



The Planning Inspectorate

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Rob Worgan
North Somerset Council
Development and Environment
Town Hall
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WESTON-SUPER-MARE
BS23 1UJ

Your Ref: 17/P/5545/OUT
Our Ref: APP/D0121/W/18/3211789

- 3 JAN 2018

31 December 2018

Dear Mr Worgan,

Town and Country Planning Act 1990

Appeal by Mr C Sanders

Site Address: Land off Bleadon Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0PZ

I enclose for your information a copy of the third party correspondence relating to this appeal. Please note that Bleadon Acting Together are no longer a Rule 6(6) Party.

I have also enclosed a briefing produced for the Inspector. The briefing is not specific to the site but is a generic briefing detailing the legislation that protects the species.

Normally, no further comments, from any party, will now be taken into consideration.

Comments submitted after the deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours sincerely,

Kerr Brown

Kerr Brown

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
 Statement
 Statement of Common Ground
 Interested Party/Person Correspondence
 Other

YOUR COMMENTS ON THE CASE

We object to the proposed development on the grounds that the increase in population in Bleadon village will alter the size and feel of the village and village life and create a severe increase in traffic and parking. We also object on the grounds that it will significantly alter the outlook from Bleadon hill over the village. This is an area of outstanding beauty that would be altered significantly. Also with the massive potential for housing that has not yet been completed or likely to be in the near future within Weston super mare (especially around the old airport), there is not a need for this size of development to take place in the local villages in the near future. The size of the development will severely impact rural village life.

Skinner, Helen

From: Richard Tudor Charles [REDACTED]
Sent: 16 December 2018 21:46
To: Brown, Kerr
Subject: Appeal Reference APP/D0121/W/18/3211789
Attachments: fl_1607_bristol_channel_floods.pdf

Dear Sirs,

My objections to this development were set out in my original letter filed in response to the initial planning application. I repeat and adopt the contents of that letter as if the same were set out and traversed below. However, in addition I wish to add these comments in light of further information that has since become available.

This development should not be permitted because much of the land concerned is in the flood plain. It matters not whether the flood plain is classed as A2 or A3 or one of the subdivisions thereof. This is because there is a real danger of a catastrophe occurring in the years ahead. Arguably the largest natural disaster to impact on the UK during the last 2000 years was the flooding on both sides of the Bristol Channel on 30th January 1607. It is highly likely, given the proximity of this site both to the River Axe and the coast, that it was seriously flooded in 1607. Both the event itself and the risk of it recurring has not been addressed in any of the documents lodged in respect of this development.

The Inspector should consider a research paper published in 2007 by Risk Management Solutions (RMS) (see copy attached). This concluded that based on knowledge at that time (2007) of maximum possible wave heights, such an event would probably not repeat for 500 to 1000 years. However, there is clear evidence that the science around maximum wave heights available when the report was drafted were unreliable. The RMS report provides an example which occurred on 27th December 1999 following "Windstorm Martin" in the Gironde Estuary in southwestern France at the Blayais nuclear plant. The report notes, ".....the storm surge reached one meter higher than had been considered the maximum possible water level at the facility. As a result, the water overtopped the defenses and flooded several meters of the lower level of the facility. Although little has been published about what actually transpired through the night of the storm, it is acknowledged that as a result of circuit failures, as well as to the interruption of the external power lines, the four reactors were progressively shut down between 9:00 pm local time on December 27 and 12:30 am local time on December 28". It is astonishing that the French authorities calculations concerning the risk of flooding were so off beam. The forces of nature demonstrated that the research the French relied on did not permit a reliable forecast of maximum wave height to be made. Since the RMS report was written, far more evidence has come to light concerning the future rise in sea levels arising from global warming. The Environment Agency report, "Climate change impacts and adaptation" November 2018, included in its summary the following, "Unless we take action to reduce greenhouse gas emissions, global temperatures may rise to 4°C above pre-industrial levels by the end of the century. Summer maximum temperatures could rise by up to 10°C in parts of England by the 2080s. Sea levels will rise for decades and centuries ahead. Sea level rise is predicted to be between 0.4 and 1 metre by 2100, and possibly by as much as 4 metres by 2300." It seems the current flood defences consist of the raised carriageway of the A370 as this marks a boundary between land which is designated entirely an A3 risk to the south while that to the north is a mixture of A2 and A3.

Accordingly, the Inspector must consider what the risk is of a storm surge similar in magnitude to that experienced in 1607 recurring and if this happens, what impact it will have on the proposed site given the flood defences. Beyond this, the Inspector needs to decide what would be the consequences of future storm surges in circumstances where there has been an increase in sea levels. At the very least the Inspector should ascertain the likely outcome if there was a 1607 type storm surge in circumstances where there had been a 0.4; 1; 2; 3 and 4 meter increase in sea level. Indeed, it might be that where sea levels rise, a far more modest storm surge will cause flooding that is a serious danger to life and property. This also should be examined.

Until this risk has been sensibly evaluated it would be reckless to permit housing and a school on the proposed site. The combination of a tidal surge and rising sea levels represents a known unknown which must not be ignored or swept under the carpet. Granting planning permission without bottoming this issue out exposes both the Inspectorate and NSC to potential claims for damages founded in negligence for loss of life, injury and damage to property. This represents a potentially very serious financial liability for council tax payers in North Somerset as it is possible to envisage a claim of sufficient proportion to render NSC insolvent. One can also foresee civil or state sponsored actions for corporate manslaughter. That NSC has permitted so much development in the flood plain throughout North Somerset is extraordinary in light of the known risks which the evidence indicates are intensifying.

Once the risks have been comprehensively evaluated, attention should be given to the flood defences that should be built on this land in future to protect the houses which already exist to the North side of Bleadon Road. If the Inspector decides flood defences are likely to be needed in future, NSC should take steps to comply with the NPPF and secure this land so flood defences can be installed if and when necessary.

Richard Charles



1607 BRISTOL CHANNEL FLOODS: 400-YEAR RETROSPECTIVE

RMS SPECIAL REPORT



Risk Management Solutions

INTRODUCTION

The Bristol Channel Floods of January 30, 1607 caused the largest loss of life from any sudden onset natural catastrophe in the United Kingdom during the past 500 years. Between 500 and 2,000 people drowned in villages and isolated farms on low-lying coastlines around the Bristol Channel and Severn Estuary. The cause of the flood has itself been controversial, in particular following claims in 2002 that the event was in fact a major tsunami. However, evidence of the timing of the floods relative to the tides, other weather observations, and the absence of any reports of an earthquake, support the theory that the event was a wind driven storm surge superimposed on an extreme spring tide.

The event remains the most catastrophic flood in western Britain, only rivaled by storm surge floods like those in 1570 and 1953 along the east coast of the United Kingdom. While the sea defenses that line the Bristol Channel have been raised since 1607 (many of which dated back to Roman times), if the excess sea levels experienced in the event occurred today, the consequences would be catastrophic. As the 400th anniversary of the Bristol Channel Floods occurs, this report reflects on the historic event, examines recent research into the causes of the flooding, and analyzes the implications if the event were to recur in 2007.



Figure 1: Map of the United Kingdom with magnified view of the Bristol Channel and the Severn Estuary

THE 1607 BRISTOL CHANNEL FLOODS

The 1607 floods occurred just at the emergence of widespread literacy in England, but before the scientific revolution of the mid-17th century. The year 1607 marked the date of the first permanent English settlement at Jamestown in America, and a number of ships sailing to the New World were held up by stormy weather during the month of January. Shakespeare was still writing and performing and the King James Bible began to be translated and edited. The language of the King James Bible is exactly contemporary with the descriptions of the flood; the style in which the flooding is described is vernacular, freeform and eloquent:

“...let us fix our eyes upon these late swellings of the outrageous Waters, which of late now hapned in divers partes of the Realme, together with the overflowing of the Seas in divers and sundry places thereof: whole fruitful valleyes, being now everwhelmed and drowned with these most unfortunate and unseasonable salt waters.” “Many men that were rich in the morning when they rose out of their beds, were made poore before noone the same day.”

DOCUMENTATION

As there were no newspapers at the time, principal accounts reporting the impact of the flood survive in a small number of pamphlets privately printed in London. These original pamphlets (which were reproduced over the years), with titles like *Lamentable Newes out of Monmouthshire* and *Newes of out Summerset-shire*, were sold by printers who also published Shakespeare, operating out of the churchyard of St Paul's in London. Stories emphasized miraculous escape and all reports were presented within a religious context, using the event to sermonize for an improvement in morality among the people. One pamphlet entitled *Gods warning to his people of England* begins with “MANY are the dombe warnings of Distruction, which the Almighty God hath lately scourged this our Kingdome with; And many more are the threatning Tokens, of his heavy wrath extended toward us.” The religious wrapping very often seems to have been a cover for the presentation of straight news.



Figure 2: Depiction of flooding as shown in the pamphlet *Lamentable Newes out of Monmouthshire* (from *Great Flood of 1607* website: <http://website.lineone.net/~mike.kohnstamm/flood/>)

Beyond the pamphlets, information on the flooding is supplemented by parish records, including inscriptions on churches and accounts from a small number of contemporary historians and writers. The most detailed information for a single town is found in the *Lost Chronicle of Barnstaple* as compiled by Dr. Todd Gray of Exeter University in 1998 from records written between 1586 and 1611 by the Barnstaple town clerk, Adam Wyatt (Gray, 1998).



Figure 3: Stone on the wall of a local church in Peterstone Wentlooge (northeast of Cardiff) marking the height reached by the 1607 Bristol Channel Floods (about 1.9 meters¹ above ground level) and reading "The Great Flood Jan 20, 1606" (from Great Flood of 1607 website: <http://website.lineone.net/~mike.kohnstamm/flood/>)

DATE OF OCCURRENCE

While there is agreement among the historical records that the event took place around 9:00 am local time, there has been some confusion on the date of the Bristol Channel Floods, which has led to the event being duplicated in historical catalogues. Dates of January 20 or January 30 are listed, as are years of 1606 or 1607. This confusion lies in the use of the Julian or Gregorian calendars.

At the time of the flood, the actual date was Tuesday, January 20 but as a result of the shift from the Julian to the Gregorian calendar, it is now recognized that the correct modern date is January 30. By the mid-16th century it had become recognized that the dates of the religious festivals of Easter and Christmas were drifting relative to the solar year because of the overcompensation of the four year leap year cycle in the Julian calendar. Pope Gregory XIII published a decree on February 24, 1582 authorizing both the compensatory removal of selected leap years and a one time correction of the calendar to take out ten days so that October 15 followed October 4 in 1582. However, the idea of following any decree from Rome was so unpalatable in England that it took until 1752 to make the adjustment.

¹ Systeme Internationale (SI) or Metric units, the internationally accepted standard for scientific measurement, are used for modelling and throughout this report – however, indirect quotes of figures given in original sources in Imperial units, are given here in both Imperial and Metric units. Direct quotes in imperial units are unaltered.

The confusion over the year of 1606 or 1607 lies in calendar usage as well. The beginning of a calendar year in medieval England as based on the Julian calendar was taken to start on the incarnation of Jesus or nine months before Christmas on December 25. Therefore, the month of January remained within the previous year (i.e., 1606), and a number of contemporary inscriptions in village churches around the Bristol Channel memorialize the flood this way (as seen in Figure 3). However, there had been a general move in Europe to follow the Gregorian calendar in the 16th century, wherein January 1 was the start of a new year and by 1607 this was becoming the accepted norm in London. Therefore, the more 'modern' people in London who documented the floods had 1607 as the year of occurrence.

GEOGRAPHICAL EXTENT AND IMPACT OF FLOODING

Flooding is known to have extended along more than 400 km of the northern and southern coasts of the Bristol Channel and up the Severn Estuary as far as Gloucester (see Figure 4 for impacted towns and cities and Figure 5 for county boundaries and relative elevations). The 1607 floods seriously affected four separate areas around the Bristol Channel, and summary accounts of the extent of the flooding exist for all these areas except the coast of southwest Wales. As there was no census before 1607, the population living in the flooded areas or drowned in the flood cannot be known. The pamphlet *Lamentable Newes out of Monmouthshire* states the number drowned was "not known to exceed 2000." In a small number of parishes, the number has been tabulated suggesting that the total drowned in the event was probably somewhere between 500 and 1,000.



