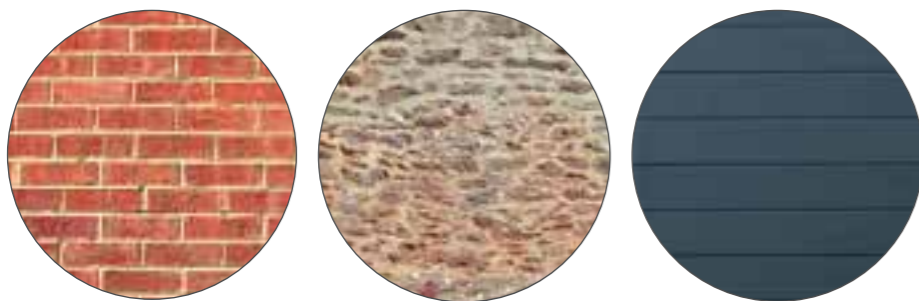
North Whitmore - Illustrative Plan



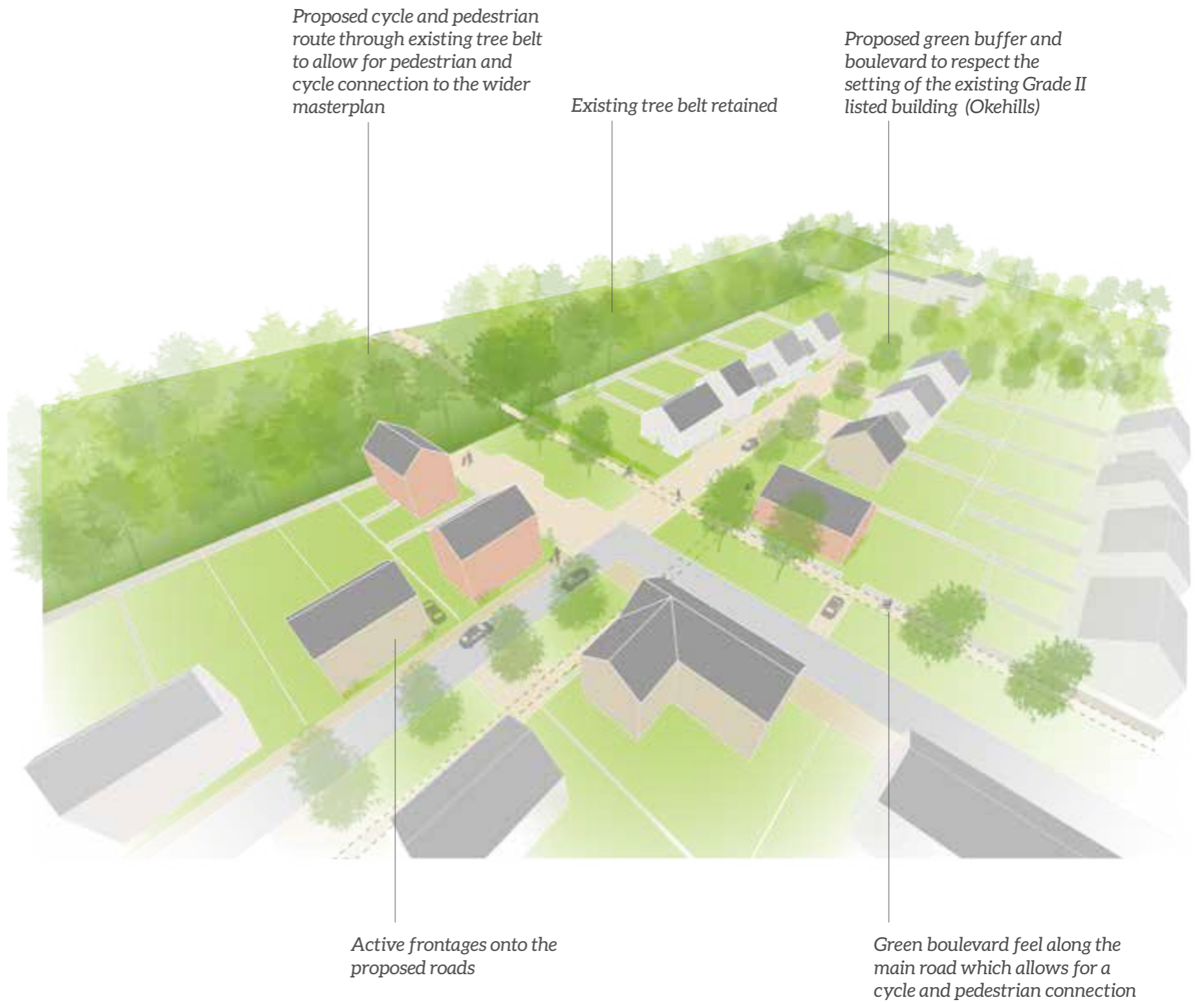
Courtyard Housing



Firepool Lock, Taunton



Illustrative material palette showing brick, stone and boarding



Illustrative sketch of the North Whitmore character

9.9 West Pyrland

Location and Facilities

This Character Area lies to the west of the Pyrland Estate, which includes the Grade II* listed Pyrland Hall, a substantial 18th century 'country house' of Palladian-inspired design. The property is currently used as King's Hall School.

The West Pyrland character area includes residential parcels, playing pitches, bat mitigation planting, a play area and informal open space. A boulevard of existing mature trees runs in a straight southwesterly direction from Pyrland Hall, and this will be continued within the proposed masterplan. Kingston Road runs along the Western edge of this area, separating it from the rest of the site. Safe cycle and pedestrian routes are not interrupted by this road, however, and connect with existing cycle routes to the south.

| Scales of Analysis | |
|-------------------------------------|---|
| Settlement Pattern | The character area is comprised of medium density (40 - 30dph) housing, with a low density (30 - 20dph) area towards the southeast and north, surrounding the informal open space, and playing pitches. There is connected green space throughout this area from the sports pitches to the north down through the playground and into informal open public space to the south of the site. |
| Urban Form | A north-south orientated road forms the main route through the West Pyrland character area. A strip of green space provides a buffer between Kingston Road and residential streets. Mews roads form the predominant street type in this character area, with a mixture of medium and low density areas. The eastern boundary of the site includes bat mitigation planting which wraps around the sports pitches, and a continuation of the boulevard of trees that stretches down from the Pyrland Estate. |
| Built Form | The West Pyrland area is predominantly up to two storeys in height (maximum 10.5m to ridge), with a pocket of up to 2.5 storey houses (maximum 11.75m to ridge) along the northern half of the central road. There will be a mixture of semi-detached and detached housing, with the detached being in the southeast corner and facing onto the sports pitches in order to achieve a lower density in this area. |
| Landscape & Public Realm | Green space of varying types permeates through the whole of West Pyrland. To the north, sports pitches provide shared public open space. Tree planting connects this to a central area of open public space, including a play area. To the south, strategic tree planting continues the boulevard of trees down from the Pyrland Estate, providing informal public open space. A dedicated cycle route down through the centre of West Pyrland connects to the existing Taunton cycle network to the south. |

Opportunities and Constraints

King's Hall School, a grade II* listed building, lies within the Pyrland Estate to the north-east of this character area. The need to retain and extend the boulevard of trees that extend from the Pyrland Estate means that it is necessary to pull the housing line away from this view. However, this presents the opportunity to knit the development into the surrounding countryside by creating linking green space. Bat mitigation planting which is required to wrap around the sports pitches also presents a constraint in plan, but works to provide visual screening for the development from the grade II* listed Pyrland Hall.



