

## Marshalls Quarry Public Meeting 6th August 2014

The Council has listened to the concerns of the parish with regards to this development.

The major points are as such.

**1 Quantity of housing**, this has been addressed and the number has been dropped from 53 to 42 houses, whilst this is a significant reduction we still have concerns that this will be a starting point when this site comes to be developed, what assurances can be made that the development will not exceed this figure.

**2 Industrial use**, Bleadon already has a number of light industrial and commercial units at the Purn house Farm estate, is there a need for more commercial units in what will be a residential area, we feel that industrial use in this area could cause a conflict with the new residents, it would also raise the number of vans etc coming into this part of the village.

**3 Layout**, The council stated that the layout was not in keeping with the rural nature of Bleadon, the layout has since been revised, however we feel more can be done to improve this layout especially in the very limited and shaded amenity space. Bleadon is in desperate need of more outside space for recreation and this development must play its part in resolving this issue.

**4 Mulberry Lane Footpath**, There is strong objection from the people living in this area to this lane being used as an entry and exit from this development, the general feeling is that any increase in foot or cycle traffic up this very narrow lane will cause conflict with the occupants, they feel that their privacy will be greatly disturbed and that there is potential for injury between cars accessing the lane and pedestrians using this route into the quarry development. David Tate in his letter dated the 2<sup>nd</sup> of May also raises concerns about the legality of this route being used for this purpose and has asked for clarification.

**5 Bridge Road Access** With a development of this size the only vehicular access in and out of the quarry site needs to be looked at, David Tate again in his letter of the 2<sup>nd</sup> of May indicates that substantial work will need to be carried out on Bridge road to avoid a conflict between cars and pedestrians all using this access way, The parish council is in favor of an upgrade to Bridge road which would include culverting the rhyn to enable the road to be widened, and a footpath/cycle path to be included for the full length of Bridge Road. There is also the issue of parking along Bridge Road, whilst some spaces for homes on Bridge road have been made available within the quarry site this would still leave a number of cars that have no option but to park on the road.

**6 Social/affordable Housing**. The council would like to have some say on the amount and type of social/affordable housing within this development, we would like to make sure that people with ties to the village are given the opportunity of this housing, this would indeed give those young people who have

roots in the village the chance to stay in the area. Or indeed people who would like to return to the village to be closer to their families.

**7 106 Payments** There has been much talk of 106 payments and whether or not Bleadon as a village will see any payment., with a development of this size Bleadon will need to upgrade and update its community buildings. Both the halls are in need of renovation and indeed it might be easier to demolish and start again which would be at a considerable cost, however all the community buildings are already running at full capacity and a large influx of new parishioners would only add to this burden. The parish council feels very strongly that any 106 payments made must be used and spent on services that directly affect both the village and its occupants.

We would like to have all these points addressed and indeed will be bringing this to the attention of Marshalls in a site meeting tomorrow.

If there are any further observations that you think need bringing up then please use the public part of this meeting to address any points NOT already mentioned here.