Figure 4: Map of Bristol Channel and Severn Estuary showing major cities around the channel, as well as the rivers Avon and Severn and the Somerset Levels

The southwestern extent of known flooding was at the town of Barnstaple in north Devon “where the lowe Marshes and fenny groundes... were overflowne.” In detailed accounts, it is reported that three people were killed and £2,000 worth of goods were lost. In Barnstaple, the height of the flooding was 6.15 ± 0.25 m above Ordnance Datum (AOD), as recently reconstructed from detailed accounts of the streets and quayside locations that were flooded in 1607 (Haslett and Bryant, 2004). Flooding also extended along the coast of southern Wales in the outer Bristol Channel into Swansea, over Laugharne and Llanstephan in Carmarthenshire and was said to have extended into Cardiganshire, although there are no detailed accounts from this area. These were two of the four separate areas flooded during the 1607 flooding.

Passing eastwards from Barnstaple, the coastline is steep until the town of Minehead. Beyond Minehead lies the low-lying Somerset Levels, a wetland area of central Somerset approximately 650 km² in area, and even farther eastward is the town of Bristol. This entire region – including up to the city of Gloucester – was the third area to be flooded. Almost the whole of the Somerset Levels was inundated during the 1607 event, including “all Brent-Marsh the Sea swelled up as hyc as Bridgewater.” Numerous towns and villages within the wetland area were drowned, including the market town of Hunsfelde (modern-day Huntspill) along with the villages of Grantham, Kenhouse and Kingson (modern-day Kingston Seymour). At Kingston Seymour, the water reached 7.74 m AOD. Many men, women and children were said to have been drowned in the county of Somerset as well. Water passed up the River Avon into the city of Bristol, where many cellars and warehouses filled with merchandise were spoiled and “people of the Towne were inforced to be carried in Boates, by and downe the said Cittie about their busines in the Fayre time there.”



Figure 5: Map of Bristol Channel and Severn Estuary showing county boundaries and relative elevations

All of the low-lying land on both the sides of the River Severn from Bristol to Gloucester was overflowed, and almost all of the bridges on the tributaries of the river between these cities were destroyed. At the village of Almondsbury a few kilometers inland, an account was written by the Vicar John Paul which said that "...in Saltmarsh many howses overthrowne. In Hobbes house syx foote hyghe. In Ellenhurst at Wades howse the sea rose neere 7 foote and in some howses there yt ran yn at one wyndow and out at an other." On the Welsh side of the River Severn at Chepstow, two people drowned, while the parish register at Arlingham recorded that about twenty people were killed.

The fourth area to be flooded was an extensive area of inundation in the Gwent lowlands. The area measured 39 km in length and 6.5 km in width, with water depths of 2 m or more. These flood plains protected by flood defenses are generally at an elevation of 5 to 6 m AOD. Height of the water levels recorded by marks in the church at Goldcliff, Newport in the Gwent lowlands surveyed by Boon (1980) was 7.14 m AOD (i.e., about a 1.5 m water depth at the location).

In some parts of the flood plain the population at the time was probably higher than it is today, as the fertile area was being grazed by large populations of cattle and sheep. *Lamentable Newes out of Monmouthshire* describes the submersion of 26 parishes in this region: "Matharne, Gouldenlifte, Portescue, Nashe, Caldicot, Saint Pere, Vndyc, Lanckstone, Roggiet, Wiston, Lanhangieill, Lanwerne, Iston (Ofton), Christchurch, Magor, Milton, Redwicke, Bashallecke, Saint Brides, Roney, Peterston, Marshfield, Lambeth, Wilfricke and Saint Mellins." Flooding also extended into Newport, Cardiff and Cowbridge. In Cardiff, the Church of St. Mary was undermined and destroyed alongside the River Taff. In total, the damage was estimated as above £100,000, with the land overflowed in Monmouthshire valued at £40,000 a year. An estimated 500 were drowned in this area along with many thousands of cattle.

It should be noted that an entirely separate area of flooding occurred on the evening of January 30, 1607 on the east coast of England in the county of Norfolk, not far from Kings Lynn at the eastern end of the Wash, in a place called March-land. The water was said to have broken out of an old breach and in a quarter of an hour, overflowed the Marsh. A few people drowned and a number of houses were "wading up to the middles in Water, joyning with land Waters that fell from the high groundes."

CAUSE OF FLOODING

There are many lines of evidence that support the 1607 Bristol Channel Floods as being a wind driven storm surge superimposed on an extreme spring tide. However, one of the principal interests in this event is that it has been interpreted as a potential tsunami rather than a storm surge flood. This reached its highest point in the aftermath of the 2004 Indian Ocean tsunami (see RMS, 2004). Articles appeared in the press and the BBC aired a program in the spring of 2005 exploring the tsunami theory postulated by Bryant and Haslett (2002). Even public notices located on the coast of Gwent in southern Wales, commemorating the flood, promote the tsunami explanation.

While there are some descriptions of the arriving flood that have elements comparable to a tsunami, there are many other descriptions that discount the tsunami explanation and these are considered here, including the state of the tides and the weather in 1607. In the ten surviving accounts of the flood, there is only one that suggests a tsunami and this account is also, perhaps not coincidentally, the account which contains the greatest religiosity in style and content. From the pamphlet *Gods warning to his people of England*:

“Then they might see & perceive a far of as it were in the Element, huge and mighty Hilles of water, tumbling one over another, in such sort as if the greatest mountaines in the world, has over-whelmed the lowe Valeys or Earthy grounds. Sometimes it so dazled the eyes of many of the Spectators, that they immagined it had bin some fogge or miste, comming with great swiftnes towards them: and with such a smoke, as if Mountaynes were all on fire: and to the view of some, it seemed as if Myliyons of thousandes of Arrowes had bin shot forth at one time, which came in such swiftnes, as it was verily thought, that the fowles of the ayre could scarcely fly so fast, such was the threatening furyes thereof.”

While this description does evoke visions of an advancing tsunami along the coast of Thailand, seen in brilliant sunshine on December 26, 2004, there is little evidence to support that the tsunami was generated by an offshore earthquake, which is the most likely culprit for generation (rather than a landslide or volcanic eruption). Before considering other lines of evidence around the cause of the flood (high spring tide along with stormy weather conditions), it is worth weighing up the evidence that this could be an earthquake-induced tsunami.

AN EARTHQUAKE-INDUCED TSUNAMI

Over the past 500 years, the largest earthquake to have occurred in the region around the British Isles had a surface wave magnitude (M_s) of 5.5. This earthquake occurred in 1931 in the middle of the North Sea. As the attenuation of ground motion is very slow in northwestern Europe, the earthquake was felt strongly in all of the countries that ring the North Sea and caused minor damage along the east coast of England from Yorkshire to Norfolk. The earthquake, however, was still far too small to have generated a tsunami.

Typical tsunamigenic earthquakes are common along major subduction zone boundaries and start at around magnitude 7 (i.e., releasing around 40 times more energy than the largest earthquake known in this region). In order to generate a 3 to 4 m tsunami at a distance of several hundred kilometers as implied by the tsunami explanation, an earthquake of magnitude of 7.5 or higher (i.e., around 200 times more energy than the largest known earthquake in northwestern Europe) would have occurred. An earthquake of magnitude 6 or higher anywhere along the Atlantic margin of Ireland in 1607 would have been felt and reported across the whole of northwestern Europe, including Ireland, Great Britain, and France.

There was no such earthquake at the time of the 1607 Bristol Channel Floods. There is also no record of a tsunami in 1607 along any of the other coasts in the region from the Isles of Scilly to Cornwall to Brittany to southern Ireland. This evidence is consistent with the 1607 Bristol Channel Floods being a storm surge focused up the Severn Estuary. Furthermore, in 1755, a magnitude 8.5 earthquake was felt across the whole of southwestern Europe, occurring along the plate boundary to the southwest of Portugal. It caused catastrophic damage in towns throughout the southern half of Portugal and seiching in lakes throughout Great Britain and Scandinavia. It was a major regional tsunami comparable to that of the 2004 Indian Ocean tsunami of December 26, 2004. Although it was not recorded in the Bristol Channel, it was noticed (at low tide) in Cornwall.

AN EXTREME SPRING TIDE

It was acknowledged that at the time the flood hit in 1607 an extreme spring tide was to be expected. As recorded by the Vicar of Almondsbury John Paul: "The ryver of Severn rose upon a sodeyn Tuesday mornynge the 20 of January beyng the full pryme day and hyghest tyde after the change of the moone." A number of other accounts also suggest that rivers were full. In the pamphlet *Lamentable Newes out of Monmouthshire*, it was written that "The Sea being very tempestuously moved by the windes, overflowed his ordinary Bankes."

There was little doubt among the local people as to the cause of the flood. Poet John Stradling was caught at the Severn crossing at Aust near Bristol by the flood and writing a poem about the event to his friend Thomas Luttrell of Dunster, he noted: "If you crave to understand the Severn's unwonted floods, what causes they have, and the source of this madness, the common people attribute it to the moon and the driving winds, they rise their mind no higher."

Horsburgh and Horritt (2006) have calculated the tides expected for January 1607 based on the known periodicities of the astronomical forces (Figure 6). In Avonmouth at the mouth of the River Avon (near Bristol), the highest tide in the month of January 1607 was 7.86 m AOD occurring on January 30 at 9:00 am local time. As Horsburgh and Horritt explain, this tide is exceptional not just for the month but due to the semi-diurnal tidal forces being at their most extreme (i.e., when the sun and moon are both overhead at the equator and the moon is closest to the Earth). As the conditions required to have an extreme semi-diurnal tidal force are estimated to occur approximately every 4.5 years, the next one is expected on March 20, 2007 (Pugh, 1987). At Avonmouth, the maximum elevation is calculated to be 7.78 m AOD, 8 cm lower than was modeled for January 30, 1607.

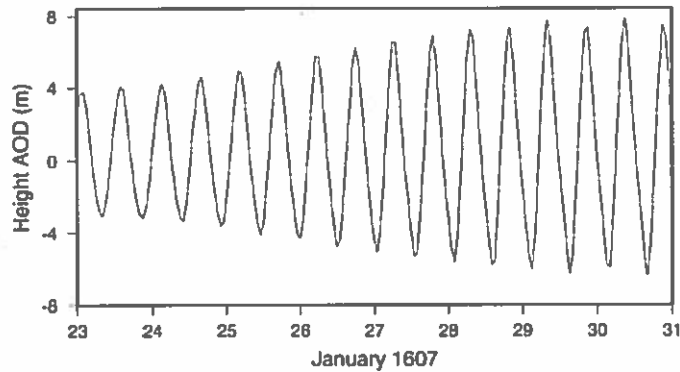


Figure 6: Tidal curve for Avonmouth for January 23-31, 1607 (from Horsburgh and Horritt, 2006)

WEATHER CONDITIONS

As with historical notes about the extreme spring tide in January of 1607, there are also notes from the historical record that indicate a windstorm occurred. In William Camden's 1607 edition of *Britannia*, he notes that a storm had been continuing for some time: "After a Spring-tide, being driven back by a Southwest-wind (which continued for 3 days without intermission) and then again repuls'd by a very forcible Sea-wind, it raged with such a tide." In addition, the Barnstaple parish register recorded that the specific windstorm had begun in the middle of the night: "This storme begane at 3 of clock in the morning and continue tyll 12 of clock of the same day."

Only one account – in the pamphlet *Gods warning to his people of England* – omits any mention of a windstorm, and simply states "about nine of the clocke in the morning, the Sunne being most fayrely and brightly spred." There is no mention of rain with the storm and there is evidence that at the time the flood hit, the sky was clear and the early winter morning sun was shining brightly out of the southeast.

This is typical of one class of rapidly intensifying extra tropical cyclones that has gathered a 'dry sector intrusion' as a result of very cold dry air from above the tropopause gaining entry into the heart of the storm. A clear sky at the heart of a storm has been a feature of a number of the most recent windstorms in northwestern Europe, including Windstorm Lothar which hit Paris on December 26, 1999. It is even possible that the 1607 windstorm was itself associated with a sting jet, bringing extreme wind speeds across the Bristol Channel, although no accounts indicate wind damage from the storm and therefore wind speeds were probably not as high as 30 m/s over land.

If one rereads the account from *Gods warning to his people of England* that appears to support the idea that this was a tsunami, it reports enormous waves with a very strong wind blowing across their breaking crests, all seen in bright sunshine. The waves would have been far higher than normal because higher water depths over the mudflats along the edge of the Severn Estuary would lead to higher waves. Additionally, the view reported was probably from the hills along the east Somerset coast, with the sun behind the observer.