West Pyrland - Illustrative Plan



King's Hall School in the Pyrland Estate



Housing facing onto public open space, Springfield Properties, Perth



Illustrative material palette showing brick, stone and timber



Illustrative sketch of the West Pyrland character

9.10 Western Edge

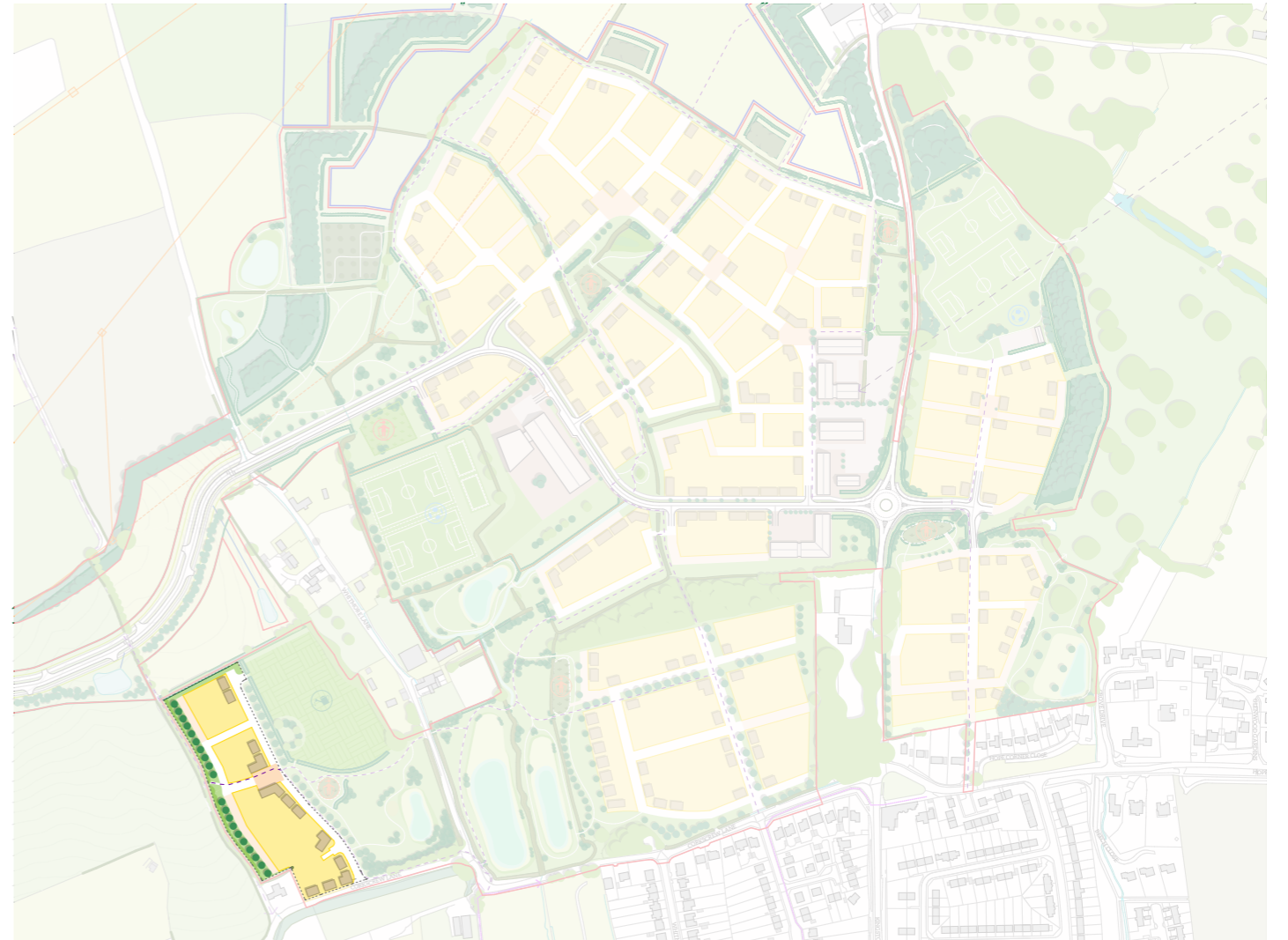
Location and Facilities

The Western Edge is a residential pocket to the west of the Green Wedge. It contains medium density housing (40-30dph) which will be no higher than two storeys (maximum 10.5m to ridge). It is flanked by a row of mature poplar trees along its western boundary.

| Scales of Analysis | |
|-------------------------------------|---|
| Settlement Pattern | The character area is comprised of medium density (40 - 30dph) housing. Pedestrian and cycle access connects this area directly to the Green Wedge, as well as to surrounding routes. Vehicular access is separate to the rest of the residential provision, with its own access road off Corkscrew Lane. |
| Urban Form | There will be both Secondary Residential and Mews street types in this area. Secondary residential streets have a carriageway which is distinct from the pavement and driveway surfaces, whereas Mews roads use a shared surface for carriageway, pedestrians and parking. |
| Built Form | Houses will be up to 2 storeys (maximum 10.5m to ridge), and predominantly semi-detached to achieve the desired density. |
| Landscape & Public Realm | An existing public right of way runs along the line of poplar trees down the western side of this area. Proposed cycle and pedestrian routes will link to this right of way, as well as to the Green Wedge and to existing roads to the south. |

Opportunities and Constraints

This character area is mainly constrained in shape along its eastern and western edges, by the Green Wedge and poplar trees respectively. Nevertheless, a sufficient plot depth is retained. The active frontage onto the Green Wedge provides natural surveillance across the allotments and open public space.



