

Staplegrove Parish Council

Dear Ursula Fay,

22nd January 2020

Close examination of the submitted Banners Gate Drawing No 18040_BGL-DR-C-1000_S38E finds what appears to be a completely unexplained access from Manor Road connecting to the road layout of the Phase 1a houses. It passes over the site of a, presumably, to be constructed later, drainage attenuation pond. On inquiry we are told that it is the way to the sales office of Redrow Homes. No further explanation given.

But the Developers have already said that it is essential for there to be a drop-down road on to Corkscrew Lane to enable them to start building these houses and the new Northern Link Road. They make the point that this drop-down road will be constructed so that traffic can only approach and leave from/and to the east and Kingston Road and thereby not increase the traffic through the village.

But the unexplained access is on to Manor Road and therefore encourages traffic from the west and through the village in either direction. Not only that but it would seem to offer a route that avoided the dropdown road and hence could enable the occupants of the newly constructed houses to by-pass the temporary link to Corkscrew Lane and freely add to the traffic through the village. Not quite in keeping in the requirement to try and limit the amount of traffic on this route before its closure to through traffic when the Link Road is completed!

The Planning Committee should not permit this new access and require that the drop-down road should be used for all approaches to the site until the Link Road is completed and the connection is then reverted to use by just cyclists and walkers.