It is also possible that the waves were being observed coming through the sea defenses. The pamphlet *Newes out of Summerset-shire* reports breaching: "The sea at a flowing water meeting with Land-floudes, strove so violently together, that bearing downe all thinges yt were builded to withstand and hinder the force of them, the bankes were eaten through and a rupture made into Somerset-shire. No sooner was this furious invader entred, but he got up hie into the Land, and encountring with the river Severn, they both boild in such pride that many Miles, [to the quantity of 20 in length, and 4 or 5 at least in bredth] were in a short time swallowd up in this torrent. This Inundation began in the morning, & within few houres after, covered the face of ye earth thereabouts [that lay within the distance before named] to the depths of 11 or 12 foot in some places, in others more."

The same account that appears to suggest a tsunami nevertheless also indicates that the flooding took far longer than would have been consistent with this explanation. In *Gods warning to his people of England*, it notes: "But so violent and swift were the outrageous waves, that pursued one an other, with such vehemencie, and the Waters multiplying so much in so short a time, that in lesse then five houres space, most part of those countreys (and especially the places which lay lowe,) were all overflowen." From this description, one is reminded of the city of New Orleans filling with water in 2005 after the storm surge from Hurricane Katrina had receded.

Some other indications of the synoptic meteorology of the event can also be traced from the historical accounts. After the height of the flood, later in the morning towards the end of the storm, it was reported that in the County of Glamorgan (towards the western end of the area flooded), a blind man washed out of his house in his bed, caught hold of a rafter of a house "swimming by the fiercenesse of the Windes, then blowing Easternely." He was driven safely to land and so escaped. This suggests that the center of the storm had passed and he was now on the northern side of the storm center. An easterly wind following the storm is also suggested by an account by the Vicar of Almondsbury, John Paul, who said at Bristol "the mornyng tyde was hygher than that Evenyng tyde by nync foote of water," a greater difference than could be explained by the surge alone. This implies a negative storm surge associated with an easterly wind by the evening, as expected differences seen in the diurnal tide is most often less than 0.5 m.

Finally, the flooding close to Kings Lynn in Norfolk, the lone section of the east coast of Great Britain affected by the flooding, suggests that there was a strong northeast onshore wind at the same time as the extreme tide. This must have been on the north side of the center of an extra tropical cyclone. The last time that Kings Lynn was flooded on its own was on January 11, 1978 when a slow-moving low pressure system was located to the southeast of a major anticyclone, creating a very strong pressure gradient and northeasterly winds on its northern side.

THE 1607 EVENT IN 2007

For the 400th anniversary of the Bristol Channel Floods, RMS evaluated the potential impacts to the region of a storm surge superimposed on an extreme spring tide comparable to that known to have occurred on the morning of January 30, 1607. For the purposes of this reconstruction, it is important to consider how the height reached by the tide itself has changed over the past four centuries.

CHANGES IN TIDE LEVELS SINCE 1607

A number of observations of the Bristol Channel Floods constrain how much sea level change has occurred since 1607. At Barnstaple in the outer Bristol Channel, the town clerk, Adam Wyatt, noted that the water level reached 5 to 6 feet (1.5 to 1.8 m) higher than “ever it was seen by any now living.” If one assumes at a minimum that the previous highest water experienced at this location reflected an earlier extreme spring tide without any associated supplementary surge, then this tide only reached an elevation of 4.35 to 4.65 m AOD (c.g., 6.15 m minus 1.5 to 1.8 m). However, the predicted high tide at 7:40 am on January 30, 1607 is 5.7 m AOD (Haslett and Bryant, 2004), which is only 0.45 m below the average height observed in the 1607 flood in the town. The difference relative to the 1.5 to 1.8 m height excess over the previous highest known water implies at least a 1 m rise in maximum high tide levels at this location over the past 400 years. The southwest peninsula of the U.K. is known to be sinking as a result of loading of the continental shelf and postglacial rebound, with estimates of somewhere between 1 to 2 mm/yr. Superimposed on this is a rise in eustatic (i.e., global) sea levels of around 2 mm/yr for the past century. However, these two causes combined do not appear to add up to the change in high tide levels over the past 400 years (Figure 7). Other factors could also be relevant, including the shrinkage of peaty soils as a result of extensive drainage since 1607, leading to the subsidence of key churches with flood marks.

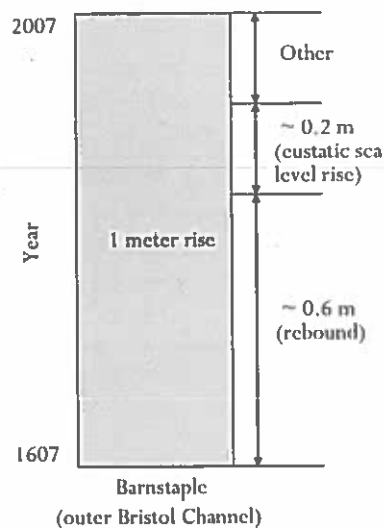


Figure 7: Schematic showing 1 meter rise in high tide levels at Barnstaple over the past 400 years due to postglacial rebound, global sea level rise and other conditions

As previously noted, at Avonmouth near Bristol in the inner Bristol Channel, the predicted tide on the morning of January 30, 1607 was 7.86 m AOD. This value is close in measurement to the flood height of 7.74 m, as marked at Kingston Seymour church not far away (although 2 to 3 km inland). In addition, the evening tide on January 30, 1607 was 9 feet (2.7 m) lower than the morning tide, as reported by the Vicar of Almondsbury, John Paul. One feature of the most extreme spring tides is they achieve some of their extra height as a result of diurnality (i.e., the difference in height between the two tides on the same day). However, the difference from diurnality in the Bristol Channel probably only contributes 0.5 m of the total difference. The remainder is due to storm surge effects, including some contribution from a negative storm surge in the evening (i.e., wind blowing to the east).

As it is not possible to separate all these factors, conservatively and with reference to the known height of the surge in Barnstaple, it is appropriate to consider that the surge contributed at least 1.5 m – and maybe as much as 2 m – to the water height experienced in the morning. If it was 1.5 m, this implies that extreme high tide levels have risen by about this much since 1607. Again, it appears that less than half of this could be explained by isostatic and eustatic sea level changes, implying, as in Barnstaple, the possibility that the tidal range has increased over the past four centuries. Such an increase does not appear to have been previously identified, but could reflect reductions in tidal friction in the Severn Estuary and the construction of flood defenses preventing the spillover tidal flooding of salt marshes – in particular in the Somerset Levels, removing the peak from the highest tides of 1607.

CHOICE OF MODELED FLOOD WATER DEPTHS

The changes in sea levels and high water levels require that in reconstructing the combination of surge and tide in 2007, the water level would reach higher levels above ordnance datum (AOD) than is indicated by the heights actually marked on churches in 1607. This difference appears at least 1 m in excess of the water levels actually reached in the outer Bristol Channel and potentially as much as 1.5 m in the inner Bristol Channel. As the exact mix of surge and tide is not known for 1607, a range of flood heights has been employed for estimating the losses in 2007.

In the outer Bristol Channel water levels have been taken to be between 0.85 m and 1.35 m higher than observed in Barnstaple (i.e., 7 m and 7.5 m) and the same water levels have also been applied on the southwestern coast of Wales. In the inner Bristol Channel, surge heights of 8.5 m and 9 m have been selected, corresponding to 1.3 to 1.9 m higher than the elevations of the flood heights marked on the churches in the region. Horsburgh and Horritt (2006) have also shown that it is possible to have a surge and extreme tide event giving water levels of 9.44 m at Goldcliff and at least 9.02 m at Kingston Seymour. Therefore, a further extreme water level has been explored in the inner Bristol Channel reaching 9.5 m above Ordnance Datum (AOD).

STORM SURGE HEIGHTS

Based on these water levels, the surge flood was 'bathtubbed' at constant elevation across all the flood plains surrounding the Bristol Channel, although, as explained, with different maximum elevations for the inner and outer Bristol Channel. Although bathtubbing – simply filling up the basin to the height of a specific contour – will overestimate floodwater heights in the Somerset Levels, where the area below the flood elevation extends more than 20 km inland, the total value of buildings is relatively limited in the areas that are most sensitive to this approximation. In terms of these reconstructions, the 9 m and 9.5 m flood elevations would almost certainly overwhelm the defenses located around the inner Bristol Channel, while the 8.5 m flood elevation (with a return period of 100 years at Newport) is an event that might be contained by the flood defenses at some locations. As reported on January 30, 1607 the significant wave action superimposed on the surge increased the potential for even relatively well-built defenses to be overtopped and to fail. Therefore, while the losses reconstructed for the 9 m and 9.5 m elevations in the inner Bristol Channel are unlikely to be affected by the defenses currently in place, there is a legitimate argument that some (potentially a significant) proportion of a flood reaching only 8.5 m would be prevented from inland inundation by the defenses.

For this reconstruction, the flood surface was superimposed over a 50 m by 50 m resolution grid to determine reference flood depths to be used in loss calculations. For example, Figure 8 shows the extent of the flood surface for an 8 m water level in the outer Bristol Channel and a 9.5 m water level in the inner Bristol Channel.

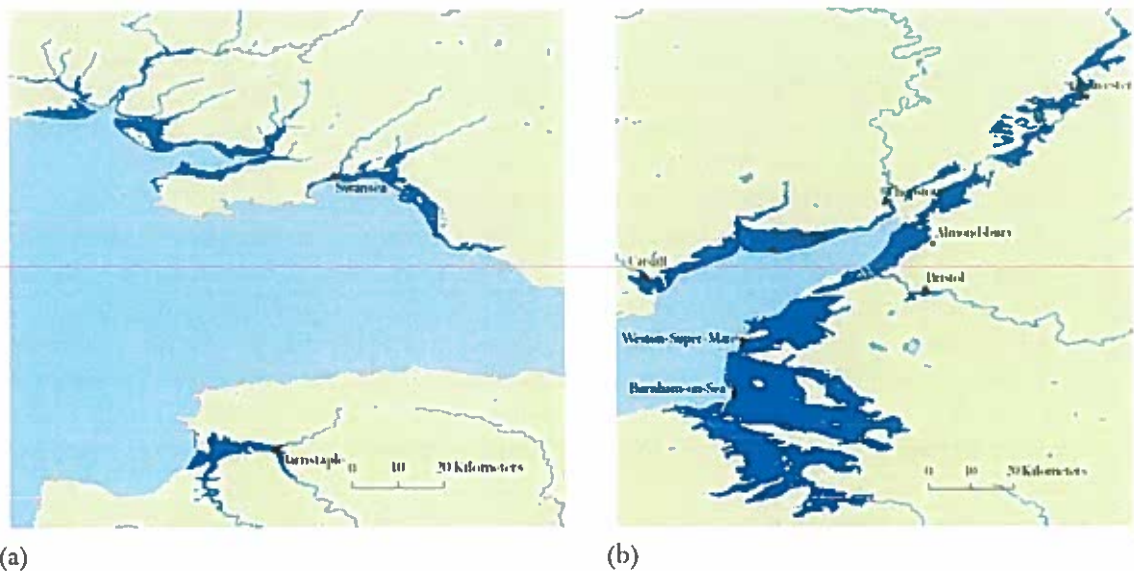


Figure 8: Maps of Bristol Channel showing extent of flooding as modelled in 2007: (a) in the outer Bristol Channel (8 m water level) and (b) in the inner Bristol Channel (9.5 m water level)

EXPOSURE

RMS estimates the insured value of the building inventory in Great Britain, including structures and their contents, at nearly £8 trillion (US\$15.5 trillion) for residential, commercial, industrial, and agricultural properties, the majority of which can be categorized as residential. This estimate is based on combining economic data published by the British government summarizing the value of gross fixed capital assets for various categories of property, with estimates of insurance take-up rates. RMS used the standard economic technique known as the Perpetual Inventory Method (PIM) as described in the OECD manual *Measuring Capital* (OECD, 2001) to extrapolate the country-wide total value of assets at risk from available 2003 vintage data to July 2006. The insured values were then taken down to a 50 m resolution grid using a combination of many data sources including data from the 2001 U.K. census, data published by the government concerning the location of commercial properties, and remote sensing data.

The area affected by this event includes several urban regions including parts of Bristol, Cardiff, Swansea, the north Avon coast, and Gloucester. RMS estimates that the total insured value of property affected by this event is nearly £32 billion (US\$63 billion) or approximately 0.4% of the total exposure across the United Kingdom.