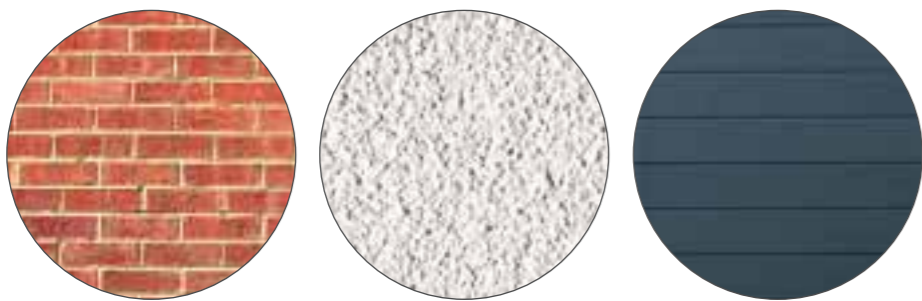
Western Edge - Illustrative Plan



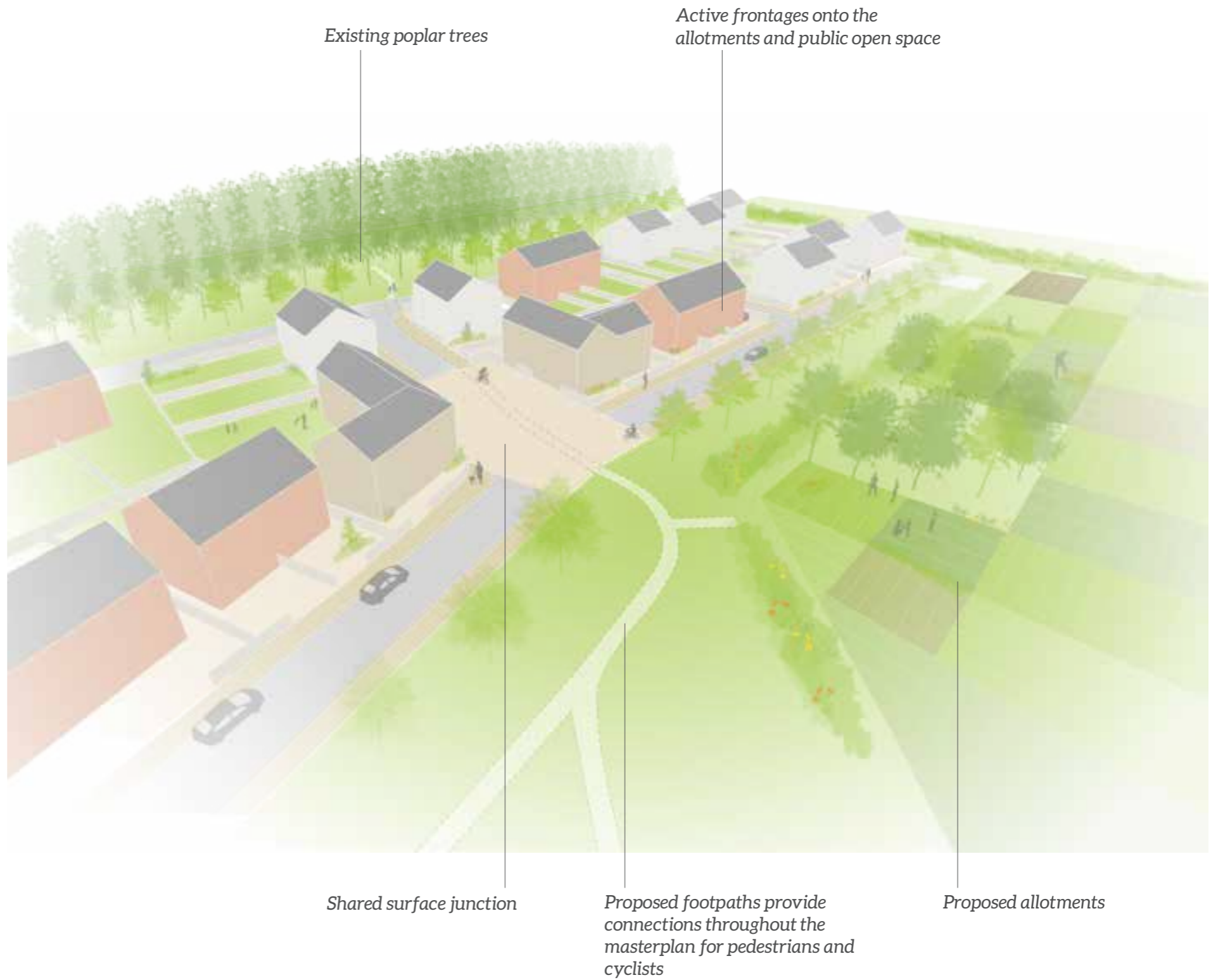
Horsted Park, Kent



Allotments



Illustrative material palette showing brick, render and boarding



Illustrative sketch of the western edge character



10.0 Delivery and Phasing

This section indicates the proposed phasing of the site and explains the mechanisms for delivery of the Spine Road and the development.

