

9th February 2024

Dear Chairman

Following our recent invitation to attend the Parish Council meeting on 18th January - to introduce our long term plans and company to the Parish/community, we note that you are potentially looking to arrange a follow on 'Extraordinary' meeting over the coming month(s) to explain the basis of our approach, and the formal standing orders and legal basis that would govern any further discussion with us, in relation to land under the control of the Parish Council.

It was briefly explained at the meeting that we (Colbolt Consultancy Ltd) have an option/land promotion agreement over much of the land between the Draycott Recreation Ground and the rear gardens of housing on Westfield Lane and Cross Farm Road. Part of this land, behind Cross Farm Road has already been promoted and earlier accepted as being suitable for 33 houses in the current Mendip Local Plan Part II, due for final adoption next year.

Whilst this could be brought forward as a standalone development, we have taken the decision to look longer term at how the overall larger development site might be brought forward on a more integrated and holistic basis as part of the wider Somerset Local Plan, starting this/next year. Whilst we recognise that it is very early on in the Somerset Plan process, we are wanting to establish an early open dialogue with the Parish and community to understand and identify development constraints, needs and design parameters (such as access) before looking at potential future development options.

It was on this basis that we initiated discussion with the Parish Council (on the specific point about local access) – to see if there might be an improved access/road option relating to Latches Lane, to serve future housing development in this part of Draycott, local residents on Westfield Lane and the Memorial Hall.

Whilst this discussion will initially relate to road widening and improved access options down Latches lane, this will also allow us to start looking at wider development options/benefits that may flow from the works and future housing development, including improved highway safety and access to the Memorial Hall, enhanced playing field space, parking, much needed affordable/rural exception housing and community facilities?

It should be noted that the recently circulated road widening option is only one of a number of access options that we would like to table and discuss with the Parish (and community) over the coming months, and hope that this might be agreed as a matter of principle at the forthcoming Parish meeting. Any such discussion would of course be carried out on a non-committal and 'without prejudice' basis by us and the Parish – informing and updating the community as required.

Yours Sincerely,

Robert Abbott.