



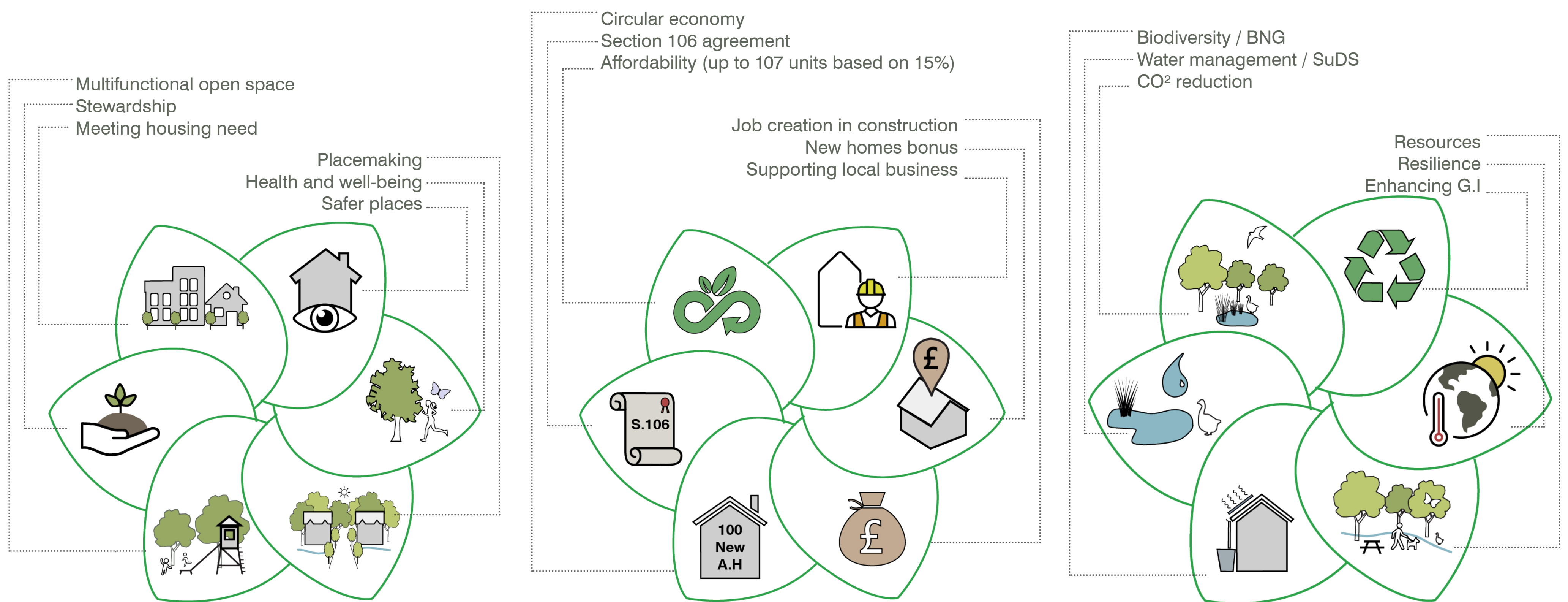
### Sustainability

The Design Guide is structured to deliver interlocking sustainable objectives to enable climate resilient development, nurture health and well-being within the community, and provide economic advantages to support the local area.

At a comprehensive level, the framework aims to make a positive contribution to the debate over site sustainability by:

- Connecting the proposed development into the existing Staplegrove context in an accessible location and promote active travel.
- Delivering an approved masterplan that gives the opportunity to create a valued built and natural environment.

