

# BOARD 1

## **Public Consultation No. 2 Wednesday 27<sup>th</sup> November 2013**

### **The Redevelopment of Bleadon Quarry**



## **Welcome**

This event follows the two day consultation held on the 18<sup>th</sup> and 19<sup>th</sup> September 2013 during which attendees were encouraged to share their views and opinions on the initial proposals presented.

All comments received were subsequently collated and have been sent to your Parish Council.

The following displays show the changes that have been made to our initial proposals having carefully considered your views.

Your final comments are now sought prior to the proposed submission of an Outline Planning Application to North Somerset Council.

Please use the forms and comments box provided. Once again, it is helpful to record 'likes' as well as 'dislikes'.

If you require more time to compose your suggestions, please email us at [consultations.bleadon@marshalls.co.uk](mailto:consultations.bleadon@marshalls.co.uk)

## BOARD 2

### **Main points raised by attendees at Public Consultation No. 1**

#### **Principle of development on the site**

There was a general acceptance that the site would be redeveloped in the future and most people thought that housing was the best option for the village.

#### **Traffic and Access**

Concerns were expressed that the proposals would result in more cars using Bridge Road, especially at peak times. Please see Board 3 for details of the proposals, including the views of our Highways Engineer.

#### **Housing types and size**

You said that you would prefer small to medium size houses that included some bungalows. There was a general dislike of proposals that included a high proportion of social housing. However, policy requires us to provide 30% social housing on a site of this nature. We will continue to discuss this matter with North Somerset Council on your behalf.

#### **Mixed Uses and Employment**

There were mixed feelings regarding this particular matter although there was no support for replicating uses with large commercial vehicles. However, some small 'start-up' units were suggested by a number of respondents and we have included some office/workshop compatible accommodation into our revised proposals as a consequence.

#### **Public Open Space**

You expressed a need for public open space to cater for teenagers and we have included a 'knockabout' area in our revised scheme that also accords with North Somerset Council's policies on Public Open Space.

#### **Sewage System**

You have experienced sewage and drainage related issues in the past therefore understandable concerns were expressed at the available capacity of the existing infrastructure. Please see Board 4 for details of the proposals including the views of our engineers and a response from the relevant Authorities.



