

# **Bishop's Hull Parish Council**

**Chairman:**  
*Mr M Summers*  
*21 Haydon Close*  
*Bishop's Hull*  
*Taunton*  
*TA1 5HF*  
*Tel. (01823) 270812*

**Clerk to the Council:**  
*Mrs S E Watts*  
*The Coach House*  
*Bishop's Hull*  
*Taunton*  
*TA1 5EP*  
*Tel. (01823) 333567*  
*e-mail: sue.watts@ukonline.co.uk*

Mr G Clifford  
Development Management  
Taunton Deane Borough Council  
The Deane House  
Belvedere Road  
TAUNTON TA1 1HE

27 January 2008

Dear Gareth

**Planning Application 05/07/057**  
**Land to west of Bishop's Hull Road – Traffic issues**

Further to our submission dated 10<sup>th</sup> December 2007 the Parish Council wishes to expand on the preliminary grounds for objection:

1. Traffic:

- a. As detailed in our letter dated 27<sup>th</sup>. December 2007 the Traffic Statement submitted with the application is inconsistent and appears to contain many obvious errors thus preventing meaningful analysis of the application. Further consideration will have to be given to the corrected information when it is received. This may result in the Waterfield Road/Silk Mills junction having to be signalised with the existing adjacent pedestrian facilities incorporated into the revised layout. Improvements to Bishop Hull Road and the provision of footways from Wellington Road to the centre of the village would be necessary. The prevention of 'right turns' from Silk Mills into Netherclay Road may also be necessary to prevent traffic travelling through the village to access Wellington Road at the new junction.
- b. The Traffic Statement wrongly assumes that no traffic from the development will access the roads through the centre of the village. With a development so near to the centre it is inevitable that there will be an impact on both the roads through the village and other minor roads used as 'rat-runs' to avoid the already congested Wellington and Silk Mills Roads. There will be increased traffic flows on Bishops Hull Road, Waterfield Drive, Shutewater, Netherclay and Bishop's Hull Hill. This will be through a Conservation Area and by the village school. Those roads are narrow and already congested and do not have the necessary capacity for increased flow. Policy C1 of the 'Panel Report on the draft Regional Spatial Strategy for the South West' (RSS for SW) indicates that such development is inappropriate.
- c. The proposals for the Bishop's Hull / Wellington Road junction (exit only) are an unreasonable imposition on the village. These will isolate another part

of the village. The Silk Mills Road and the bus gate in Mountway Road already divide the village and further division would be unacceptable.

## 2.Planning

- a. The land is outside the settlement limit and not designated for development within the current local plan. We believe that adequate provision is already available in Taunton Deane and that if the necessary progress is not being achieved that this is in part the fault of the applicants in relation to land already scheduled for housing.
- b. The proposed development is on land is to the south west of Taunton and the recent RSS for SW includes a requirement for 3000 properties with any necessary infrastructure improvements in that area. Therefore this application is premature and should be considered as part of that requirement and subject to consideration as part of a Local Plan.

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Yours sincerely

**SUE WATTS**  
**Parish Council Clerk**