



Minutes of virtual meeting held 21st April 2022.

Present Paul Mason, Liz Brown, Mike Ellicott, Robbie Davis, Ryan Kennedy, Phil Jones, Richard Briggs, Paul Harris, and Ian Allcock.

The purpose of the meeting is to discuss amendments to the scheme. And to hear feedback.

- Main access - cause of most consternation. Assorted options have been discussed. Considering comments from the previous public meeting direct access into the new estate from the roundabout was agreed. A fifth arm from the roundabout discussed with Somerset County Council and after audit considered fundamentally unsafe. The Secondary access at the southern end of the estate is now for emergency access only. All traffic will use the northern access point. All traffic from Silver Springs and Dunwear Lane will access the roundabout via the new estate.
- footpath into the site from Sheridan Close considered important and has been formally added to the scheme. These will link to existing footpaths and exit the site opposite Dunwear ponds.
- Additional areas of play have been added to the scheme.
- Comments regarding 3 Storey houses not being in keeping with the area also considered. Further assessments will take place and 3- storey will only be used if absolutely necessary to comply with noise regulations.

Questions from Parish Councillors –

How will the northern access point be formed to prevent general usage by all? Northern access point will have a physical barrier.

Concerns that the current rat run through Sommerville Way would be worsened by the new junction was expressed and that SDC do not appear to have considered this.

Response being that the only way to stop that would be to consider blocking the access point.

Further concerns that traffic from the Dunwear hamlet will have to wait to join the traffic leaving the estate and that it will encourage more traffic towards the north of the hamlet.

Response was that people will take turns and let traffic into the traffic stream. Vehicle movements are currently 1 per 40 second considered that this will increase to 1 every 16 seconds.

Has consideration been given to the vehicles travelling into the town and the narrow railway bridge Westonzoyland Road and the extra pollution from standing traffic whilst waiting to travel along the route? SCC asked that they contribute to improvements to St John Street roundabout and that the railway bridge was not part of this.

Regarding 3 storey housing more assurance needs to be given. Rationale for the 3 storey is that the developers need flexibility that if noise assessments do not meet the standard that 3-storey housing will be used to plug the gap. Developers are keen to have condition applied that only if necessary.

Considering the weight of feeling from residents and Parish Council why are the 3-storey remaining in the design? Richard Briggs said that they do not want these, but that SDC will impose noise limits, 3-storey might be the only way.



Robbie Davies reiterated that no-one wanted them so why build them? There needs to be the option there as when the actual configuration is set there may be noise leakage which without the 3 storey the scheme would be in jeopardy.

How large will the play areas be? Towards the north of the site there is a MUGA which is a flexible space, other different sized play areas throughout the development.

Infrastructure such as GP provision, schools? This is met via CIL but GP provision is for NHS not local councils.

What is the position of the bund and ditch? Considerations have been made for wildlife; the ditch is the motorway side of the fence.

Has consideration been made to retain mature trees and hedgerows? From the starting point the consideration has been to retain as much as possible. There is a network of green spaces and corridors. There will be a loss of trees and hedgerow where they relate to rhynes.

Has there been a bat survey, the tree report did not consider wildlife? More surveys will be completed if required.

Has a further public presentation been considered? There are no plans for this as will add no value. Suggested that both SDC and highways consulted for this.

How many houses are being built per hectare, how large will the gardens be? 27 houses per hectare, garden size will be in later details.

Richard Briggs has agreed to stay in touch regarding the 3-storey housing.