10.1 Delivery, Timescale and Phasing

10.1 Delivery, Timescale and Phasing

Delivery

The scale of development on the site requires a detailed phasing strategy. This covers both deliver of housing, employment land and the local centre alongside the delivery of supporting infrastructure, landscaping and mitigation.

The infrastructure supporting the development is not all required at the outset. Detailed technical studies have determined the thresholds, linked to number of occupied dwellings, at which associated infrastructure is required. These thresholds will be set within the subsequent legal agreement and will control future delivery on site.

Timescale

Planning for construction is necessarily flexible at this stage and subject to modification during site development. Consequently, the likely significant effects of the construction of the Proposed Development have been identified with the best possible degree of accuracy.

The construction programme is expected to commence during 2017, subject to gaining planning permission and the necessary approvals, taking a total of circa 10 years with first completions by the end of 2017.

Construction would progress in two phases as set out in the image on the opposite page, with up to 325 residential dwellings, the primary school and up to 0.5 hectares employment delivered in Phase 1. Associated Green infrastructure, SUDS and tree planting for bat mitigation and visual screening would also be implemented as part of the Phase 1 development.

The entire Spine Road across East and West Staplegrave will be delivered prior to delivery of any of phase 2.

The mixed use area, remaining residential dwellings (including flats within the mixed use area), remaining employment and associated Green infrastructure, SUDS and tree planting for bat mitigation and visual screening would be developed within Phase 2.

The phase 2 parcels are designed as standalone developments, and as such can come forward in any order.

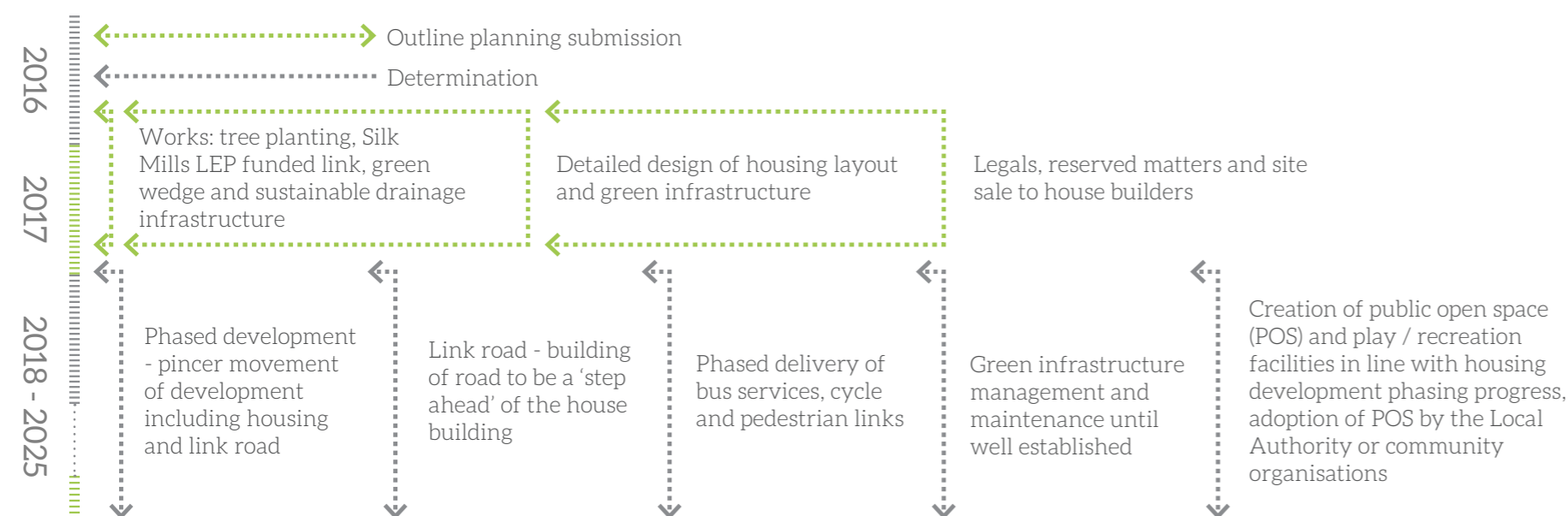
Any off site works will be secured via legal agreement with defined triggers.

