

REPORT ON WIDEY BOTTOM FOR THE INFRASTRUCTURE WG BY MIKE BARTLETT – 30 JAN 17

Site Location: The site is located to the north of the second right hand bend above Post Office Farm on Widey Lane. Access is via a five bar agricultural gate. Please note this is private land and permission is required from the land owner to enter.

I am attaching a picture (below), one of a number I took, of the field giving a general view. Not a good picture I'm afraid to say but sufficient to get an outline of what is going on.

In reality it needs an engineer with an EDF to get to grips with the size and levels etc so it can be assessed properly, as this is only based on a visual judgement.

The field is "vallied" with a stream running down left of centre looking up the field. This stream enters the top of the field from an adjacent bit of woodland just right of centre looking up. The area generally is boggy along the side of the stream, particularly further up the field. The stream was running quite freely although there had not been any real rain for a week or two which has further ramifications in any wet weather.

On the right hand side of the field is a very overgrown track of sorts running up the length of the field from the bottom field gate, to a variety of woodland.

Whether it would be practical to build on this site is questionable not just due to the slopes of the field, but also with regard to the stream as there would be environmental conditions as to how to deal with the water. This water goes under the road at the bottom of the hill, across the adjacent field, and then runs into the stream from Membland and so into the river at Bridgend.

As to the number of houses that could be built is variable depending on plot size but if the field could be used on a good day you might get say eight houses at a guess. That then depends on the stream and also the access and road that would be needed and where you would put it. I would suggest that access to the properties from the road at the bottom would almost certainly be out of the question due to it's configuration coming around from the east side. It would certainly involve a large amount of restructuring which I suggest would be out of the question. That being the case whether access could be gained from above off Parsonage Road and whoever owns the land to the north side of Tor Homes new site.

Personally I can see no merit in the site and I for one would not want to live in that area. I would therefore suggest that if low cost housing was to be built there that the infrastructural costs would not be viable for such a development.

