

**Option 3**

These changes have been proposed to the previously consulted masterplan for Collaton St Mary (Option 1) to address a number of highways issues.

The changes proposed within Option 3 have been driven by the desire to improve the safety of merging Stoke Road traffic with the A385, a junction that is currently too constrained to be remodelled effectively.

**Advantages:**

- Stoke Road traffic is diverted away from the Parkers Arms to a clearer and safer junction by the local centre
- Creation of a new small civic space adjacent to the Parkers Arms where Stoke Road is closed to traffic
- Access to the Parkers Arms car park is via the new spine road, which helps to reinforce the local centre
- Access to the existing properties along Stoke Road is maintained
- An additional access point is created along the A385 to alleviate any potential traffic issues at either end of the new development

**Disadvantages:**

- A road link across the Meadow could impact upon the bat flight corridor. This could be minimised through the use of increased vegetation and minimal street lighting (note: the Stoke Road traffic currently crosses the corridor further south and is therefore not creating additional traffic crossing the corridor from that previously consulted upon)
- Additional cost in constructing a new section of Stoke Road to the east of St Mary's Park
- Traffic calming measures may be required to ensure that traffic crossing the residential development is minimised, and to avoid the creation of a rat run through the residential area

**Key**

- Vehicular access point into the development south of the A385
- Revised access arrangement within the proposed development area
- Key access points along Stoke Road retained



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

A1 Original Sheet Size

0mm

100mm

23/10/2015	A	JB	PS	Text colour changed from white to grey. Text amended.
date	rev	name	chk	note

**Stride Treglown**

Architecture Town Planning Interior Design Building Surveying Landscape Architecture Graphic Design  
Promenade House, The Promenade, Clifton Down, Bristol BS8 3NE  
T 0117 974 3271 F 0117 974 5207 www.stride-treglown.co.uk

STATUS  
DRAFT

PROJECT  
Torbay Masterplans  
Collaton Saint Mary

DRAWING TITLE  
Masterplan - Option 3

SCALE	DATE	DRAWN	CHK	DRAWING NUMBER	REV.
NTS	15.10.2015	JB	PS	15158_SK_205	A