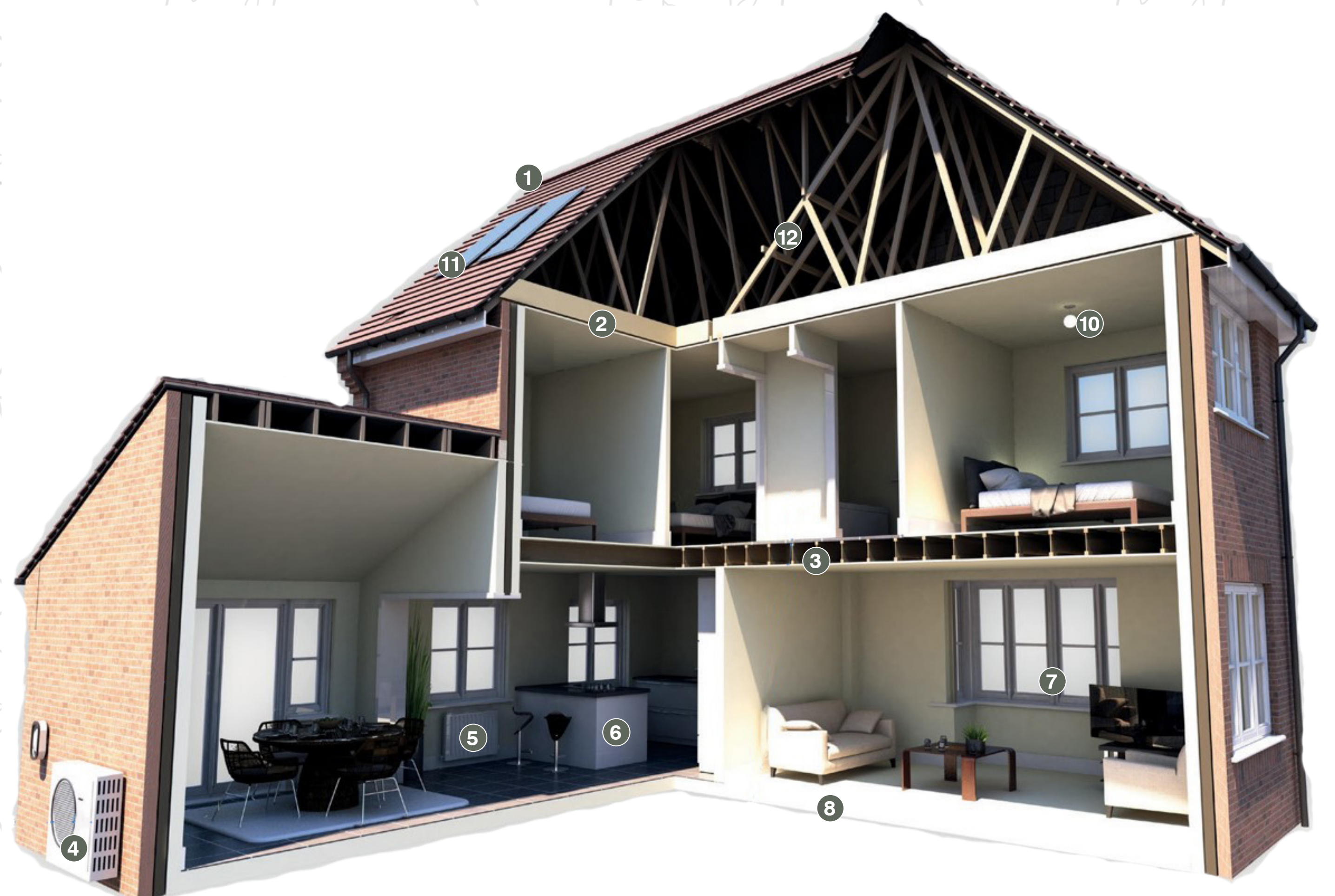
- Protecting and enhancing natural habitats and respecting the immediate heritage context and built surroundings.
- Accommodating a water management strategy to provide flood resilience and improve water quality.
- Supporting economic sustainability – by delivering new homes and employment spaces, via the creation of new jobs and support for local existing shops and businesses.



### Reducing Carbon

The sustainable design principles applied to the development will ensure it is resilient to the future impact of climate change.