BUILDING AND CONTENTS VULNERABILITY

The vulnerability of the building and contents exposures is a function of the flood depth. The methodology utilized in this reconstruction takes the flood depth in each grid cell, and uses it to estimate the mean damage and uncertainty in damage (e.g., standard deviation) of the exposures within that cell. Each grid cell has been assigned an 'inventory region' which describes the typical mix of specific building types within it based on the occupancy (i.e., residential, commercial, industrial or agricultural), as well as other factors including a building's age and height.

Several factors are critical in determining the vulnerability of a property or group of properties. One of the most important factors is a building's height. For example, taller buildings tend to have more restricted contents damage than shorter buildings, as part of the insured contents will be located on the higher floors that are not flooded.

INSURED LOSS ESTIMATES

Based on the assumptions outlined here, the likely range of insured loss to the residential, commercial, industrial, and agricultural properties is between £7 billion and £13 billion, of which roughly 50% to 60% is attributed to buildings losses and the remaining attributable to contents losses (Table 1). As seen in Table 1, scenario 3 represents a set of 'most likely' possible flood heights so that the best estimate of loss from this event is £9 billion. These figures do not include losses to other types of insured property, such as automobiles and forests.

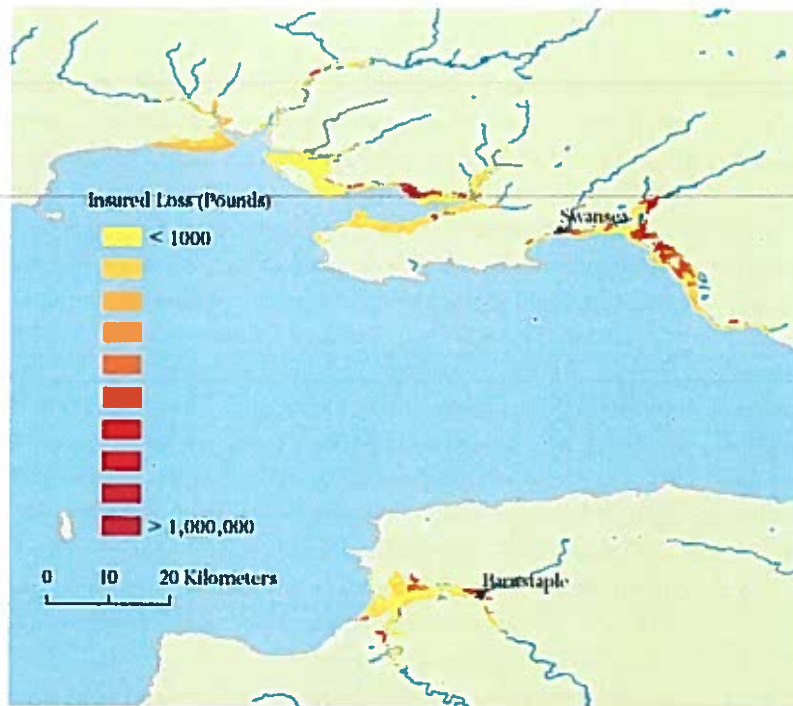
This wide range in estimated loss arises primarily from the fragmentary nature of the historical record, as a range of assumptions on the extent of flooding was necessary in order to consider a reconstruction of the 1607 event. Additionally, there is inherent uncertainty in the vulnerability of the building and its contents to the severity of the flooding.

Table 1. Total losses by insured coverage for five flooding scenarios (scenario 3 is 'most likely')

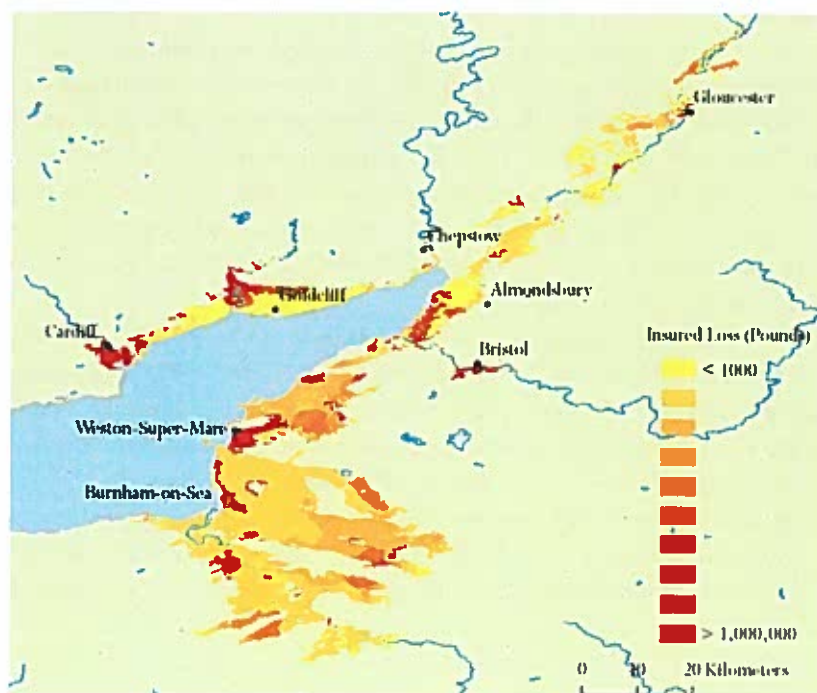
	Water Height Above Ordnance Datum (m)		Total Losses by Insurance Coverage (billions of pounds)		
	Outer Bristol Channel	Inner Bristol Channel	Building	Contents	Total
Scenario 1	8.0	9.5	7.5	5.5	13.0
Scenario 2	7.5	9.0	5.5	5.5	11.0
Scenario 3	7.0	8.5	5.0	4.0	9.0
Scenario 4	6.5	8.0	4.5	3.5	8.0
Scenario 5	6.0	7.5	4.0	3.0	7.0

Over 80% of the loss occurs in the inner Bristol Channel, which incurs worse flooding and also includes dense urban exposure in the cities of Bristol, Cardiff and Gloucester (Figure 9(b)) with the remaining loss in the outer Bristol Channel along the southwestern coast of Wales and near Barnstaple in Devon (Figure 9(a)). About 30% of the loss is attributed to rural locations. It should be noted that these figures represent the most likely range of loss but do not take into account many of the issues that are known to impact the total insured loss from a major catastrophe such as this.

Some unmodeled factors serve to mitigate the loss, such as the action of sea defenses or the conservation of sea-water volumes. Other factors, many of which are explicitly calculated by the RMS U.K. storm surge model, will serve to inflate the loss, such as additional coverages (e.g., business interruption) or post event loss amplification. Loss amplification models effects that have been observed in past disasters such as Hurricane Katrina in 2005 and includes claims inflation, economic demand surge, and repair-cost delay. While these factors are not considered for this reconstruction, they will be available for analysis in the future as RMS expands its U.K. storm surge model (that currently covers the east coast of the U.K.) to cover the southern and western coasts.



(a)



(b)

Figure 9: Maps of insured loss estimates (a) in the outer Bristol Channel (assuming 8 m water level) and (b) in the inner Bristol Channel (assuming a 9.5 m water level)

THIS EVENT IN PERSPECTIVE

The most notorious storm surge catastrophe in the 20th century in the U.K. occurred on January 31, 1953, killing over 2,000 people in Europe and resulting in unprecedented property damage along the North Sea coast in the United Kingdom. In 2003, RMS estimated that a repeat of this event in terms of the areas flooded would cause insured losses in the U.K. totaling £5.5 billion. Given recent levels of development in the affected areas this translates to as much as £7 billion in 2007 values. Interestingly, this figure is superseded by several of the loss estimates from the 1607 flood reconstruction presented here, highlighting the risk from severe flooding in the west of the country.

The probability of a repeat of the 1607 Bristol Channel Floods is, however, very small. Recent work on water level extremes for the inner Bristol Channel along the Severn Estuary suggests that the combination of an extreme tide with an extreme surge is itself very unlikely. The 50-year return period water level currently modeled for Avonmouth is 8.69 m while at Newport it is 8.43 m (Blackman, 1985). As extreme water levels rise only slowly with return period, the 8.5 m level is the 100-year event at Newport while the 1,000-year return period is only 8.76 m. The best reconstruction of the 1607 flood, including the increases in high tide levels, would probably be between the 8.5 m and 9 m elevations, reflecting an event with a return period in the range of 500 to 1,000 years, consistent with it being the most catastrophic event known from this region, probably over at least 500 years (and potentially longer).

However in reference to previous studies of extreme water levels, it is salutary to consider the implications of the storm surge from Windstorm Martin on December 27, 1999 in the Gironde estuary in southwestern France. At the Blayais nuclear power plant on the Gironde, home of four reactors, the storm surge reached one meter higher than had been considered the maximum possible water level at the facility. As a result, the water overtopped the defenses and flooded several meters of the lower level of the facility. Without any internal flood protection system, the water spread over a large network of galleries, damaging pumps and electrical circuits. Although little has been published about what actually transpired through the night of the storm, it is acknowledged that as a result of circuit failures, as well as to the interruption of the external power lines, the four reactors were progressively shut down between 9:00 pm local time on December 27 and 12:30 am local time on December 28.

On January 5, 2000, the French Nuclear Safety Authority admitted that there had been a Level 2 Emergency at the site. Although not confirmed, there were rumors that three out of the four primary cooling pumps were lost as a result of short circuits during the surge, and that the operators of the reactors had sent messages to the authorities warning of the potential for an impending catastrophe. On the Bristol Channel, the reactors at Hinkley Point and at Oldbury are also vulnerable to being flooded by extreme water levels higher than anticipated in the design of the facilities. Where accompanied by an intense windstorm, the operations and even safety of these facilities could potentially be significantly challenged by the repeat of a surge with tide event comparable to 1607.

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference: APP/D0121/W/18/3211789

Appeal By: MR C SANDERS

Site Address:
Land off Bleadon Road
Bleadon
Weston-super-Mare
North Somerset
BS24 0PZ

SENDER DETAILS

Name: MR D CLARKE

Address:
Roman Acre, Celtic Way
Bleadon
WESTON-SUPER-MARE
BS24 0NB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

We object to the proposed development on the grounds that the increase in population in Bleadon village will alter the size and feel of the village and village life and create a severe increase in traffic and parking. We also object on the grounds that it will significantly alter the outlook from Bleadon hill over the village. This is an area of outstanding beauty that would be altered significantly. Also with the massive potential for housing that has not yet been completed or likely to be in the near future within Weston super mare (especially around the old airport), there is not a need for this size of development to take place in the local villages in the near future. The size of the development will severely impact rural village life.

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference	APP/D0121/W/18/3211789
Appeal By	MR C SANDERS
Site Address	Land off Bleadon Road Bleadon North Somerset BS24 0PZ

SENDER DETAILS

Name	MRS JO WESTLAKE
Address	11 Bleadon Mill Bleadon WESTON-SUPER-MARE BS24 0BE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I wish to object to this planning application :

1. It would completely ruin the character of the village and falls outside the present settlement boundary, the village already has outline planning agreed for houses in the quarry and this application for a further 200 will change the village for ever

The infrastructure cannot sustain this amount of housing, the main road is already dangerous with fatal accidents at either entrance to the village, the road is fast and busy at all times during the day

The application makes reference to a Doctors surgery.....the existing surgery's in WsM are already struggling to recruit Doctors and resorting to mergers....also the hospital and GP clinic are at the bottom of the road, so I fail to see the viability of this suggestion

2. The land is at present home to various species of wildlife and birds some of which are rare and protected

3 The area is close to AONB (Bleadon Hill) and again a development of this type and size is not in keeping with the area

I appreciate houses need to be built but I really think this planning application is ill thought through and our countryside and rural village life is being completely spoilt and overlooked

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COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

I object to the building of these 200 houses because:

1. The addition of 200 new homes would destroy the character of an historic village, with some buildings dating back to the 14th century and its relatively small population
2. The construction site is adjacent to an area of outstanding natural beauty which will be blighted by the addition of the new homes
3. The road that this is adjacent to has been the scene of many serious accidents including loss of life. No provision has been made to accommodate access from this road that recognises this
4. The Doctors Surgery and Health Centre will never be built - there is a major hospital 1 mile from this site and NHS have already said they will NOT provide for a new surgery/health centre - why lie about this?
5. Why is there a need for these houses when we already have 1450 homes earmarked for Locking Parklands, 1650 homes at Haywood village and a 630 place primary school, all within a 3 mile radius?
6. The site is home to a new of important species of wildlife and birds, such a development would destroy their natural ecosystem

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COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
 Statement
 Statement of Common Ground
 Interested Party/Person Correspondence
 Other

YOUR COMMENTS ON THE CASE

Please don't allow this beautiful village to be swallowed up by a new housing estate. Its not needed and will completely change the village that I have enjoyed visiting for 22 years.

