

Origin 3 ref: 18-037P

Mr. Michael Clark
Staplegrove Parish Council

Sent by email

28th October 2019

Dear Mr. Clark,

Re: Staplegrove West – Access/Highway Issues

I refer to your recent email and letter in connection with the development of land at Staplegrove. I have also read your letter to Cllr. Woodman of the 21st September 2019 and the email that you sent subsequent to the public exhibition.

It is very clear from our discussions that you have significant highway/transportation knowledge and that you know this part of Taunton intimately. On the basis of your experience and expertise, I do not question whether your preferred options would be appropriate/acceptable.

You will however appreciate that Redrow has invested significantly in the Staplegrove West land on the basis that it benefits from an Outline planning permission. This consent includes approval for the detail of junctions and other associated improvement works which is in line with the adopted TAU2 policy allocating land north of Staplegrove for development. Any deviation from this plan would require a formal application and this would have significant impacts upon the delivery of the scheme.

We have discussed your submissions with Somerset County Council, and they have confirmed that they are confident that the approved scheme is the correct approach. Council officers also emphasised that the approved scheme is a result of many years of discussion that have taken into account all of the constraints that exist, such as land ownership, flooding, utilities etc.

The Highway officers have also made it very clear that they would need to be convinced that an alternative proposal was acceptable and that this would require the submission of much more information.

You have referred to the access point being located where it is because that is where the developers chose to locate it. It is important that I stress that Redrow Homes were not involved at the time of the original planning application and therefore did in no way influence the highway proposals.

On the basis of the above, I am sure that you will understand why Redrow will not pursue an alternative highway approach. We do appreciate your willingness to improve the scheme and we

would like to work with you and the Parish Council to make sure that we deliver a high quality scheme that will be appropriate for this fantastic location.

Please feel free to contact me if you wish to discuss Staplegrove West further.

Yours Sincerely

DJ Norris

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Planning Director

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cc. Elaine Olphert – Design Manager, Redrow Homes