



PERSIMMON

PERSIMMON HOMES SEVERN VALLEY

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Our Ref: PM/JE

15th April 2019

Ms M E Voisin
Her Majesty's Senior Coroner – Area of Avon
The Coroner's Court
Old Weston Road
Flax Bourton
BS48 1UL

Dear Ms Voisin

Regulation 28 Report Corondale Crossing Weston Super Mare

Thank you for providing Persimmon Homes Ltd (Persimmon), a copy of your report dated 15th February 2019 (Ref:10027).

You have considered the obligation to construct a footbridge over the railway line which was part of a planning agreement dated 23rd March 1999, to which the British Railways Board (now Network Rail), Woodspring District Council, the County Council of Avon (now North Somerset District Council) and three other developers known as Locking Castle Limited (since acquired by Persimmon) were parties.

Whilst the developers submitted an approved application to fulfil this obligation, any construction commencement was prevented by British Railways Board's disposal of the land to Drawdale Ltd on which part the footbridge was to be constructed. Drawdale Ltd then proceeded to refuse to grant rights to develop the footbridge without a ransom payment. No party had the ability to force Drawdale Ltd to grant said rights frustrating the ability to proceed.

Your finding in your report, final section paragraph 5;

"that network rail supports the closure of any crossing, but has no power or responsibility....."

Is respectfully not fully accurate. Network Rail is intrinsic and responsible along with North Somerset District Council to ensure that an acceptable solution can be found to prevent any future deaths as the applicable landowners and the only relevant parties capable of carrying out the actual construction over an active railway line.

Since receiving your report, Persimmon has attended two meetings on the 26th March and the 3rd April with North Somerset District Council which have been productive. We understand that North Somerset are now seeking to arrange a further meeting with Network Rail before the 30th May which Persimmon have agreed to attend to explore an acceptable resolution which includes a significant financial contribution to North Somerset District Council & Network Rail in order for the construction to take place.

Yours sincerely

A handwritten signature in black ink, appearing to be 'L. G.', written over a black rectangular redaction box.

Director in Charge