An indicative timescale for the site can be seen below.

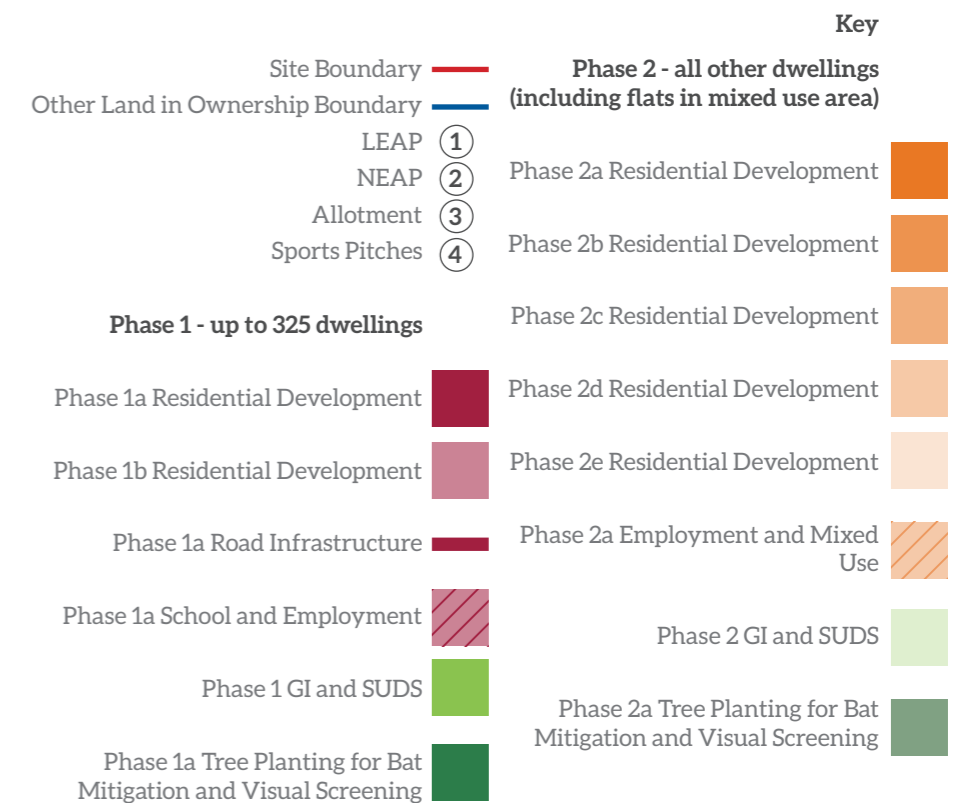
Phasing

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.



Phasing Timeline





Phasing Plan 1:5000@A3





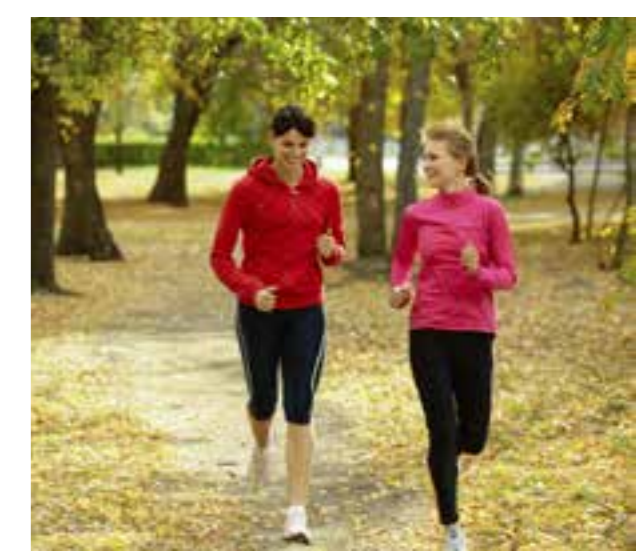
11.0 Conclusion

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The proposed outline masterplan for Staplegrove East has been well informed by a detailed design process that meets with a number of complex and challenging factors.

The resultant scheme is of a high quality and appropriate to the location. The overall 'residential led mixed use' proposals will create a successful and sustainable environment that is well connected and will enhance the surrounding context.

The new community at Staplegrove East will be distinctive and an attractive place to live as well as providing much needed new homes to Taunton.



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