

30th October 2019 to David Norris – Planning Director Origin3

Dear David,

Thank you for your reply to my email of 26th October and please understand that, following the decision of the Government Inspector, the Parish Council accepts that the land north of the village has been earmarked as suitable for housing.

Our principle concern is to ensure that the great amount of traffic currently passing through the village is significantly reduced and the country lane is made much more suitable for use by cyclists, walkers and the local residents, as set out and required in the Policy TAU2. We shall be seeking a 20mph speed limit and a traffic weight restriction, together with the provision of improvements and footways through the blind double bends. Only then will the lane be suitable and safe for children walking or cycling to the adjacent schools and sports clubs.

Hence, the alteration we seek is the relocation of the spine road junction with Staplegrove Road, a movement of only some 200 metres, to a position where it will be infinitely easier to construct and which would thereby save time and money for the developer. It is accepted that this will need a revision to the permission so far granted but there is plenty of time for that to be secured and there are unlikely to be any objections to it. Further financial savings will then be obtained by the simplified and more successful synchronised traffic light system that has to be provided with the adjacent Cross Keys junction. It would of course also provide a much more sensible highway network for the years ahead.

I am not at all sure how much prior discussion SCC have undertaken but certainly none with the parish council and, presumably, very little more with Taunton Deane District Council if the requirements of the TAU2 Policy were the outcome. As I understand it, the land that would be needed must be in the control of the developers so that the intended SUD can be positioned appropriately. Flooding has little effect on Silk Mills Road junction and any difficulty with utilities can no doubt be relatively easily overcome. I'm not sure what additional information Highways would need over and above that required for the current position.

In my letter to Councillor John Woodman, copied to you, I purposely referred to the *'Disadvantages of the Current Location of the Promoters' Spine Road Connection'*, the promoters of course being Ptarmigan and Origin3, and therefore I fully accept that Redrow Homes were not involved at the time of the original planning application. But I am somewhat surprised that they do not wish to be involved now and can only assume that the matter has not been fully considered by them.

It is unlikely that there will be any difficulty in selling the houses in this 'fantastic location' but the current proposal will not produce the high quality scheme that is very much required at this western gateway to the garden community and town. I therefore ask for the matter to be seriously re-considered and the direct connection to Silk Mills junction adopted to the great advantage of all.

With kind regards

Michael Clark
Chairman, Staplegrove Parish Council