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Planning Policy
Post Point 15,
Town Hall
Weston Super Mare
BS23 1UJ

10/04/16

Dear Sir

Re: Opposing Housing Development - Engine Lane, Nailsea.

Please document my objections to the above proposed Housing Development, I am currently unable to respond/comment on consultation document online.

I have been an electorate of Nailsea for 25yrs. We moved our family to Nailsea to enjoy the 'village' atmosphere, greenfield and countryside it has to offer. Recent proposals of housing development is putting these characteristic qualities of Nailsea under threat. This greenfield/recreational site should not be developed solely because there is nowhere else to go!

My reasons for opposing housing development in Engine Lane are as follows:

1. **Site Location** - Engine Lane is poorly located from, & would have very poor access to, the Town centre services, amenities & shops. **Contrary to the guidelines of The Joint Spatial Plan of the West of England.**
2. **Greenfield Space** - " The focus of new housing should be on previously developed land ... minimising the need for developing green space" **The Joint Spatial Plan of the West of England.**
3. **Biodiversity** - The Biodiversity of this site would be significantly compromised (sightings of Protected Species, **Adder & Badger habitation on this site**). **Contrary to The North Somerset Sustainable Community Strategy.**
4. **Agricultural Land** - Most of the land on Engine Lane site is classified as Grade 2 Agricultural Land. **Contrary to the guidelines of The Joint Spatial Plan of the West of England.**
5. **Infrastructure** - Engine Lane would become an accident hotspot. An additional three 'junctions' on this lane would create a significant danger to traffic. The road already becomes hazardous when Rugby Club members use Engine Lane as overflow parking, or use it to park for easy access to the club pitches. Huge pressure would be put on all Nailsea Roads, which are currently inadequate for the significant increase in traffic that this proposal would bring. Roads are already in a poor state of repair and would not withstand, relatively long term, use from construction vehicles or subsequently large increase in traffic. Engine Lane, Netherton Wood Lane, Chelvey Road, Chelvey Lane and Brockley Lane are narrow lanes , only one vehicle width in many parts. Large farming vehicles use these lanes in necessity to serve the farming community of West End Nailsea. This proposal of development would potentially increase use of an additional 400+ vehicles to these lanes for commuters to gain access to the A370 or M5. **Contrary to the aims & objectives of The Joint Local Transport Plan 3 and Contrary to the guidelines of The Joint Spatial Plan of the West of England.**
6. **Safe, Sustainable Travel** - Netherton Wood Lane, Chelvey Road, Chelvey Lane and Brockley Lane would no longer be safe for use within Avon Cycleway Route 410 or for use as Cycle Route as recommended by 'Better by Bike' (linked from NSC website). This would breach the aim set by NSC to maintain cycle routes across the district and it would jeopardise the continuing work of NSC for Cyclists to avoid A370 route. This aspect of concern would also put doubt over the safety of roads to be used for Sustainable Transport for Schools. **Contrary to The Joint Local Transport Plan 3 and The Sustainable Mode of Travel to School Strategy.**