

From: Duncan Buchanan <[REDACTED]>
Subject: Position Statement
Date: 11 October 2021 10:26:51 BST
To: "Anne-Marie Rogers (HE)" <[REDACTED]>, info@a428.co.uk, Kirk Macdiarmid <[REDACTED]>, [REDACTED], Laura Crumpton <[REDACTED]>

Dear Anne Marie and Team,

Please see attached Pdf containing the emails that have been missed from the document you provided us with.

We apologise if they make for uncomfortable reading but their inclusion is necessary if an honest representation is to be presented.

Apologies also as I had intended to get them to you the same day as the meeting but I'm sure you will appreciate by the volume of missed information, it took some time to find, read through and type out. I didn't think it was fair to simply copy and paste or forward 30+ emails to you when as you explained in the meeting you are dealing with 95 land owners!

To that end I have also included the additional information in the comments section to include the points covered in the meeting. We feel certain this will mean there will be no misunderstanding of our position.

We also wanted to clarify our position when you stated:

"you only care about yourselves and your land."

The updated position statement demonstrates we are not seeking a return to the original design. Despite the fact we have presented a valid case for doing so, our desire as it has been for in excess of 18months is to compromise, to work together to secure minimal changes. Our desire to do is fuelled by respecting others and their views and fears.

We are seeking the return of land that we believe is possible within the "constraints"

Our willingness to capitulate demonstrates a respect for the views of others. Another example was the entrance off the lane. It was explained to us that in order for this to revert to a right angled junction could result in light and noise pollution and this was confirmed to us by WSP. To that end we accepted that aspect of the scheme.

When viewed in this context we do not think it is reasonable to suggest we care only for ourselves! However we do not care for the wishes of those who see an opportunity in their objection to change an alignment to increase the size of their garden and we make no apology for not respecting their view or believing their objection should be upheld. We make the same point regarding the light pollution to the houses on Nags Head Lane. Unjustified, baseless objections should be confronted not upheld to secure the silence of an objector!

To the issue of the information. We apologise for our naivety regarding the supply of information. We genuinely believed when we received such emails containing promises to "get the information to you next week" that you would do just that. We did not believe that meant go find it yourselves.

I understand your frustration during the teams meeting and your admission that

you "can't change the past." The purpose of the meeting was to pin point where we are at currently not try and change the events of the past. The document trail is to present an honest and accurate portrayal of our engagement thus far. Our frustration is the seeming apparent reluctance to accept the events of the past and accept that mistakes have been made, engagement poor and individual conduct below standard. We are all fallible but it is how we address this that is going to allow us to move this forward.

We feel there is a genuine missed opportunity to implement changes that would satisfy statutory obligations. Our position now is to draw a line under past events so we can secure the return of land to us.

Could we suggest a meeting with Ted and Paul to discuss this informally. It could be that they could explain to us why our changes can't be secured. If that is the case then we schedule the planned meeting with the 2 design teams to use their expertise in road design to clarify and justify.

Our representative has supplied Mr Harrison with the land we are interested in retaining but if you need another copy I can get it to you today.

Lets be constructive, focused and brief in this meeting and make a genuine attempt to explain as opposed to "we stand by our design."

We Look forward to a new approach and hope you feel the same.

Kind Regards

Duncan and Maxine