These measures will primarily involve following the Energy Hierarchy approach and reducing energy demand as a first principle through minimising heating, cooling, and lighting loads through passive and active design approaches. Energy will be supplied efficiently with high efficiency heating, ventilation and lighting systems and low-carbon and renewable energy systems will supply energy directly to the buildings and reduce carbon emissions.



- |                                     |   |   |
|-------------------------------------|---|---|
| 1 Ventilated dry ridge system       | 5 Individual thermostatic room control    | 9 Leading thermally insulated cavity wall systems |
| 2 Enhanced roof insulation          | 6 Energy efficient appliances             | 10 Energy efficient light bulbs                   |
| 3 Waste water heat recovery systems | 7 Energy efficient thermal double glazing | 11 Solar P.V optimised                            |
| 4 Air source heat pump where viable | 8 Enhanced floor insulation               | 12 Sustainable timber                             |





Staplegrove West has the right attributes to create a well-connected and sustainable place that provides much needed homes and access to exceptional parkland spaces.



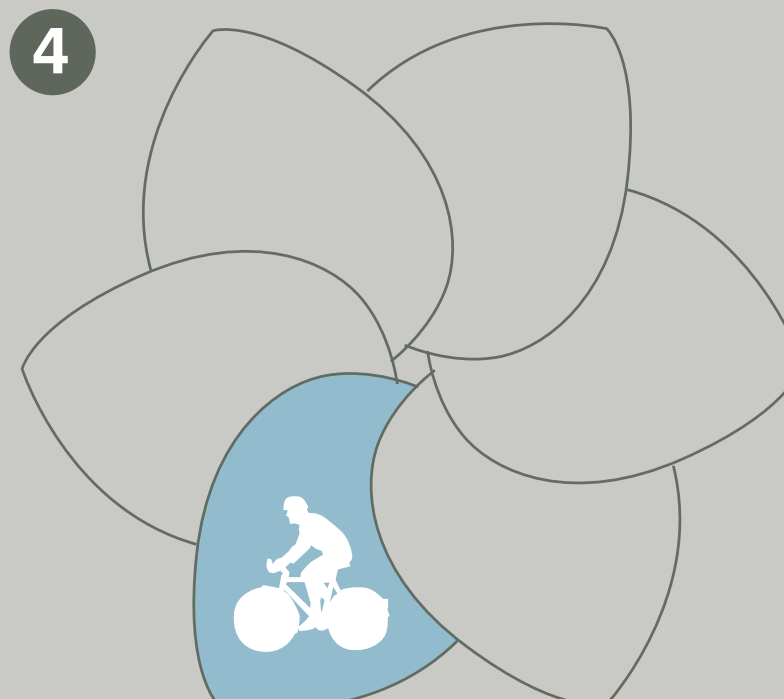
### Phase 1 Benefits Include

1



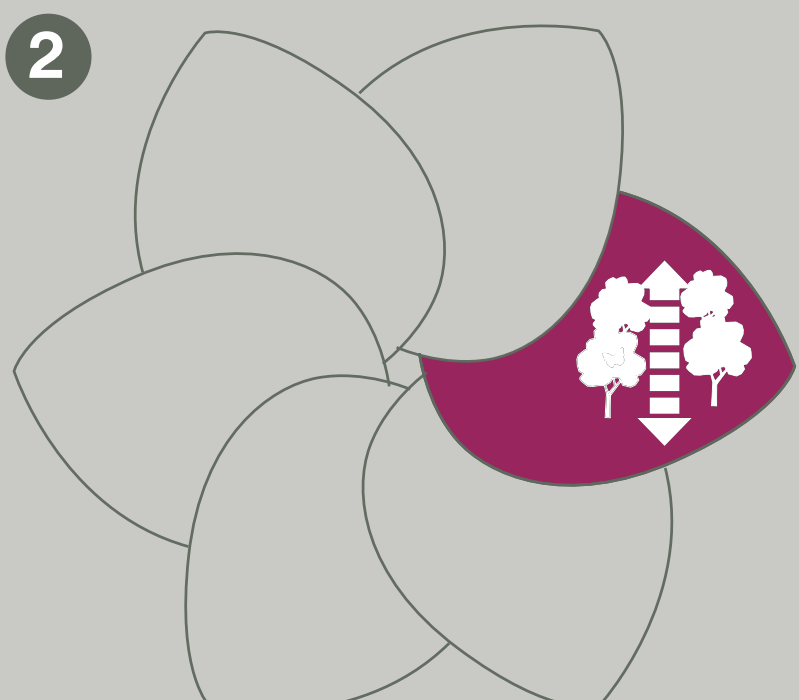
Providing much needed homes for the region, enabling people to live closer to where they work.

