

## Land at 60 Station Road Nailsea

This site is inappropriate for high-density housing being situated in an area of low-density properties and bounded on two sides by open green space.

The site currently acts as a transition between buildings and the adjacent community Nowhere Wood, providing a protective buffer zone for wildlife habitat.

Station Road to the west is narrow at this point and blind bends present risks to vehicles joining. Increased traffic flows resulting from adjacent high-density housing would increase hazards to both vehicles and pedestrians.

Station Road is one of only three trunk roads providing access to Nailsea and is already congested at rush hour. Any significant increase to housing within Nailsea without addressing this matter will place additional strain on Station Road, increasing risks to residents and compromising amenity.

Building fifteen houses on this site would severely degrade the visual amenity value and wildlife habitat benefits. Serious consideration should be given to removing this site from Schedule 1 of the Sites Allocation Plan.

Any development should be limited and of low density, maintaining the majority of land for its open rural appearance and green corridor benefits.