

**Meadow View Residents Action Group****3 February 2012**

There is already a housing crisis in B&NES Council area with more than 8,000 people accepted onto the Housing Register and thus entitled to use the Homeseach system to find social housing. There are far more who do not qualify, while the number of households facing eviction either because they will hit the benefits ceiling or because they over-committed themselves before 2008 and are in negative equity with unsustainable mortgage payments will only increase. There is an urgent need for 'intermediate' housing affordable for those on modest incomes especially in the Radstock area where there is a high concentration of Somer Housing managed social housing, as well as estates belonging to other housing associations, and a number of properties worth more than £250,000 but not enough in between for young couples with relatives living locally or for older people to relocate to free up the 3-4 bedroom family houses. We need the housing allocation and more. SHLAA is important for this reason, so that suitable sites can be identified.

Finding sites for the SHLAA was problematic because of the sensitive ecology, poor access and transport routes and the costs of decontaminating the industrial sites.

Upper Whitelands, Tynning once had 27 terrace houses, but it is rightly rejected as a site because the access is so difficult. Since abandoned in the 1960s it has become a wildlife paradise on the edge of the settlement.

Mr Chivers' fields behind Trinity School, Woodborough are also rejected as an option. He bought them intending to develop on this flat plateau. The access would have to be from Bath Old Road by Ludlows Farm but although this is a lane, we cannot see that it is any worse than Cautletts Close, Midsomer Norton, inserted into the Local Plan in 2007, and there is no flood risk.

Clandown. The judgement re Bidwells Metals Site, Chapel Road is right, and highly popular with the Clandown residents. The adjacent area the other side of the batch sees development starting on 6 February for 32 live/work units and community space. This is also popular following intensive consultations with the residents. Former Clandown Football Club ground on North Down View has utilities and would be popular. Clandown does have its own bus service and is close to the A367.

Writhlington. The Housing Development boundary needs pushing out to the country boundary. Some in-fill developments are possible but the Wellow Valley should be protected between Upper Writhlington and Lower Writhlington

The distinctive hillsides separating the hilltop settlements should be preserved. Haydon should remain separate from Radstock as a discrete village. The industrial estate should be protected as an important employment site. The Old Quarry and the tumulus which we fought to keep out of the 1990s plans should remain agricultural

The flood risk in the valleys has been under-estimated. The 2008 re-assessment should be respected. The decision on the former Gasworks site is correct. Combend is changing from 'mixed use' in the 2007 Local Plan. There are fears about the loss of jobs, though some successful companies need to be encouraged to find larger sites eg JVA Sunseeker. Modernised small start up units should be encouraged.

