Review of Roughmoor Lane Development Proposal

# Initial Impression

The initial impression of The Proposal is that it is overcrowded and access will be difficult (and dangerous), not only within the development but also to Stoneleigh and other inhabitants further West on Roughmoor lane. Additionally, the biodiversity net gains are illusionary.

# Housing

There are clearly too many buildings on the site, the external dimensions of the detached houses being less than 10 metre (when scaled from the 250m reference at the Northeast corner of the Plan) and the terraced housed being approximately 5 metres wide.

The use of 2.5 story homes is clearly contrary to the style of the village and will detract from the environment of the existing houses on the north side of Roughmoor Lane.

The village already has a significant number of larger houses that are underoccupied. The provision of single-story dwellings (of which there is a shortage in the village) would enable mobility within the village releasing these larger properties.

No mention is made of services such as electricity. New legislation requiring that gas no longer be used for heating etc. will put a significant additional load on the electricity supply that is already unreliable in the village. This may be mitigated by a requirement to install solar panels on all houses.

# Parking

While the proposal shows a representative number of parked cars some of these are already occupying informal places on the plan (particularly in the South). Access to parking is extremely poor with the area in the Southwest corner accessed over what appear to be green paths and half of the central area being the main thoroughfare. Other areas shown in pink seem only to provide access to parking rather that parking itself.

# Main Access

The main access to the site is via a 5.5m wide road this does not comply with modern requirements for 6m where bus and heavy goods vehicles are used and 6.8m where busses and heavy good vehicles regularly meet. This is the case here where regular agricultural vehicles use Roughmoor Lane to access an Agricultural Contractor site, a farm and other agricultural areas will meet residents coming and going from their homes

Further, the T junction formed by the link to Roughmoor Lane and the main access to the site forms a significant risk as any vehicle turning left toward the access may encounter traffic leaving the A371 turning into the site, potentially at speed to avoid traffic on the A371. This is exacerbated by the requirement for no streetlights to maintain the village’s Dark Sky status.

The new location of the Bus Stop that is proposed will cause a reduction in the road width at an already notorious pinch-point causing further delay and pollution in this area.

# Community Use Area

The Community Use Area fails immediately by being located at the furthest point from the village. Further, it is not large enough to provide any significant amenities to the village, such as a larger shop or a larger village hall. It would not provide any enhancement to the Playing Field that it is adjacent to. Support for the development of these facilities at alternate sites, more convenient to the villages, should be considered.

# Roughmoor Lane Hedge and Footpath

Inspection of the plan shows that the hedgerow is far too narrow to be effective as a bat corridor or provide any other meaningful biodiversity net gain. This appears to be true of all the planting as the representation of the trees indicates that they are small, non-native species.

# Drainage

It is well known that in severe weather conditions the area where the access road is proposed floods, both with rainwater and sewage overflow. The proposal does not address the issues of sewage overload and passes over the SW Attenuation Pond without comment. A substantial surface water and sewage analysis and design will be required to ensure that the additional loads from rapidly draining roads and car parks and the addition of 200 plus extra residents will not overload the already stretched infrastructure of the village.

# Conclusion

All aspects of the proposal discussed are detrimental to nature of the village and it is clear from the placement of the SW Attenuation Pond that the long vision is to develop the southern two thirds of the site and thus exaggerate the concerns expressed above.

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