4



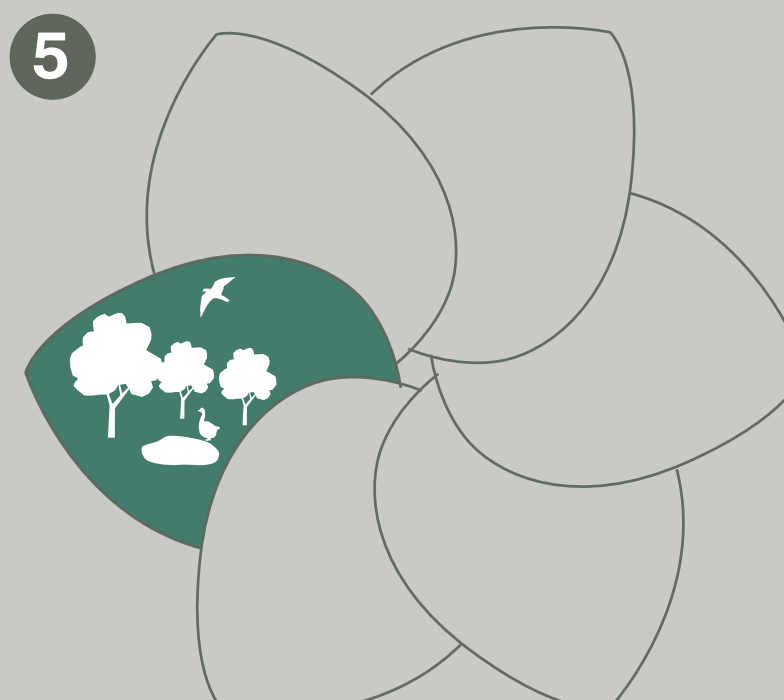
Active travel routes, through the site connecting with key walking and cycling routes into Taunton and to public transport along the A358.

2



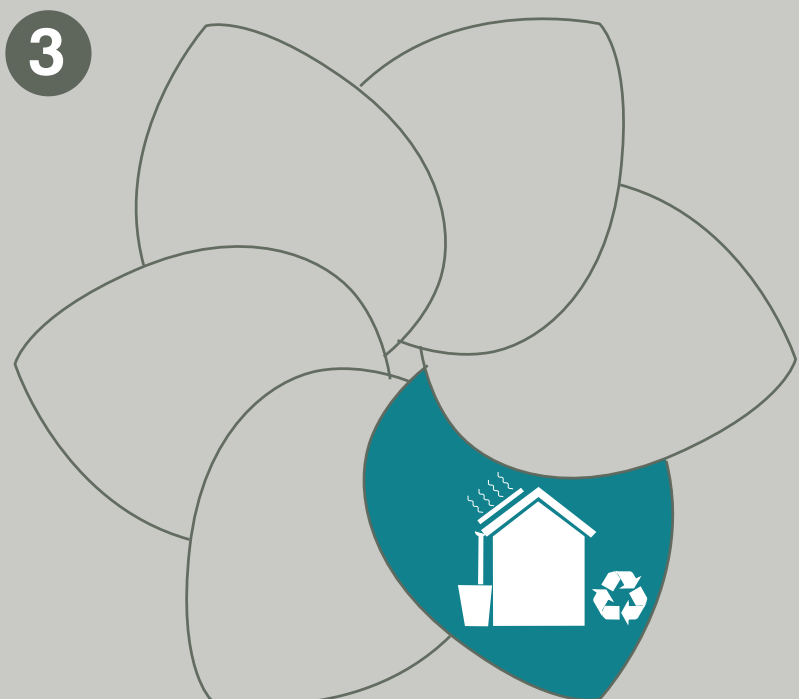
Establishing the limit of the Town's growth along its northern edge.