## BOARD 3

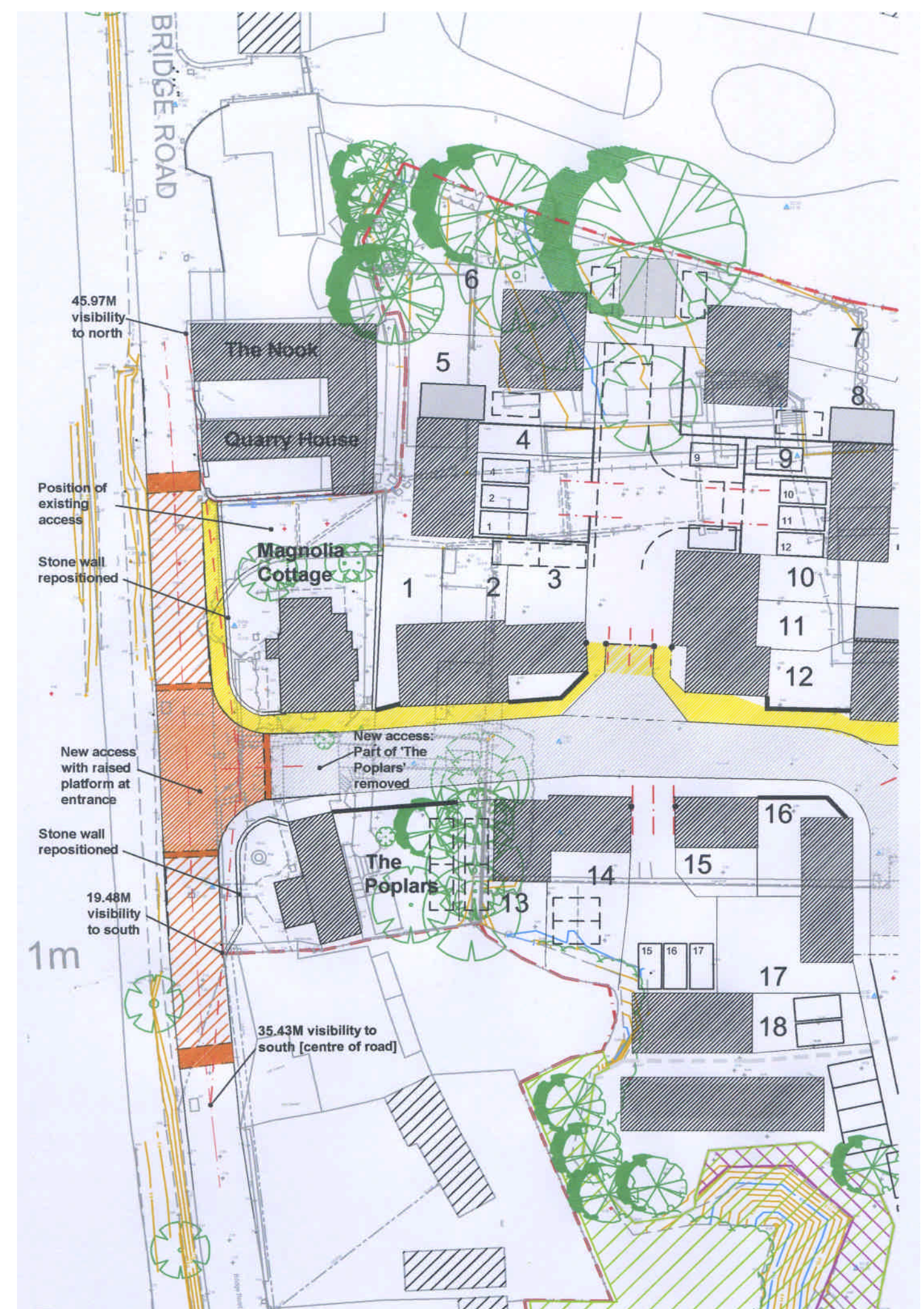
### Expert Report Highways

#### Highway Assessment provided by SCP Transport and Planning

Dialogue with Highways officers from North Somerset Council is continuing . The scope of the report to support the planning application is being agreed. Feedback so far has been rigorous but positive.

There are clear highways benefits as a result of the scheme:-

- . A new and improved access will be provided which will be used by residential and employment traffic, rather than HGV's
- . Traffic speeds on Bridge Road will be reduced by the introduction of traffic calming measures
- . Provision for pedestrians on Bridge Road will be improved by the introduction of a block paved speed table
- . The provision of a pedestrian link to Mulberry Lane provides an attractive connection to the village. It will help segregate pedestrians from vehicular traffic as an alternative route to the use of Bridge Road
- . Travel packs will be provided to new residents to encourage sustainable travel



The proposed development will generate some 60 or so trips in the morning and evening peak hours. The use of Bridge Road by residential traffic is entirely appropriate. The operation of the new access will be analysed for the planning application

The Bridge Road/ A370 junction operates satisfactorily at present in terms of junction capacity and road safety. The operation of the junction will be assessed with the proposed scheme in place but no major issues have been identified.



## BOARD 4

### Expert Report Sewers and drainage

#### **Sewers and Drainage Assessment provided by WYG Engineering**

The Flood Risk and Drainage Assessment has been prepared to support the planning application of a residential development at Bleadon, Weston-Super-Mare.

The report assesses the flood risk to and from the proposed development in line with the guidance and recommendations of PPS25, Development and Flood Risk.

The report reviews the potential drainage options for the residential development.

An assessment of the North Somerset Council Strategic Flood Risk Assessment has been made in determining the potential flood risk to the proposed development.

The assessment determines that the proposed development is at low risk from flooding as the site is located in Flood Zone 1 of the Environmental Agency flood risk maps. It also concludes that following redevelopment peak discharge and the volume of run-off will be reduced given that the overall impermeable area will be reduced.

The underlying strata may be locally permeable and redevelopment should explore opportunities to use Sustainable Urban Drainage Systems (SUDS) where this is proven to be viable.

Wessex Water has accepted that the foul flow from the residential properties can be accommodated in the existing public sewer system by the provision of 10m<sup>3</sup> of storage in the development network. This takes account of the cessation of trade effluent discharge as part of the re-development proposals.









## BOARD 6



### Conclusion

Marshalls' intention now is to submit an Outline Planning Application to North Somerset Council within the next three months.

Comments received prior to submission will be recorded and shared with your Parish Council and North Somerset Council.

As we have endeavoured to do throughout this process, we will incorporate your suggestions wherever possible within a viable solution.

We trust that you will see that our revised proposals have been informed by your comments and changes have been made wherever possible.

Please remember to record your comments.

**Thank you for attending and  
for your contributions**