Brown, Kerr

From: Lesley Stimson [REDACTED]
Sent: 02 December 2018 17:07
To: Brown, Kerr
Subject: Sanders Fields Bleadon ref APP/DO121/W/18/3211789

Please find below our objection to the appeal

1st December 2018

SANDERS FIELDS REF-
17/P/5545/OUT
Appeal Reference
APP/DO121/W/18/3211789

Dear Sir or Madam,

We strongly object to the above planning application appeal on the following grounds:

1) The additional traffic on the main road (A 370) caused by 200 houses plus offices would result in 400 plus vehicles, most houses have 2 cars sometimes more.

Residents already have difficulty joining the A370 and there have been fatal accidents. The risk of more accidents would be greatly increased. The amount of air pollution from all these extra vehicles would also be increased.

- 2) The extra traffic would give existing businesses e.g. The Quarry, Public Houses, Purn Industrial unit's problems of access.
- 3) Existing doctor's surgeries, serving the village, already have a shortage of GP's, so how could a Health Centre be staffed?
- 4) Weston Hospital is at capacity, having to close A & E at night, due to lack of staff. The pressure on existing NHS services would be unacceptable.
- 5) The diverse wildlife in Sanders fields and rhyne surrounding them would be damaged. Special note should be taken that the rhyne is home to one of the few known populations of water voles in North Somerset. This animal is fully protected under section 9 of the Wildlife and Countryside Act 1981(as amended). Under Schedule 5 of this act "it is an offence to intentionally damage or obstruct access to water voles burrows." Building work would do great damage to this ecosystem.
- 6) We moved to Bleadon to live in a quiet village, not a large sprawling estate, which is a satellite to Weston-super-Mare, with shops, offices and houses and all the traffic movements that this would generate.

- 7) The size of this development would completely alter the balance of the village to its detriment and make it into a small town destroying Bleadon as a peaceful village.

Overall the proposed development would be a disaster.

Yours faithfully,

Geoff and Lesley Stimson 1 South Combe, Bleadon, Weston-super-Mare, BS24 0PR.

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Brown, Kerr

From: DMAppeals <DMAppeals@n-somerset.gov.uk>
Sent: 18 December 2018 13:27
To: Brown, Kerr
Subject: FW: Land off Bleadon Road - Planning Appeal
Attachments: SKM_C30818121712480.pdf

Importance: High

Good afternoon

Please see below.

Kind regards

Karen Owen
Business Support Officer
North Somerset Council

Tel: 01934 426175

Email: karen.owen@n-somerset.gov.uk

Web: <http://www.n-somerset.gov.uk/my-services/planning-building-control/>

Use our online [contact service](#) to get a response within five working days.

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[Look at applications](#) (view and submit comments about planning applications)

For advice about extending your home please follow these links



**HOME &
BUILD**

From: Michael Ripley [REDACTED]
Sent: Monday, December 17, 2018 11:45 AM
To: Planning Support <Planning.Support@n-somerset.gov.uk>; DMAppeals <DMAppeals@n-somerset.gov.uk>
Cc: [REDACTED]
Subject: FW: Land off Bleadon Road - Planning Appeal
Importance: High

From: Reception
Sent: 17 December 2018 11:33

To: Michael Ripley
Subject: Land off Bleadon Road - Planning Appeal
Importance: High

**Fairwater
Hillside Road
Bleadon
Nr Weston super Mare
Somerset
BS24 0AA**

BY EMAIL: planning.support@n-somerset.gov.uk
dmappeals@n-somerset.gov.uk

MTR/AJB

The Director of Planning
North Somerset Council
Town Hall
Weston-super-Mare
North Somerset
BS23 1UJ

17th December 2018

Dear Sirs

Re: Planning Appeal in respect of Land Off Bleadon Road, Bleadon
Application Reference : 17/P/5545/PUT
Appeal Reference:APP/D0121/W/18/3211789

I am in receipt of your notification dated the 27th November 2018 in respect of the above.

I submitted objection in respect of this application dated 30th April 2018, further copy of which is attached.

I note there have been some minor modifications to the plan but reiterate that in my opinion this development should not be granted consent.

The reasons being:-

1. The scale of development is excessive in the village and will increase the size and number of houses by some 50%.
2. The access to the site is very poor and will require continued access via Bridge Road and Bleadon Road. These are both narrow congested roads the former giving access to the Quarry with heavy and large vehicles whilst the latter is narrow. Footpaths are limited as is street lighting.
3. Both the junctions with the A370 are very dangerous at Bridge Garage to the southwest corner and by the Anchor and Hutton Garage to the northwest corner. There have indeed been many accidents and even fatalities at these junctions.
4. The roads leading over the hill from the village are already congested and over used with no footpaths above the Queens Arms ie. in Celtic Way and very limited street lighting which is only present at the southern end of Celtic Way. This is therefore very dangerous and not capable, without extensive modification, widening, street lighting, pavements etc, of being used by more vehicles and pedestrians.
5. The services for the site are very limited. The site regularly floods as can easily be seen from above and the surrounds. The rhynes are insufficient and without extensive works beyond those shown on the plan the

problem will not be eliminated particularly as it would appear that no work is being undertaken to the main rhyme running along Bridge Road and around the perimeter of the site on Bleadon Road.

6. The inclusion of a Health Centre is totally inappropriate. There are insufficient doctors and staff for the existing surgeries covering much wider catchments in Weston and a Health Centre of this nature would remain empty and dormant and a total waste of time and likely to be converted to residential use within a very short space of time.
7. The provision of a local Shop, which is likely due to the nature of the area and the retail market, to be occupied by one of the Supermarket Express stores. This will eliminate the need for the Post Office and Store as existing in the village and therefore this facility with the adjoining Café is likely to be lost. The retail market cannot be sustained by the development alone and this in itself is likely therefore to increase the volume of traffic entering the site which in turn will affect the roads in the village.
8. Public transport is virtually non-existent and despite promises in connection with developments on the hill the bus service is now much less frequent than it was previously. This is unlikely to change in the medium to long term despite any promises that maybe given at Appeal and car journeys will increase as indicated particularly at peak times.
9. I ask that the Appeal Number APP/D0121/W/16/3142927 which was dismissed by the Inspector when determined in early 2017 be examined and considered with particular regard to the comments regarding the Area of Outstanding Natural Beauty which was deemed to be affected quite correctly by a development on the hillside due to the existing view from the south. The proposed development will have an even greater impact on this view and should for this reason alone be declined. The other particular concern of the Inspector was the need for pedestrians to use roads without footpaths which will be the case in respect of this development for anyone leaving the main site other than by using the footpath on the north side of Bleadon Road.

I therefore respectfully request the Inspector considers these comments and take them into account in respect of the Appeal and decision.

I request that the Appeal be dismissed.

Yours faithfully



Enc

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Care Connect: for all adult social services enquiries visit www.n-somerset.gov.uk/careconnect

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Fairwater
Hillside Road
Bleadon
Nr Weston super Mare
Somerset
BS24 0AA

Tel. [REDACTED]

BY EMAIL: planning.support@n-somerset.gov.uk

Director of Planning
North Somerset District Council
Town Hall
Weston super Mare
BS23

30th April 2018

Dear Sir

**Re: Planning Application Number 17/P/5545/OUT – Land off Bleadon Road, Bleadon,
North Somerset**

I have endeavoured to submit detailed objection to the above application on your website, only to be timed out.

I therefore provide this written objection, to which I will be grateful if you will give due consideration and pass to the planning committee.

I therefore comment as follows:-

1. The proposal to provide 200 houses on the edge of this historic Village is totally inappropriate. This will increase the existing housing within Bleadon by almost 50% and therefore totally change the character of the Village with the introduction of new people who may not subscribe to or be aware of Village history or life.
2. More importantly, the increase in the number of houses will be accompanied by an increase in the number of cars, which conservatively may be as many as 400, all of which will need access and egress from the site. The junctions existing adjacent to Hutton Garage and Bridge Garage with the A370 are extremely dangerous and there have been deaths, as well as many, many accidents along this stretch of road in recent months and years. Indeed, there was an accident on Thursday last, 26th April, which closed the road by Hutton Garage causing very considerable congestion.

Provision of one new access from the A370 into the site will not reduce the potential circulation and movement of vehicles on Bleadon Road where there are shown to be two access points and this will inevitably increase the volume of traffic using the roads and lanes, which comprise Bleadon Village and Bleadon Hill.

Currently Celtic Way leading to Bleadon Hill is narrow with very limited street lighting at the southern end only and no footpaths whatsoever. Even cars have to slow down and stop to allow

each other to pass and with increased traffic and even small commercial vehicles, this road will become impossible.

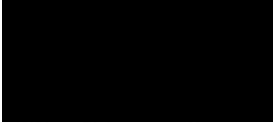
3. Public transport is extremely limited and despite promises in conjunction with development on Bleadon Hill for increased bus service given at appeal in December 2016, the opposite has occurred and there is now reduced bus service. The prospect of increased service giving a comprehensive opportunity for occupants of housing in the Village as existing and extended, full use of public transport is remote. Inevitably therefore the volume of cars exiting the new properties, both via the hill and onto the A370 will increase significantly, particularly at peak times, ie. school times and business times.
4. Provision of a health centre is not, I suggest, viable for there is no NHS funding available and even the existing and substantial surgeries within the Weston super Mare area, which cater for much larger catchments, cannot fulfil all GP requirements and have vacancies for medical staff.
5. Experience shows that local retail outlets are not viable, unless they form part of another attraction, eg. petrol filling station. Elsewhere in the Town, eg. Mead Vale, Bournville, Oldmixon Crescent, etc., where retail units have been provided are no longer used for this purpose with limited retail outlets and mainly takeways in their place. Provision of such retail unit on site will severely affect the one existing shop and Post Office in the Village, moving traffic away from the Village and on to the site and therefore adding further congestion to the A370.
6. There are no facilities, either recreational or educational within the Village, other than the Village Hall and adjoining small playground. The increase in number of residents will make the Village Hall inadequate in size and the playground will similarly be too small to cater for the numbers. Schools within the vicinity are already at capacity and inevitably therefore parents will have to use their cars to take children to their allocated schools, which again will add significantly to the traffic in the vicinity at peak times.
7. This pasture land has been used as such for many, many years. It floods regularly and can often be seen with lying water. The addition of a development of this nature with its associated extensive hard landscaping will only go to severely increase surface water with inevitable detrimental effect on the existing foul and surface water drainage systems. Provisions of wide ditches on site will have limited effect, for they must drain somewhere and the rhynes alongside Bleadon Road and Bridge Road are of limited size and at full capacity.
8. There is no substantial employment in Bleadon, which through its proximity to Weston super Mare inevitably leads to most people working in Weston super Mare or perhaps to the south. The introduction of 200 more families will only go to increase the demand on the existing job fronts, where there are very few current opportunities for increased employment. Travel elsewhere in the area, particularly towards Bristol, is therefore likely, which again increases significantly the potential vehicle flow to and from the site.
9. The site is adjacent to the A370 as referred to, which is the main approach to Weston from the south. An appeal in late 2016 in respect of a development on Bleadon Hill reference APP/D0121/W/16/3142927 was dismissed by the inspector.

One of the major reasons she identified was the impact that development would have on the Mendip Hills area of Outstanding Natural Beauty. She particularly identified the fact that this would be affected by its appearance from the south and the subject development will have a similar impact.

The inspector further commented on danger of the absence of footpaths and street lighting, which affected the Hillside site. This will similarly affect this site in view of the need for the use of Celtic Way and Bleadon Hill to gain access to parts of Weston super Mare, rather than the use of the main road, which is a busy and dangerous road with limited current speed restrictions.

Please therefore consider the above matters and bring them to the attention of the Committee. Please protect this historic Village and prevent its demise and relegation to purely a suburb of Weston super Mare by the introduction of such comprehensive and extensive development.

Yours faithfully

A solid black rectangular box redacting the signature of the sender.

- 3 JAN 2018

Brown, Kerr

From: Maggie Heath [REDACTED]
Sent: 22 December 2018 14:31
To: Brown, Kerr
Subject: APP/D0121/W/18/3211789
Attachments: Maggie's statement.docx

Please find attached my statement concerning Land off Bleadon Road, Bleadon.