5



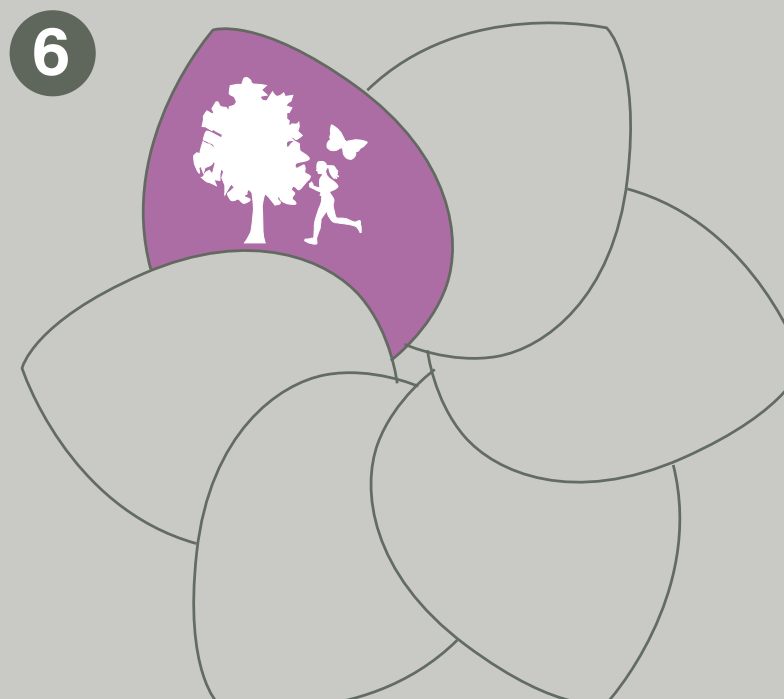
Biodiversity measures to include new woodland planting, strengthening wildlife corridors and connectivity, as well as providing Biodiversity Net Gains.

3



Up to 239 new homes in Phase 1, including 15% affordable homes.

6



40% green infrastructure including high quality public open space and new green spaces.

### Next Steps

Comments from this public consultation, other stakeholder engagement and the Quality Review Panel will be reviewed by the design team and incorporated where appropriate. The intention is to submit Reserved Matters applications for the first residential phase and the internal main street in July 2025. Somerset Council will then carry out its own consultation once the application has been submitted, allowing comments to be directly sent to the Council itself.

### Feedback

*Thank you for visiting this consultation event.*

*You can record your comments in the following ways:*

1. *Fill out the feedback form available [here](https://www.carneysweeney.co.uk/consultations/staplegrove-west.html) and post in the comments box today;*
2. *Visit <https://www.carneysweeney.co.uk/consultations/staplegrove-west.html> to view these exhibition boards at home and fill in an online form if you prefer;*
3. *Email comments to [planning.exeter@carneysweeney.co.uk](mailto:planning.exeter@carneysweeney.co.uk) , or*
4. *Write to us at:*  
*Carney Sweeney, Staplegrove Consultation, Broadwalk House, Southernhay West, Exeter, EX1 1TS*



