



## Yatton Parish Council

Yatton Library  
High Street  
Yatton  
BS49 4HJ  
Tel: 01934 426473



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Development & Environment  
North Somerset Council  
Post point 15  
Town Hall  
Weston Super Mare  
BS23 1UJ

29<sup>th</sup> September 2015

Dear Sir/Madam,

The following planning application was considered at a meeting on 28<sup>th</sup> September 2015 and the Parish Council **recommended NOT supporting** it as follows:

**i) 15/P/1918/O – Taylor Wimpey, Land off Stowey Road, Yatton.** Outline planning application for the erection of up to 60 dwellings with access for approval. Layout, scale, appearance and landscaping reserved for subsequent approval.

**RESOLVED:** that councillors recommend NOT supporting application 15/P/0918/O for the following reasons.

**Reasons for Recommendation** The Parish Council have serious concerns regarding this proposed development and whilst the developer may wish it to be viewed as an individual proposal the Council cannot take this perspective. They must view it on the basis of it being a further speculative application outside the settlement boundary on green fields that adds to the cumulative impact of unsustainable development pressure that approaching 1,000 new houses in Yatton and Claverham are faced with at this time.

The local infrastructure is struggling to provide for the current levels of use, resulting in congested roads, long waiting times for healthcare and limited school places. The necessary improvements to these key areas should be in place before any new construction commences in the Parish.

The more specific reasons for objection to this particular site are principally on issues of highways and access, drainage, ecological impact and the housing type and mix.

### **Highways and Access**

The proposed narrow access was positioned on a bend, the visibility of the access for vehicles approaching from Claverham Road was blind making it hazardous for both users of Stowey Road and those emerging from the proposed site. The road is very busy especially at commuting and school times, it is also used as a route to avoid the High Street congestion, which in turn impacts on

Well Lane, Cherry Grove and Barberry Farm Road as they provide the access back on to the High Street. The junction of Stowey Park and Claverham Road is a dangerous narrow blind junction at which vehicles emerging from Stowey Road have to edge out before they can see what is approaching. The vehicles wishing to turn in to Stowey Road from Claverham Road cannot see until the last moment if there is any vehicle there and there have been a number of minor accidents as a result.

The traffic survey carried out by the developer was flawed due to the cables collecting data being cut during the survey period meaning it was not carried out over the full period it should have been. A Parish Councillor advised the developer of this at the time and clearly another survey if requested now will not be a true reflection of the traffic issues as it will not be during the holiday period. A traffic survey commissioned by the Parish Council in conjunction with North Somerset Council along Claverham Road showed a 30% increase in traffic volume and size highlighting that it was not so much a problem of speed but of congestion.

The additional traffic movements created by this proposed development on to Stowey Road will exacerbate these issues especially during a period of construction. HGVs both during and after construction will require access to the development site; this can only be via Claverham Road or roads off the High Street which are narrow and difficult. Additional traffic congestion will be the inevitable result with the safety of pedestrians using the pavement between Stowey Park and the High Street being at serious risk when HGVs and buses attempt to pass.

### **Drainage and Flooding.**

The developer acknowledged at the meeting there were valid issues of concern surrounding the drainage of the site. It was level land and below the sewer level making it necessary to either raise the land levels or create a pumped system. The developers reports are based on 1 in 100 year flood events and it was highlighted that very recently Yatton had such an event twice in one year. There have been serious concerns raised about the ability of the attenuation pond to accommodate the rate of surface run off from the site which may impact on the sewage systems and rhyme network. There was also doubt surrounding whether the runoff from Cadbury Hill had been factored into the models for the drainage of the site as it could have a significant impact.

As part of the site is designated as flood zone 2 & 3 and the details submitted are insufficient to fully mitigate this risk the Parish Council urge North Somerset to withhold a decision at outline until all this has been fully resolved, it should not be left to be a part of any future reserved matters application.

Furthermore the impact of drainage should also be looked at cumulatively across all the applications that had come forward including accumulating 106 funds to mitigate the drainage impacts as a whole.

The master plan also appears to have built area closer to the rhynes than the nine metre stipulated buffer. The attenuation pond was to be in a designated green open space on the site however concern was raised about the health and safety issues that arise from an open area of water and the future care and maintenance of the pond.

### **Ecological Concerns**

The proposed site was on pre-enclosure agricultural land with an historic field pattern and ancient hedgerows rich in native species some combinations of which date back to pre-Tudor times. The impact in terms of the loss of natural heritage

and habitat of Serotine, Lesser and Greater Horseshoe bats was very significant and although this proposed development is smaller than others in the Parish, the Council is consistent in their objection when there is an irreplaceable loss of habitat.

**Housing Type and Mix Concerns.**

The building of two and two and a half storey dwellings adjacent to the bungalows on Stowey Park is completely unacceptable. The impact in terms of loss of privacy and an overbearing, overlooked environment that was not in keeping with the surrounding open plan design of the neighbouring street scene. The developer acknowledged this significant impact at the meeting and they were urged to include bungalows along the boundary with Stowey Park. There was criticism of the mix of housing in particular the high number of 4+ bedroom dwellings. It was questioned how this would be incorporated into a commitment to 30% 'affordable' houses as large houses would be of no assistance in providing affordable housing for young people in the village.

The Parish Council believe that North Somerset Council should plan for a properly resourced single settlement solution to their housing numbers rather than developing around all the individual settlements as was the case at present.