Miss Margaret Heath
1 Coronation Road
Bleadon
BS24 0PG

I have been a resident of Bleadon for the past 11 years, living opposite the proposed development and further to my previous comments I would like to support North Somerset's refusal of this application and make the following additional statement:

- There will be a tremendous adverse effect on life in our thriving community if this development goes ahead. Doubling the population would overload village facilities. So many newcomers would not find it easy to fit in, and most would not become part of village life. What a shame to spoil this strong community. Bleadon will lose its identity as a small Somerset village if its population were to double so dramatically.
- I am very concerned about traffic. Doubling vehicular movements in, out and through the village would add to what at peak times is already a challenging situation. Not just onto the A370, but along Bridge Road, Bleadon Road and Coronation Road to Christon and the A38, the roads are already very busy. Our narrow roads cannot cope with more traffic. To add a mini supermarket and businesses into the mix will not help.
- Like all other residents I use the village shop regularly, and do larger shops at one of Weston's many supermarkets. We do not need additional facilities.
- Currently it is a delight for locals and visitors, to walk along Bleadon Road besides the fields, enjoying the open views and glimpses of wildlife, including rare water voles (what a privilege), heron, egrets and even kingfishers. You can stop off at the village shop or café, or continue up Purn Hill, a popular walk with views over the Somerset Levels, and look back at Bleadon, tucked into the hill. What a shame if this is ruined by the addition of a housing estate, sprawling in front. Many visitors from Weston and further afield will be saddened at the spoiling of our lovely village.
- As I live adjacent to the fields I am very worried about flooding. During heavy rain surface and spring water pours down Coronation Road, invading some properties, before draining into the rhyne and fields. What will happen to this water if the fields can no longer absorb it?

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

The unique aesthetic and lifestyle of the occupants of the village of Bleadon is characterised by its small community of friendly residents. As it stands the village is well balanced in population and local services. By increasing one, or both the atmosphere of the community will be forever changed. The people of Bleadon like the unique and well distributed style of houses. Any additions to the features of the village will ruin the aesthetic and close knit community that the residents love so much. I've lived in Bleadon my whole life and can wholeheartedly say that I have never come across another area with such a special personality to it.

Unfortunately British countryside is being eroded by pollution and litter, and as recently as 2014 the low level flatland area of Somerset flooded badly. With development on land as close to the river Avon and the Mendips as it will be, the natural ecology and environment of the area will be undoubtedly badly affected. The rhynes and fields are teeming with local wildlife, which are still able to survive in the village (we get deer, waterfowl and water voles inhabiting the fields and rhynes proposed to be built upon). Without this connection to the ecosystem, Bleadon will become another drab suburban town with no relation to the 'area of outstanding natural beauty' that it is built upon. Another issue will be that without adequate water drainage through the topsoil, the area could flood similar to the 2014 catastrophe.

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference: APP/D0121/W/18/3211789

Appeal By: MR C SANDERS

Site Address: Land off Bleadon Road
Bleadon
Weston-super-Mare
North Somerset
BS24 0PZ

SENDER DETAILS

Name: MRS LUCILLE HALE

Address: Victoria, Bridge Road
Bleadon
WESTON-SUPER-MARE
BS24 0AU

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

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- Statement of Common Ground
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- Other

YOUR COMMENTS ON THE CASE

North Somerset Council have refused this application. It has not been changed significantly since. Weston and its surrounding area does not need and cannot cope with any more developments beyond the Council's Site Allocation Plan which does not include this development. Should this application suddenly be approved this time around, Bleadon would cease to exist as the pretty rural village it currently is. In order to cope just with the increase of traffic 200 dwellings would bring, the developer would have to pledge thousands to improve the roads and highways – we all know that this can take years to put in place and local lives will be put at risk in an already dangerous situation. Who will be accountable? We will be left vulnerable. The village is already used as a cut-through to avoid holdups caused by problems on the motorway which causes gridlock through the village. It cannot cope with any more traffic.

I am very concerned with our local wildlife in the rhyne; moorhens and other waterfowl and water voles, heron, deer, foxes and many birds and bats in the fields. How can they be protected should the proposed building works go ahead?

This development, which is outside the settlement boundary, would totally change the village whose facilities are adequate and well supported by the local population. I get involved with as much as working full time allows, but the personal and friendly groups I enjoy will be oversubscribed and won't have the same appeal. I am looking forward to being able to spend more time walking in the area when I reduce my hours at work and joining more of the groups and activities. When I can I work from home and my office looks out over these fields – it is a beautiful and calming view. Noise, air and light pollution would undoubtedly increase if you allow it to go ahead. Young people of families that move in to the housing estate will need to be entertained. Again the developer will have to pledge significant funds to support this and is likely to take years to materialise - if ever.

Whilst the environment agency have not opposed the build, they have made some strong recommendations and admit they are not experts in many areas. There has been so much damage to properties already due to flooding of the sewers and after heavy rainfall the fields are often under water.

Bleadon is a highly desirable area to live in as it is a traditional English village – please stay true to your original decision and don't uphold this appeal.

Brown, Kerr

From: Roxanne Blackmore [REDACTED]
Sent: 08 December 2018 14:24
To: Brown, Kerr
Cc: Roxanne Blackmore
Subject: Planning Application 17/P/5545/out -comments on appeal
Attachments: Leer 10.pdf; ATT00001.htm

no. APP/D0121/W/18/3211789

In addition to my comments originally submitted in attached document, I would like to comment briefly on above appeal:

The main argument seems to be that North Somerset Council has failed to meet its 5 year house building objective. I cannot comment on whether this is correct or not. Even if this assertion is correct, from a villager's point of view, this fact would not justify building 200 houses in Bleadon village. Nothing in the Appellant's case has convinced me that the building of this number of houses, an NHS surgery (has NHS agreed to this?), retail outlet (we already have a shop/post office in the village), etc would not be detrimental to the village look, atmosphere, cohesion and environment. An additional 200 houses would not support retail outlets when the village is only a stone throw away from major supermarkets. Proposed changes to access the A 370 would help alleviate the additional traffic but additional cars would still be using Celtic Way, Shiplate Lane which can hardly cope now with existing traffic. I understand the need for social housing but we already have a percentage of social housing in the village. This is more than adequate.

The Appellant has failed to consider the negative impact on the flora and fauna which this number of houses would have on said site. Soon we will have an asphalt jungle if such planning applications are approved.

This site is totally unsuitable to accommodate 200 houses and will negatively impinge upon the lives of most people in this village. People move to villages for a reason after working 35-40 years in towns and big cities.

regards

Roxanne Blackmore

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Roxanne Blackmore
Ryburn
1 Birch Avenue
Bleadon
BS24 0PA

tel. [REDACTED]

email: [REDACTED]

April 18th, 2018

Planning Policy
Development and Environment
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

Dear Sir or Madam,

Re: Objection to Planning Reference 17/P/5545/OUT - 200 Houses in Bleadon village

I object to the proposed building of 200 houses in this area for the following reasons:

1.

The space of two fields is too small for 200 modern houses which will look like rabbit hutches.

2.

The infill village of Bleadon has approx. 500 houses. Adding 200 homes will completely destroy the character of the village. I moved here 2.5 years ago to enjoy the atmosphere of a country village, NOT a housing estate. I appreciate that new houses have to be built but there are so many brown field sites which could be utilized.

3.

The wildlife/ecology of this area needs and MUST be protected. During the day I quite often see herons and deer grazing in these two fields and lots of different bird species.

4.

These fields are frequently flooded and building 200 houses will only exacerbate the problem.

5.

Most families have at least two cars which means at least 400 cars passing through the village, Coronation Road, Celtic Way and Shiplate Lane are narrow roads as it is and can scarcely cope with existence traffic volumes. 200 houses will only increase traffic, noise and pollution.

6.

The area has been designated as an area of outstanding beauty. Are you going to impinge on this with 200 new houses?

7.

Both accesses to the A370 are difficult to navigate during peak periods. An additional 400 cars will only make it worse.

200 houses will not only change the character of the village but also the homogenous social atmosphere. I, therefore, request you to reject this planning application forthwith. You also need to consider the number of houses being built in the area of Weston as it is. The infrastructure is

not keeping pace, i.e. insufficient GPs, hospital beds, employment opportunities and general road congestion. We do NOT need another 200 houses in Bleadon.

Yours faithfully

Roxanne Blackmore

P

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference	APP/D0121/W/18/3211789
Appeal By	MR C SANDERS
Site Address	Land off Bleadon Road Bleadon Weston-super-Mare North Somerset BS24 0PZ

SENDER DETAILS

Name	MRS. ROSEMARY BENJAMIN
Address	Avonlea, Bleadon Road Bleadon WESTON-SUPER-MARE BS24 0PS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Appeal letter Dec 18.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Kerr Brown
The Planning Inspectorate
Room 3/O Kite Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

Avonlea
Bleadon Road
Bleadon
BS24 0PS

21 December 2018

Dear Sir

Appeal Reference: 17/P/5545/OUT
Site Address: Land off Bleadon Road, Bleadon

I object strongly to this appeal for the following reasons:

This is a green field site, outside the settlement boundary of a designated infill village and is contrary to North Somerset Council's core strategy. An additional 200 houses in a village of 480 dwellings is a huge increase and will have an adverse impact on the rural character of the village.

The site is unsustainable. The scale of such a large housing estate would generate needs that cannot be met within the village, including no school.

Public transport is very limited. The community minibus (B1) operated by Weston and District Community Transport runs only 4 services per day to Regent Street in Weston via Bleadon Hill and Weston Hospital. The first bus from Bleadon Road is at 08.52 (too late for work/school) and the last from Weston is at 15.45 reaching Bleadon Road at 16.07.

There is also a number 20 bus running between Burnham and Weston. It seems that this is the bus that children would need to catch to attend primary and secondary schools in Weston and is accessed by crossing the busy A370. In winter the buses run approximately hourly. Unfortunately the A370 bus stops are too far out of the village for many older residents to walk to. Residents use private cars for most journeys and the same is likely to apply if 200 houses are built. New residents are unlikely to move to a rural location without use of at least one car per household. Cycling on the A370 is hazardous, especially for children and cycling on pavements is a danger to pedestrians.

I am concerned that this development would generate a big increase in traffic, not only at the junctions with the A370 where there have been a number of fatalities, but also through the centre of the village and over Bleadon Hill, as a shortcut into Weston. There is a dangerous blind bend near the Queens Arms pub and another further up the hill, made more hazardous by parked cars. Celtic Way is very narrow with the road being little more than single track in places. Most car journeys over the hill involve pulling over into a gateway or reversing in order for two vehicles to pass. Any increase in traffic will add to noise and air pollution.

With regard to the junctions with the A370 many residents only use Bridge Road to exit the village, in spite of all the parked cars and lorries, due to the poor visibility at the Bleadon Road junction.

The appellant claims that the development will improve and enhance the village sustainability by (amongst other things) improving local health services and increasing access to health care. I am not

aware that the NHS has agreed to finance a new health centre and doctors surgery and given their limited resources, this appears to be a fiction. The Accident and Emergency department at Weston Hospital is currently closed at night and may be closed completely. If planning permission is granted for new health facilities in Bleadon it seems unlikely that they would ever be built or used for this purpose, which would result in the developer later applying for a change of use, thus adding to uncertainty over the site. I hope that the position on funding will be clarified at the Inquiry.

The appellant refers to public consultation at which factors of key concern to the local community were identified. This suggests that the community reached out for help when in fact the agent, Amanda Sutherland, made one visit (uninvited) to our village hall during a working day to unveil Chris Sander's plans for our village, answer questions and invite residents to voice their key concerns. Our key concern now is that the village is protected from this excessive development.

The size and location of the site is inappropriate. This is an ancient village, dating back at least to the 10th century that has expanded slowly around its church and farms. The instant visual impact of building so many houses plus commercial buildings on our green, open fields would damage irreparably the rural character of the village, changing the appearance to a suburban housing estate. The visual impact would also be detrimental to views towards and from the surrounding hills, a designated AONB. Our family moved here in order to live in a quiet, rural village. The identity of Bleadon should be preserved, not only for ourselves, but for the benefit of future generations.

At a time when government agencies are encouraging us to conserve our native wildlife, it seems counter-productive to allow a development which would damage the habitats that our rural environment offers. The water voles that live in the rhynes bordering the proposed site would be particularly under threat. They are an endangered species which the public have been asked to protect. The ecology of this site should be preserved.

