

Sent: 04 February 2013 12:26

To: Programme Officer

Subject: Mr T Daniels - PT12/2395/0 Land at Morton Way North East

Programme Officer

Please would you make my original objections to this scheme available to the inspector for the public enquiry on the Core Strategy as they are still pertinent.

In addition I would like to add that :

-adding more houses on top of those at Park Farm will overstretch stretch parts of the infrastructure capacity of the town.Park Farm will significantly increase the size of the town and should provide houses for those who need to live locally. Travel to work in Bristol is difficult enough as the road system is already well over capacity at peak times.

-the age profile of this town is such that in the next few years there is likely to be a considerable increase in the number of existing houses coming onto the market as elderly people move on . As new houses have to sell at a premium over older ones there will be significant price competition from the flow of existing houses that does not exist now. This could mean that they will not sell easily so it is questionable that they should be built.

-in the future people will need to live closer to work so building out in the country is not clever when the work is in Bristol.

-one big development in the town makes sense but two does not as this will create overcapacity.

-Morton way is the natural boundary of the town and breaching this will just create sprawl up the hill into open country in a very visible way .

-there are brownfield sites that should be used before greenfield.

-there has been no consultation over the Council's latest idea to use this site when it correctly decided not to when this was originally looked at.

Please could you book me to speak at the hearing on 7 March.

I look forward to your confirmation that this has been sent to the inspector with my original comments and that a seat has been reserved for me to speak.

Trevor Daniels

Comments for Planning Application PT12/2395/O

Application Summary

Application Number: PT12/2395/O

Address: Land At Morton Way North East Thornbury Bristol South Gloucestershire BS35 1LR

Proposal: Residential development across 22.43 hectares of land comprising up to 300 new dwellings (Use Class C3) and a local shop (Use Class A1) with supporting infrastructure and facilities including vehicular access from Morton Way, public open space and landscaping. Hybrid application comprising full planning application for 109 new dwellings, outline application with all matters reserved except access for up to 191 new dwellings and a local shop.

Case Officer: Sarah Tucker

Customer Details

Name: Mr. Trevor Daniels

Address: 

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Objection

Comment: I wish to object to this development because:

1. Any development outside the Morton Way natural boundary opens the town up to unrestricted development to the north and east which will ruin its character.
2. Development will use predominantly good quality agricultural land which reduces sustainability.
3. It is a long way from the town centre and it is difficult to see that a local shop would be viable.
4. There will be an increase in traffic congestion at the Grovesend Road/A38 junction as there is no increase in employment in Thornbury as part of this proposal.
5. Comments about public transport in the plans are overoptimistic as the main service to Bristol does not run along this part of Morton Way and consequently the weighting given to this in the documentation is unreasonable.
6. There will be a loss of amenity in the countryside around Thornbury.
7. Given the lack of detail in relation to the housing proposed it is possible that at a later date the applicant will return with detrimental proposals.