

Table of Key Concerns:

You Said	We Did
Road Structure is at gridlock – how will it cope with more?	<p>From our research we believe that the localised improvements that we are proposing to the highways network will accommodate the traffic generated by this development. Traffic flows are high during “peak periods” and the localised improvement works form part of our strategy for controlling it. The pedestrian crossings will be at their highest demand during morning and evening “peak periods” and they will cause the bunching of traffic and the creation of significant gaps thereby giving better opportunities for traffic to emerge from all side roads, not just the Hartnells Farm site. Assessment work has identified the proposed site access will comfortably work within prescribed levels.</p>
Further road calming must occur	<p>It was suggested that the 30 mph speed limit could be moved further beyond the Prockters Cross junction, possibly all the way to the A38. Unfortunately imposing speed restrictions out of context with their surroundings only leads to a worsening of road safety. However the replacement of the national speed limit to 40mph up to the A38 is being considered as a buffer to the start of the village.</p> <p>Concerns were raised about the “noise blight” to residents of the pedestrian crossings. In noise sensitive locations the audible signal can be placed on a time control so as to reduce its volume at night or even switch it off. Alternatively the audible signal can be replaced altogether by tactile signals – options are being considered.</p>
Change the location of the Emergency access from Mead Way as the road is sub-standard and will cause nuisance/anti-social behaviour	<p>The cul de sac that forms part of Mead Way, and from which the access would be taken, is a residential estate road and by virtue of its own needs for emergency access is considered to be of a suitable standard to form similar access to Hartnells Farm. It is appreciated that “alleyways”, when designed badly, can lead to anti-social behaviour. In this instance access would not be an alleyway but formed by a relatively wide cycle and foot way that doubles up for emergency access. It will benefit from good, natural surveillance from the housing overlooking this link and through its use by pedestrians and cyclists to and from the scheme which will discourage anti-social use.</p>
Two entrances from the main road (A3259) to the proposed development	<p>It is national policy to seek to make best use of infrastructure as it uses precious natural resources (aggregates etc.). In this context we would not wish to build two access junctions and two access roads when one would do the job satisfactorily. The traffic engineering work undertaken shows that the proposed junction will operate well within prescribed levels.</p>

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Adequate car parking to ensure vehicles are not parked on street adding to congestion	Home owners expect somewhere safe and convenient to park their car and as such it is in the developer's commercial interests to provide houses that meet this expectation. The new Somerset County parking standards accept and allow for multiple car ownership as a reality of life and as such will see an end to the parking problems encountered within housing developments constructed over the past 10 years or so. Parking provision is proposed in accordance with the new county standards. At Reserved Matters stage the in-curtilage parking will be designed in a manner that enables additional spaces to be used as amenity space should residents have fewer vehicles.
Drainage and flooding issues need to be resolved	<p>Concerns were raised regarding existing flooding at both the junction of the A3259 and Prockter's Farm and the junction of Mead Way with the A3259 – neither of these areas will be made worse by the proposed development. Research has been carried out into ways in which the proposal will be able to reduce the flood occurrence at these locations, these include the possible re-instatement of local drainage ditches and a CCTV survey of the existing highway drain if outline planning permission is granted. See the Flood Risk Assessment submitted with the planning application for detailed information.</p> <p>The additional woodland planting indicated within the proposal will reduce the existing surface run off in the medium to long term. To complement this, the project consultants have offered to liaise with existing residents who have advised they experience problems with land drainage to create a shallow cut off ditch between their land and the woodland areas. This ditch could potentially continue into the arboretum area and discharge into one of the new amenity ponds to relieve the drainage issues and complement the habitat within the woodland areas.</p> <p>A scheme is being designed with Wessex Water in relation to foul drainage. It is hoped that its design may well assist with the existing situation, as demonstrated within the Flood Risk Assessment the situation will not be worsened.</p>
The Schools are at capacity – what will be done	A number of meetings have been held with Somerset County Council Education Department and discussions are on-going with regard to this aspect. An appropriate financial contribution will be made to education provision which will be secured via a Section 106 Agreement should planning permission be granted.

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There are very few shops/local facilities within walking distance of this site	There are no proposals for any shops/local facilities within the planning application. The adopted Taunton Deane Borough Council Core Strategy has been the subject of both public consultation and an Examination in Public and proposes a comprehensive approach to the creation of a sustainable neighbourhood at Monkton Heathfield including new homes, shops (including a foodstore) and employment opportunities. The Hartnell's Farm site forms a residential element of the Core Strategy proposals. See www.tauntondeane.gov.uk (Local Development Framework – Core Strategy – Policy SS1) for full information.
Too much development is occurring in Monkton Heathfield and its surrounds	The area has been the subject of considerable discussion during the production of the Taunton Deane Borough Council Core Strategy both by Council run public consultation and the Examination in Public of the final document. The Core Strategy was found sound and adopted during 2012, within which are proposals to bring forward Hartnells Farm for residential development as part of a new sustainable neighbourhood. See www.tauntondeane.gov.uk (Local Development Framework – Core Strategy – Policy SS1) for full information.
Ensure there is enough green space for ecological preservation and enhancement	The ecological value of the site will be protected and enhanced through provision of significant areas of 'green' public open space, wildlife ponds, and new woodland planting. A total of 1.63ha of mixed native woodland will be established on site, which will not only benefit a range of local wildlife but will benefit the nationally important colony of lesser horseshoe bats at Hestercombe House.
Provision of housing specifically for the elderly	Whilst affordable housing will be provided within the project, there are no proposals to provide housing specifically for the elderly.
Lack of local employment	The adopted Taunton Deane Borough Council Core Strategy has been the subject of both public consultation and an Examination in Public and proposes a comprehensive approach to the creation of a sustainable neighbourhood at Monkton Heathfield including new homes, shops (including a foodstore) as well as significant new employment opportunities. The Hartnell's Farm site forms a residential element of the Core Strategy proposals. See www.tauntondeane.gov.uk (Local Development Framework – Core Strategy – Policy SS1) for full information

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High quality design, locally sensitive – not high density development.	This application is in outline only and the detailed design information will follow in a “Reserved Matters” planning application should permission be granted. A further public consultation event should be held to allow an opportunity for comment on the design of the development and individual properties. This outline application includes an illustrative layout plan which shows how a development can be planned to accommodate both open areas and housing of a variety of styles.
Where existing houses are proposed to be located next to green areas consideration should be given to security, privacy and shading	The “treatment” of the boundary areas, in particular where the site adjoins Sidbrook has been reassessed to provide more information to address some of the comments made at the public consultation event. These look to show how the landscaping will be designed at reserved matters stage to minimise perceived lack of security, maintenance and light penetration issues. It is anticipated that the proposed trees are pulled back from the existing hedge, with a restricted height to the canopy, increasing towards the centre of the 20m zone. Spiky planting adjacent to the existing hedges will be used to address security issues. See the Design and Access Statement for more detail.
Put similar sized and priced housing next to existing properties	It is anticipated that the type of dwelling proposed on this site will be very similar to those already existing within Monkton Heathfield. The final layout and design of properties will be the subject of a Reserved Matters planning application, should the outline planning application be permitted. At this point in time further consultation will occur with members of the public being able to address specific issues of design and layout.