The fields are in a designated flood area. I am very worried by the Environment Agency's recommendations in their letter of 26 April 2018 regarding minimum floor levels to provide mitigation for all sources of flooding and future flood risks. Also the recommendations that there are no single storey dwellings or ground floor apartments as part of the development and that it should be ensured that all dwellings have access to a safe refuge on an upper floor.

I live in a bungalow opposite the proposed site. The bedrooms are on the ground floor, the floor levels are below the new recommended heights and there is no safe refuge in the dwelling. If there is any change to the current drainage systems as a result of this development, my property could be at risk of flooding and therefore unsafe.

I appreciate that our growing population needs more homes; North Somerset Council has a policy for providing these. Please do not let this planning application go ahead.

Yours faithfully

Rosemary Benjamin

Brown, Kerr

From: [REDACTED]
Sent: 03 December 2018 14:29
To: Brown, Kerr
Subject: Town and Country Planning Act 1990 - Appeal Under Section 78

Site: Land Off Bleadon Road, Bleadon
Application Ref: 17/P/5545/OUT
Appeal Ref: APP/D0121/W/18/3211789

Dear Sir,

All my comments made on the original Planning Application still stand and I very strongly object to this horrendous development. It will increase the number of houses by some 40% (entirely unacceptable), will ruin the character of this historic village as well as cause traffic chaos (and subsequent danger) around the area. It will put an unbearable strain on our already stretched facilities and infrastructure. You may also wish to note that one of the fields is, at present, being used to graze a large herd of sheep so is constantly being utilised for agricultural purposes. Almost the entire village is against this project and I would urge the Planning Inspector to use all his common sense when determining the appeal.

Yours faithfully,

Keith Baker,
Manor Farm,
Purn Way,
Bleadon BS24 0QE

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Brown, Kerr

From: Julie Bridgeman [REDACTED]
Sent: 27 December 2018 11:54
To: Brown, Kerr
Subject: Re: Land off Bleadon Road Bleadon Appeal ReferenceAPP/DO121/W/18/3211789

Dear Sir,

With reference to the proposed development on land at Bleadon Road.

I have previously lodged my objections with you.

Now this application has gone to appeal, I contact you to confirm that all my previous objections still stand and would like to stress the following points:

1. The proposed development will be on agricultural land
2. The Natural Environment with many protected species, including Bats, will be affected
3. The land proposed for use is without the village boundary.
4. Access to any services would be by private car, we already have enough problems with traffic entering and leaving the village, including more than our fair share of accidents of which there have been fatalities.
5. This is an old village with lots of historical buildings and any new build will greatly detract from this beautiful area.
6. Bleadon has 'Done its bit' with infill properties and planning passed for The Quarry.
7. We do not need this development to keep 'Bleadon Alive' if you wish to see a thriving village this is it, please leave your offices and come to visit us!!

Yours Sincerely

Julia Bridgeman

12 Bleadon Mill
Bleadon
BS24 0BE

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Brown, Kerr

From: [REDACTED]
Sent: 27 December 2018 18:31
To: Brown, Kerr
Subject: Land off Bleadon Road, Bleadon

FAO: Planning Inspectorate, Bristol
Ref: Appeal re land off Bleadon Road,
Bleadon
APP/D0121/W/18/3211789

I should like to add the following comment to my initial letter of objection, a copy of which I have included below. As well as being detrimental to the character of the village itself the proposed development will have a serious adverse effect on the character of a wide area of the surrounding countryside. The parish of Bleadon covers two landscape features of great environmental significance: hills and levels. Both features will be visually diminished by the intrusion of large-scale housing. The hills are the Mendips which have rightly been designated as an area of outstanding natural beauty. The levels mark the boundary of the Somerset levels which are renowned for their unique landscape, their natural history and their wealth of historical interest. For as long as I can remember this side of Weston-super-Mare has been protected from large-scale development, no doubt to a large extent in order to protect the landscape. I hope it will continue to be protected for many years to come.

Yours sincerely

Alan Kerr

8 The Barton
Bleadon
W-s-M
[REDACTED]

Initial letter of objection

I am strongly opposed to this planning application which is one of the most inappropriate I have ever come across. There are many reasons why I believe permission should be refused and I have itemised five of these below.

1. It is totally out of character with the existing village. Bleadon is a small, relatively compact settlement nestling at the foot of the Mendip Hills. The proposed development would significantly its compact shape and would seriously undermine the rural character of the village.

This rural character is in large part provided by the fields on which the new building is proposed and by other fields in the village. There are many places in the village where open country in the form of fields is very close to people's homes which adds enormously to the sense of being in the countryside and the feelings of well-being that can be derived from that.

2. Following on from Point 1 the proposed development will adversely affect the amenity of the village in two respects: the environmental, and the visual. It will affect people who live in the village and people who live nearby.

i) Environmental

Increased traffic and vehicle movements will make walking in the village less pleasant and also more hazardous. The change to the rural character of the village mentioned above will clearly detract from the pleasant ambience which exists at present.

ii) Visual

A large number of new houses out of character with the rural nature of the village will be detrimental to the visual amenity of the village from various locations including Bleadon Road, Bridge Road, Hellenge and Purn Hill.

3. The increased traffic generated from the development will increase congestion in Weston and add to traffic in the village itself and on all the local roads - with the adverse consequences that an increase in traffic invariably brings. Roads in Weston are already heavily congested and further large-scale development will add to the problem.

4. The land proposed for new housing has always been outside the development boundary for the village probably because it has been considered unsuitable. In order that the village could contribute to North Somerset's new housing targets planning permission has been given for homes on land currently occupied by Marshalls. This is a much more sensible solution to any shortage of new homes and makes it unnecessary for Bleadon to be allocated new housing to meet the targets.

5. It is of paramount importance to see this application in the wider context of development in North Somerset as a whole and doing so provides a further compelling reason not to permit it. The wider context of housing development in any part of the country, not just in North Somerset, should always be a consideration at the planning application stage and not just at the stage of drawing up local plans.

In North Somerset there has been a colossal and hugely excessive amount of new housing in the past fifty years. The Mead Vale development in Weston-super-Mare in the mid to late 1960s predates the over-development which followed from the Avon Structure Plan in the following decades. A vast number of new houses have been built in Weston-super-Mare, Clevedon, Nailsea, Portishead and the villages. I am not aware of the precise number compared with other parts of the country but I imagine it must be one of the highest.

Given this historic, over-generous provision it seems perfectly legitimate to say enough is enough and resist the proposed development in Bleadon and other large-scale developments in North Somerset.

Alan Kerr
30/4/18

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COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
 Statement
 Statement of Common Ground
 Interested Party/Person Correspondence
 Other

YOUR COMMENTS ON THE CASE

As residents of Bleadon Village, my wife and I strongly object to the proposal to build up to 200 houses and additional facilities on the land as proposed in this planning application. We object on the grounds that it will completely spoil the character of the village, the very busy and often dangerous roads cannot support such a large development, it is very close to an area of outstanding natural beauty and the change in the general infrastructure required for this size of development will change the village of Bleadon into the town of Bleadon! Please Planning Inspectorate do not allow this proposal to go ahead

For official use only (date received): 27/12/2018 19:28:12

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/D0121/W/18/3211789

DETAILS OF THE CASE

Appeal Reference

Appeal By

Site Address

SENDER DETAILS

Name

Address

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

YOUR COMMENTS ON THE CASE

as said in previous submission made relating to the original application, this is an ill-conceived scheme which will ruin the character of Bleadon, and significantly impact on this AONB. The infrastructure of the village cannot support such a level of development. It will adversely impact local wildlife as it's proposed to build on several important wildlife habitats.

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/D0121/W/18/3211789

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Name

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ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
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 Statement of Common Ground
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 Other

YOUR COMMENTS ON THE CASE

Bleadon is a beautiful rural english village with an amazing varied community. We currently have around 500 dwellings within our village boundries.

Bleadon is an infill village and the area proposed is outside the village boundries, and the look of the development with the size would compleatly change the look and feel of this village.

The Planning Inspectorate

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Name

Address

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In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
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- Other

YOUR COMMENTS ON THE CASE

I was appalled by the initial proposal to build 200 houses in Bleadon, a village that I have known and visited on a regular basis for over 40 years, and was delighted that planning permission was rightly refused. I was, unfortunately, not surprised that an appeal was made: developers are well aware that if they put together a strong legal team it is difficult for a small (this is a small community) group opposing them will have the financial clout to successfully oppose them. During the time I have known the village there have been a number of development which I'm sure were opposed by some residents at the time, such as Bleadon Mill, but these were sympathetic in terms of size and location compared to the monstrosity proposed by the Sanders.

The appellants supposed concern for North Somerset's 5 year housing land supply shortage is almost laughable as a screen for what is for a number of landowners, a cynical 'once in a lifetime' money making opportunity.

A development of 200 houses in a village of 480 dwellings will change the character of the village beyond recognition.

The sweeteners offered by the appellant are at best ill-thought out.

1 - 'ecological enhancements' how do they intend to enhance the environment for water voles in the rhine?

2 - 'economic improvements to settlement sustainability' - In what way is the village currently unsustainable?

3 - 'To provide a local centre' if residents wanted to live in an area with a local centre, there are many such opportunities already available in the Weston area.

4 - 'Improves opportunity for the use of cycles and walking and interconnects with the village and surrounding network' a worthy idea but unless they are going to connect Bleadon with the existing cycle network in Weston with a designated cycle path alongside the A370 this is not going to happen. Bleadon is currently popular with walkers and cyclists: how building 200 homes on an area of flood risk is going to improve this I just don't know.

5 - 'Delivers playspace/ open space' there is currently a popular and adequate playspace. As for providing an open space; they are actually filling in the only open space between the village and the A370.

6 - 'Provides highway upgrades exceeding £250,000 that improve the local highway network to the benefit of the whole community' for that amount of money you cannot achieve very much particularly in terms of the increased traffic flow. How will traffic get out onto the A370 towards Weston? It's already dangerous.

7 - 'Provides health services to improve settlement sustainability' Again a worthy goal although the current residents all manage to access health services. Considering the current state of health services in the Weston area, is there backing from the local health trust? What guarantees are there that this would actually happen?

8 - 'Respects and retains existing landscape features and is specifically designed to support and retain landscape features' in what way does building on the only available land between the village and the A370 achieve this?

I could go on but this blatant attempt to pull the wool over the eyes of planners is a joke for all to see.

This proposal is outside the village settlement boundaries; is contrary to North Somerset's core housing strategy; has absolutely no respect for the character and respect of the village; raises huge questions around transport, ecology and flood risk; and I trust that this outrageous proposal is denied.

For official use only (date received): 28/12/2018 17:17:12

The Planning Inspectorate**COMMENTS ON CASE (Online Version)**

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/D0121/W/18/3211789**DETAILS OF THE CASE**Appeal Reference Appeal By Site Address **SENDER DETAILS**Name Address **ABOUT YOUR COMMENTS**

In what capacity do you wish to make representations on this case?

- Appellant
 Agent
 Interested Party / Person
 Land Owner
 Rule 6 (6)

What kind of representation are you making?

- Final Comments
 Proof of Evidence
 Statement
 Statement of Common Ground
 Interested Party/Person Correspondence
 Other

YOUR COMMENTS ON THE CASE

This development is not suitable for this village as it will completely change it, I have been lucky enough to grow up looking over the fields in question, and have seen moorhens and water voles (which are a protected species), as well as deer and herons live in the field. I am also aware of the level of flooding in the area and in these fields which would bring issues to any land owner.



The Planning Inspectorate

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Temple Quay House Customer Services:
2 The Square 0303 444 5000
Bristol
BS1 6PN Email:
 Kerr.Brown@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Ms Kirsten Hemingway
Bleadon Acting Together
via e-mail

Your Ref:
Our Ref: APP/D0121/W/18/3211789

- 3 JAN 2018

28 December 2018

Dear Ms Hemingway,

Town and Country Planning Act 1990

Appeal by Mr C Sanders

Site Address: Land off Bleadon Road, Bleadon, Weston-super-Mare, North Somerset, BS24 0PZ

Thank you for your e-mail regarding this appeal. I can confirm that I have amended our records to show that BAT is acting as an interested party and not a Rule 6(6) party.

As you are aware the Inquiry for the appeal will start at 10.00, on 23 July 2019 and you are welcome to attend.

The venue will be New Council Chamber, Town Hall Walliscote Road, Weston-Super-Mare, BS23 1UJ.