# The Masterplan

## Staplegrove West Garden Town New Neighbourhood

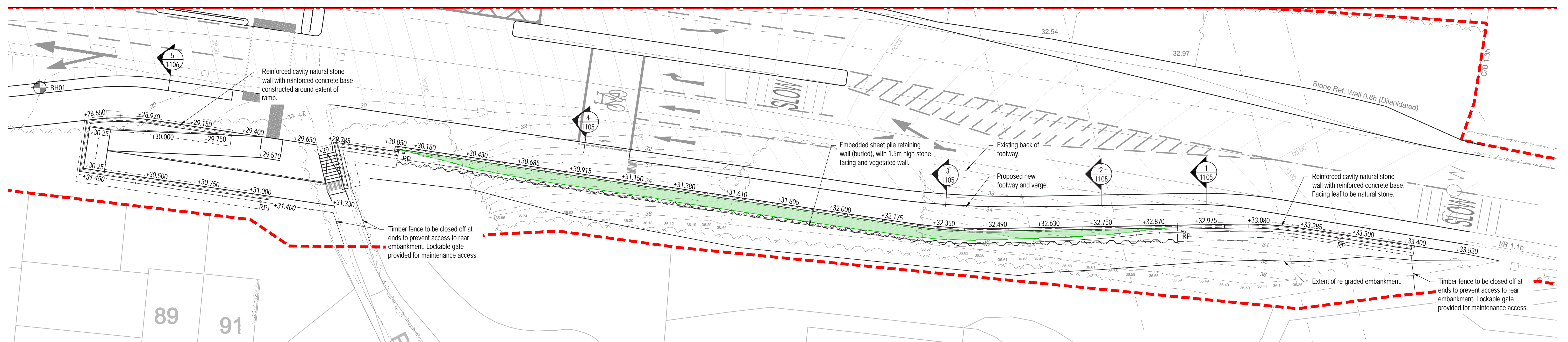
### Key Masterplan Features:

- 1 Proposed Access from Staplegrove Road
- 2 Flood Compensation Area
- 3 Back Stream Attenuation Area
- 4 West Hill Park
- 5 Main Street Cycle Crossing
- 6 Staplegrove Farm
- 7 Field Access
- 8 Rag Hill Park
- 9 Rectory Road Park
- 10 Hilltop Park
- 11 Informal Cycle Route
- 12 Existing Public Right of Way
- 13 Manor Road East Meadow
- 14 Staplegrove Sports Club
- 15 Village Park
- 16 Rectory Green
- 17 Planted Boundary Verge
- 18 West Dean Way Public Right of Way
- 19 Manor Road West Meadow
- 20 Hillside Play Park
- 21 Relocated Employment Hub
-  Local Equipped Area for Play (LEAP)
-  Neighbourhood Equipped Area for Play (NEAP)
-  Trim Trail
-  Multi-Use Games Area (MUGA)

