

**Sent:** 04 February 2013 21:31

**To:** Programme Officer

**Subject:** FAO: Kath Thorne - Ref Morton Way Development

Dear Sir/Madam,

Please let it be known to the Planning Inspector that we are opposed to the proposed building of a further 300 houses off Morton Way – Thornbury for the following reasons:

The proposed development at Park Farm of 500 houses (which we do not agree with either) and now an additional planning application for a further 300 is NOT supportable by the current infrastructure of Thornbury for the following reasons.

- It is almost impossible currently to get doctors' appointments at either of the Thornbury Health Centres – adding an approx 1000 additional people (assuming a 2.5 ratio of occupiers to houses) to Thornbury's population will worsen this problem for the current residents.
- As there is no additional permanent employment being created that requires this size of development we have to assume the buyers will be either commuters to either Bristol or Gloucester. Therefore this will make the bottleneck of the Grovesend Road, Thornbury Hill, A38 at Aztec West or the M5 at Fallfield even worse at peak traffic times.
- The proposed additional employment at Oldbury Power Station (assuming the new Power Station goes ahead) will create a short term requirement for temporary accommodation while the construction work is done. At the end of the construction these houses will be vacant and difficult to sell as the additional permanent jobs created do not justify the number of houses being proposed.
- Thornbury Town Centre will see NO additional benefit from these additional houses because:
  - It is proposed to remove the car park behind the Natwest building so car parking will become impossible for all. Therefore the new occupiers of these new houses will gravitate to the Mall or other out of town shopping centres.
  - The mini roundabout entrance to Tesco's will become further clogged as additional traffic will try to do their local shopping there – thus inconveniencing current occupants of Thornbury.
  - Tesco's car parking facility will be insufficient.

- The current rents charged by the owners of St. Mary's Centre to local business make it impossible for smaller individualistic shops to survive let alone prosper. Thornbury High Street is already in decline and adding houses will not alleviate this problem. If we are to believe the Council's aim is to regenerate the High Street – this will certainly not achieve that aim.
- There will be severe inconvenience to house owners alongside Morton Way as the house building work is carried out.

I would suggest also the character of Thornbury will change permanently and resemble the characterless nature of Bradley Stoke – without the benefit of good public transport and proximity to the Motorway or centre of Bristol (and the proposed modern rail links). This will break the Natural Boundary formed by Morton Way forever.

Furthermore I would suggest the only organisation that will benefit from this additional building is Bloor Homes and Thornbury Council with additional Council tax receipts. The people of Thornbury will be worse off.

Please take this into consideration in your planning application review.

Regards

Mike & Sandy Bennewitz