

BLEADON PARISH COUNCIL

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Planning Control
North Somerset District Council
Town Hall
Weston-Super-Mare
Somerset BS23 1SJ

FOA of M Cole Esq Principal Planning Officer

29th December 2020

Dear Sir

Re: 20/P/2725/FUL – Development of 3no dwellings and 3no detached garages

The Parish Council strongly object to this proposed planning application and request that it be refused.

Whilst we understand it is not a valid planning reason to state creeping planning as a reason for refusal. It is quite clear with the advent of a similar application – 20/P/2726/FUL at the other end of this field complex that should permission be granted the floodgates would be opened for further application (s) on a site that has only recently been refused by the Planning Inspectorate following an appeal – APP/D0121/W/18/3211789 in respect to 17/P/5545/OUT.

In the Inspector's Report emphasis was given to the Ecological and Environmental damage such a development would cause in respect to breeding birds water voles and bats. A local survey indicated the presence of four 'red list' species and seven 'amber' list species of which breeding was evident in both species. It was recognised that the presence of water voles was present in the local rhyme network. Likewise the area is used by a range of more common bat species but also greater and lesser horseshoe bats. Such a development would therefore have a disastrous ecological and environmental effect on these local habitats.

The proposed site is not appropriately located in matters such as landscape flooding and biodiversity and it is outside the village fence. It would further impact on the local traffic movement in the locality whereby the proposed development is of a nature whereby it would encourage daily migration for employment and would not be within the price attainment for young local residents to acquire an affordable home. Excess cars to the development would ultimately park on Bleadon Road thus causing a potential traffic hazard. From a local survey for the preparation of an emerging Neighbourhood Village Plan over 78% of the local residents indicated that they did not wish to see further development within the village other than that already provided by the Marshalls Quarry site.

The proposed development would without doubt change the very nature of the village in terms impact character and appearance of the area the moorland landscape and of course the AONB. It would run contrary to the principle of "Brownfield" sites being developed in preference to "Greenfield" sites.

It would be detrimental to the “Rural Character” of the village as well as the surrounding area inclusive of the Mendip Area of Outstanding Beauty designated “Heritage Landscapes” and the West Mendip Way. Undoubtedly it would increase light pollution in an area which is recognised as being an integral part of the “Dark Skies” area of the village in lighting terms. The proposed location forms part of an important field buffer zone between the village and the A370. Flooding is not unknown in the area and the current capacity of the local sewerage system is far from adequate. Finally it flies in the face of North Somerset Council’s own development policies for such as a designated ‘infill’ village as Bleadon.

For all of the reasons stated hereto and by a unanimous decision of the Parish Council at its meeting of the 14th December 2020 it was resolved that the application be recommended to be refused.

A large black rectangular redaction box covering the signature of the Parish Clerk.

Bruce Poole Parish Clerk