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Sent: 04 December 2017 14:43
To: WEB Local Plan
Cc: [REDACTED]
Subject: Comments on local plan Oakridge Lynch

The Cotswold Cluster.....Oakridge Lynch

We have been residents of Oakridge Lynch for over 23 years and have observed many changes in this time. Small bungalows have become large properties and large houses even bigger. Recently, a development on the "Broadway" (Summerfield) saw the completion of three luxury 5 bedroom homes which replaced a single bungalow in the heart of the village. These were shoehorned into this space, and by the deft use of the planning process now tower above neighbouring properties with overbearing effect. Little attention appears to have been given to blending into the more traditional features of neighbouring properties, and this has transformed the character of the village. There are other potential plots of similar small size which may offer like opportunities for developers/builders in the near future, all of which will intensify the pressure on the local infrastructure and leads me to question future sustainability.

It is noted on the local plan that an area north of the Crescent is to be considered for further housing development outside the existing development boundary. There is need for smaller properties to meet housing requirements of both young and old in the Village, but before there is any further expansion attention should first be given to these infrastructural needs.

Main Drainage

There is no main drainage system in Oakridge Lynch and reliance on septic tanks and surface water drainage into the lower fields is relied on. The rapid expansion of the village in my experience has paid little or no attention to this aspect and a continued dependency on existing methods is unsustainable. Whilst new properties are provided with modern water treatment units, these do not remove nitrates which find their way into the river Frome below and increase nitrate levels in the surrounding fields, against the wishes of DEFRA.

Roads and Services

The main access road into Oakridge is inadequate and requires updating to support the current and future traffic requirements.

The provision of mains gas would reduce the need to have numerous competing oil and gas companies making deliveries in unsuitably sized vehicles on the existing road network.

Car Parking

Any new development should be provided with adequate car parking facilities. This should allow for more than the current requirement of two spaces per household and be realistic and cater for the car ownership of the household and their visitors. At present this is not possible with many existing properties in the village now operating up to five vehicles, which has led to random and unreasonable parking using the verges and other available spaces, without taking account the white van operatives. Bear in mind there is an extremely limited public transport system to support local or distant employment.

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