

5<sup>th</sup> February 2020

Dear Anthony Okereke,

Thank you for your response to my reply dated 17<sup>th</sup> January.

As stated in that letter it is accepted that this location was not chosen by Redrow but by the Promoters and for totally unexplained and probably very questionable reasons, but I must say that we are appalled that Redrow are planning to proceed with it and be the ones to inflict this totally unsatisfactory solution on the area for years to come.

This is particularly so when the originally required and obvious direct, cross roads, connection to the A358 at the Silk Mills junction offers them a cheaper, simpler and quicker to construct answer, together with easier access to and removal of spoil from the area. It will mean that they will be imposing a third junction on Staplegrove Road with the resulting delays, increased pollution and possible safety issues and requiring all three junctions to be included in what would prove to be a very unsatisfactory synchronised traffic light arrangement, all as explained in my earlier letter and elsewhere. Your highways consultant will agree with all of these points.

You will know from my earlier letter that as construction of the spine/link road is to begin at the centre of the development, from the temporary drop-down road and coupled with the phase 1A house building, there will be ample time for a revised planning application to be undertaken and hence there will not be any effect on the delivery of the scheme. You say that you require the option of the full 5 years and for 250 houses to be occupied, for the use of the drop down road, so it could be years before the spine road reaches this west end. What significant impacts are you suggesting would occur upon the delivery of the scheme?

We are surprised that the highways authority has deemed this proposal acceptable but have been told that they did so because that was where the Promoters wanted it. They will be well aware of the advantages of a two junction solution compared to three junctions and would definitely find that option very much more acceptable!

Does Redrow Homes really want to be remembered here as the people responsible for afflicting the travelling public and the neighbourhood with this blight on the highway network, just because, apparently, they could not be bothered to undertake the simple revised planning application?

I should be more than happy to meet with the Directors and the highway consultants to resolve this important issue.

You do not make any comment on the other matters raised in our letter: regarding the position and access to the Sales Office, the provision of the footway past Orchard Cottage and the double bend early with the drop- down road rather than after the spine road is open, or the inclusion of houses within the field north of the Grove in contravention of the Government Inspector. You do not say what is to be pumped to and from the building also in this field; or is it perhaps an electricity installation?

Once again we say that from the above replies you will gather that we do not accept that there is any justifiable reason to stay with this location obtained by the Promoters and ask you seriously to undertake the unfortunate requirement for a revised planning application. This will be a little inconvenient but it will achieve cost and time savings to you by providing a much simpler construction of the Link Road. But more important to the travelling public, it will remove a third junction which would raise safety, congestion and pollution issues which will continue well into the future, long after you have left the site. Please consider not damaging the wellbeing of those who live in the neighbourhood by inflicting building the third junction on us when it can be so easily avoided.

Your sincerely

Michael Clark  
Chairman, Staplegrove Parish Council