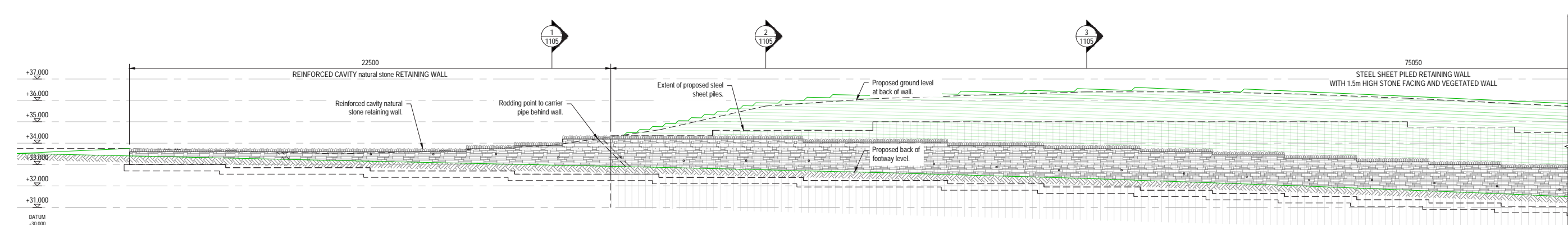




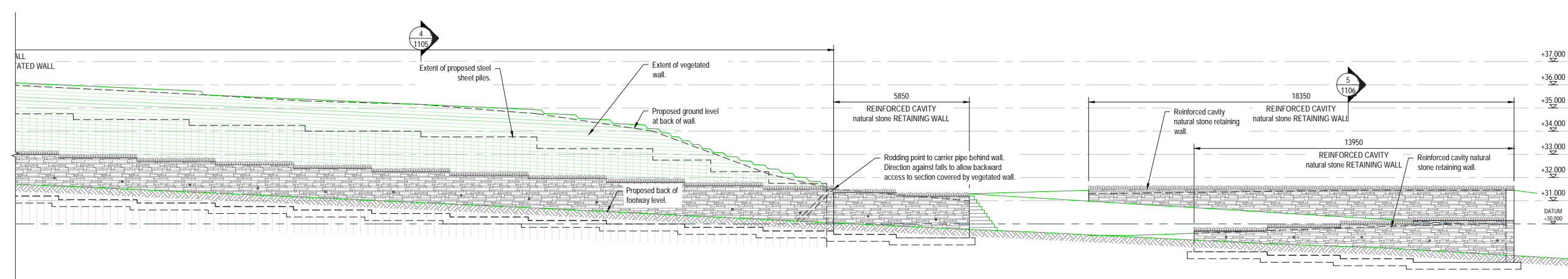
# A358 Engineering Works



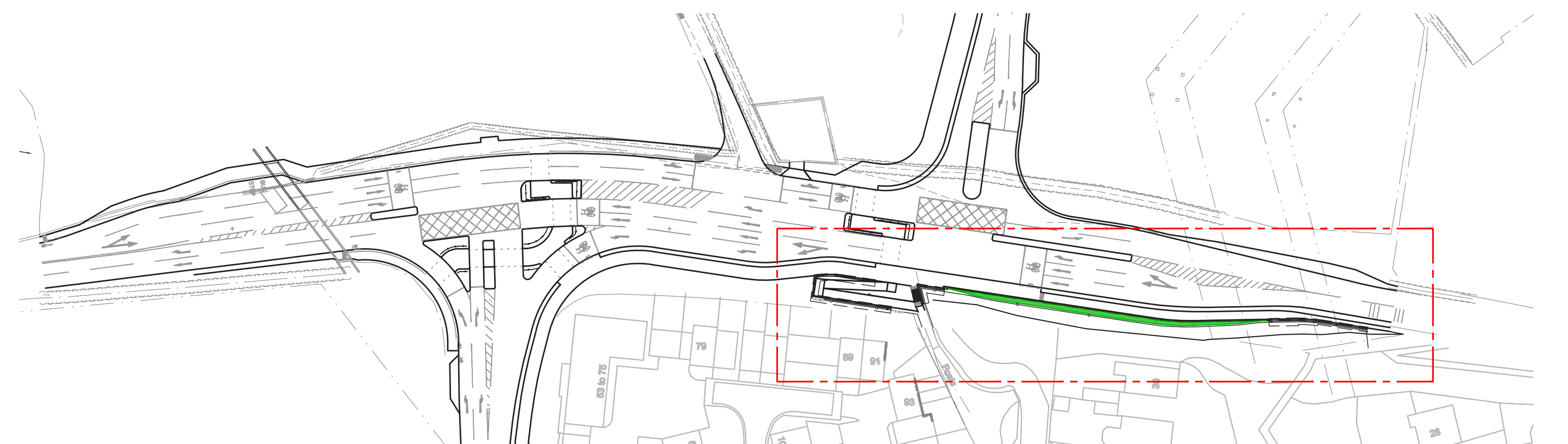
Plan (N.T.S)



**Developed Elevation on Front of Wall (N.T.S)**



**Developed Elevation on Front of Wall (N.T.S)**



### Site Plan (N.T.S)