Your request to speak at the Inquiry will be brought to the inspector's attention. I would suggest you attend the start of the Inquiry and inform the inspector then that you wish to do so. Further information about the inquiry process can be found here <https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-an-inquiry-taking-part>

I confirm a copy of your representations and this reply will be forwarded to the appellant and the local planning authority.

Yours sincerely,

Kerr Brown

Kerr Brown

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search

Brown, Kerr

From: Kirsten Hemingway [REDACTED]
Sent: 28 December 2018 09:47
To: Brown, Kerr
Cc: [REDACTED]
Subject: BAT Interested Party Statement of Case
Attachments: bc1 draft 1a.docx
Importance: High

Dear Kerr

Thank you for taking the time to talk to me today. I have amended the document and BAT will now proceed as an interested Party and not a Rule 6 Party. This is because the individual members are unwilling to continue if there is a risk of costs awarded against them. We understand that this means we are not able to cross examine the witnesses but that we will be able to speak at the appeal.

Thank you for your advice.

Yours sincerely

Kirsten

Kirsten Hemingway
[REDACTED]

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BLEADON ACTING TOGETHER (BAT) INTERESTED PARTY STATEMENT OF CASE

**APPEAL REFERENCE – APP/D0121/W/18/3211789
LAND OFF BLEADON ROAD, BLEADON, NORTH SOMERSET**

The proposal is for a residential area of up to 200 dwellings alongside a Health Centre/ GP surgery, retail outlets and office space.

**APPELLANT – MR C SANDERS
AGENT – MRS A SUTHERLAND (SUTHERLAND PLS)**



NORTH SOMERSET COUNCIL REFERENCE 17/P/5545/OUT

INTRODUCTION

- 1.1 The Bleadon Action Group (BAG) formed during 2017 and met to discuss views and concerns about planning applications affecting the village. Activities included a household 'letter drop' and public meeting on 19 September 2017. Consequently residents volunteered to participate and research into housing development in the area.
- 1.2 In May 2018 the group renamed itself 'Bleadon Acting Together' BAT. The group began collaboration with other organisations, such as Bleadon Parish Council.
- 1.3 Rule 6 (6) Status was granted to BAT on 19 November 2018 by The Planning Inspectorate. BAT decided against using the Rule 6 status due to the risk of substantial costs being allocated to the individuals. Instead we will act as an Interested Party and want to make the following points.

2 OBJECTION HISTORY TO APPLICATION REFERENCE 17/9/5545/OUT

- 2.1 Over 300 objections to the application. The vast majority of these were from local residents (98%).

- 2.2 Planning permission was refused by NSC on 17 September 2018 on the following grounds (summarised from decision notice) –
 1. This unallocated rural site is in an unsustainable location outside the settlement boundaries of Bleadon and fails to have regard to the requirement that residential development needs, at least to be within the boundary of the village.
 2. The development by reason of its scale and character would fail to make a positive and visual contribution to the quality of the local environment.
 3. The applicant failed to provide sufficient or adequate information in the Transport Assessment to inform the application.

 4. The applicant failed to provide sufficient information in terms of flood risk.
 5. The applicant failed to provide adequate ecological survey information to demonstrate compliance with the Wildlife and Countryside Act 1981.
 6. BAT support North Somerset Council's reasons for refusal and agree with the councils planning strategy. We are simply to talk about why this area - which is rich in Wildlife, has a unique landscape in a village full of character - is an unsuitable site for this development.

3 THE CASE FOR BAT

- 3.1 The village has a population of 1,079 according to the last Census, in 2011.

3.2 Whilst the population has increased since the Census, the proposed erection of 200 new dwellings outside the established settlement boundary of the village represents a form of development that will be out of keeping with the overall character of the village and its landscape setting and quality and will result in harm to the setting of the village.

3.3 The proposal will increase the population of the village by more than 50%.

3.4 Bleadon is defined in the Core Strategy as an 'infill' village as part of an overall plan-led approach to sustainable development which seeks to ensure development of this scale is located in areas with higher levels of services, facilities and public transport.

3.5 The nearest primary schools are Uphill and Lympsham, though they also attend schools in the Sedgemoor area. Currently, there is a feeder school system in Somerset and most families make use of this.

4 LANDSCAPE

4.1 BAT will demonstrate that the Bleadon Moor has a Landscape that frames the village and that landscape is important to the character of the village and ensures it is recognisable.

4.2 Contrary to claims that the impact from the AONB is minimal we will demonstrate how the houses are viewed from this and other areas of the village. The development will impact the view into and out of the ANOB.

4.3 The landscape of Bleadon Moor is an attraction/amenity for visitors to the village of Bleadon and we will demonstrate that the loss of this landscape will be of detriment to the area economically

4.4 We will demonstrate that the landscape around the site will be damaged by the development

4.5 We will show evidence of floods in the area.

5 ECOLOGY

5.1 BAT will demonstrate that the Bleadon Moor has a unique Ecology

5.2 BAT will demonstrate that the Ecological Character of the Bleadon Moor would be damaged by this development

5.3 BAT will demonstrate that there are protected species of animal that live on the fields and in the rhynes surrounding the fields – including Water Vole, Water Shrew, Smooth Newt and Great Crested Newt

5.4 BAT will demonstrate that there are protected species of animal that rely on the fields and rhynes surrounding the fields including Long Eared and Horseshoe BAT

5.5 BAT will demonstrate that relocation or building habitats within developments have a poor chance of success

5.6 BAT will demonstrate that there will be harm to Purn Hill and HELLENGE HILL from this development. Purn Hill is home to three plants that are nationally rare or threatened. These are honewort, Somerset hair-grass and white rock rose, which is only found at two sites in the UK

5.7 BAT will insist that the LPA is made to apply the 3 Derogation Tests the development must be for one of the reasons listed in regulation 53(2) of the 2010 Regulations. This includes imperative reasons of overriding public interest of:

5.7.1 a social or economic nature or of a public health and safety nature

5.7.2 there must be no satisfactory alternative, and

5.7.3 favourable conservation status of the European Protected Species in their natural range must be maintained

5.8 We may wish to call we upon evidence from Somerset Drainage Board, Avon Wildlife Trust and Natural England.

6 SOCIAL INCLUSION

6.1 We will demonstrate that such large-scale development will adversely and irrevocably impact the quality of life and the soul of what makes this a small rural village

6.2 BAT will demonstrate that the development will upset the social and environmental balance that has grown organically to create a beautiful environment which is an asset to both the residents and the County.

6.3 BAT will demonstrate that the integration of such a large additional community will accelerate the change to the social character of the village

7 CHARACTER OF THE VILLAGE AND SURROUNDING AREA

BAT will demonstrate that:

7.1 The impact of this development on the rural character of the village is considered adverse and therefore contrary Policy DM10 of the Sites and Policies Plan Part 1 - Development Management Policies.

7.2 The impact of a residential development of this excessive and inappropriate scale at this rural location is considered contrary to the provisions of Core Strategy Policies CS14 and CS33

7.3 The proposal fails to respect and enhance the local character and fails to contribute to place making and the reinforcement of local distinctiveness.

- 7.4 A development of this size cannot be readily assimilated into the existing village of Bleadon and will result in significant adverse impacts on services and infrastructure.
- 7.5 A development of this size would have a serious impact not only on the lives of the individuals who live in the area but on the whole character, feel and social structure of the village
- 7.6 The development site would, by its location and nature, not look or become part of the existing village. It would create a very visual division between current and proposed.

8 EVIDENCE

BAT will use documents, photographs and both local and expert witnesses to demonstrate the case. We anticipate that we will have 7 witness who would like to speak at the enquiry.

It is likely that we will refer to the following documents.

- The North Somerset Replacement Local Plan (2007)
- The North Somerset Core Strategy (2006 - 2026)
- Inspector's Report on the North Somerset Replacement Local Plan (2006)
- The North Somerset Sites and Policies Plan Part 1 – Development Management Policies (Publication Version) February 2015 – unless subsequently superseded.
- The North Somerset Sites Allocations Plan (Consultation Draft) March and associated background documents – unless subsequently superseded
- The National Planning Policy Framework
- The National Planning Policy Guidance
- North Somerset Travel Plans SPD (November 2010)
- The North Somerset Biodiversity and Trees SPD (December 2005)
- The North Somerset Landscape Character Assessment SPD (December 2005)
- The North Somerset Development Contributions SPD (January 2016)
- The Draft North Somerset Employment-led delivery at Weston-super-Mare SPD (August 2014)
- Sustainability Assessment of Settlements and Development Proposals in North Somerset 2015 (Draft)
- The Core Strategy 'Remitted' Policy Hearings are to be held in June 2016 and adoption is anticipated in the autumn. The Inquiry will be updated with the Inspectors report and Council evidence submitted to the hearing
- All relevant correspondence and documents in connection with the refused planning application.
- National Character Area Profile: 141. Mendip Hills. Published 20 March 2013 by Natural England
- Mendip Hills AONB Management Plan 2014-19 (Nov 13)
- Mendip Hills AONB Management Plan Delivery Plan 2014-19 (Feb 14)

The above is not conclusive, and BAT reserve the right to add or amend in our proof of evidence

9 Conclusion

Bleadon acting together will show that this development is contrary to the NPPF which seeks to ensure that LPA's protect the rural nature of infill villages.

BAT will show that the development is not in the public interest or of public benefit – in fact it is detrimental to the 1000 strong community that already lives in Bleadon.

BAT will show that the development will damage the character of the village of Bleadon in terms of its landscape, ecology, use and the community and demographic of the people who live here.

BAT will demonstrate that the development will be detrimental to habitats for rare species of animals including Water Voles, Newts, Many Birds and Bats.

BAT will demonstrate that the proposals will not be sustainable and exclude many users and that there are no facilities within walking distance. The site will be mainly car reliant for transportation and movement.

We will show that the development will have unacceptable landscape impacts and negative impact on the AONB.

In conclusion the applications proposals are unsuitable and unsustainable and these will significantly and demonstrably outweigh any claimed benefits of the application when taken as a whole when assessed against the NPPF

We will evidence and prove that the application should be refused



The Planning Inspectorate

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www.gov.uk/planning-inspectorate

Mr Mark Boyce
Knoll View, Bleadon Road
Bleadon
WESTON-SUPER-MARE
BS24 0PS

Your Ref:
Our Ref: APP/D0121/W/18/3211789

- 3 JAN 2018

31 December 2018

Dear Mr Boyce,

**Town and Country Planning Act 1990
Appeal by Mr C Sanders**

**Site Address: Land off Bleadon Road, Bleadon, Weston-super-Mare, North
Somerset, BS24 0PZ**

Thank you for your e-mail dated 29 December 2018 regarding this appeal.

Unfortunately, it was submitted after the deadline for interested parties which was 28 December 2018. I note that you were included in the mailing list for the notification letter issued by the Council on 27 November 2018. All the parties involved in an appeal have a responsibility to meet the deadlines set. Letters sent after the due dates are normally returned except in extraordinary circumstances.

I am therefore unable to accept your comments.

However, you are still welcome to attend the Inquiry, which is due to open at 10:00 on 23 July 2019 at the New Council Chamber, Town Hall, Walliscote Road, Weston-super-Mare.

It is also possible for you to speak at the event, at the discretion of the Inspector. If you do intend to speak, you should attend the start of the Inquiry and inform the Inspector of your intention.

The Inspector also has the discretion to accept written representations at the event, so you may, if you prefer, hand them in and ask that he/she accepts them.

Yours sincerely,

Kerr Brown
Kerr Brown

- 3 JAN 2018

ref/17/P/5545/OUT

8.11.18

appeals ref APP/D0121/W/18/8211789

2 Church Cottages

24 Curzon Rd

BLEADON

B524OPG.

Dear Sir/Madam,

This letter is in response to your letter of Nov 28th regarding the above appeal.

We have several concerns as to the development firstly the amount of housing in proportion to the population of the village which could mean at least 600 cars; it is an historic village where walkers and photographers come regularly to sightsee historic 16th century cottages (not a car park as Heywood village)

The infrastructure is not suitable for that volume using the already dangerous narrow roads through the village where there are constant problems with bus, horses and church weddings, funerals on a narrow road. This is without the fact 370 where there have been several fatalities.

The houses would be on a recognised flood plain and the suggestion of a doctors surgery is not viable when the trend is for closing small practices to amalgamate them into larger health centres so that is a potential white elephant.

These things need to be considered seriously when you are making your final inquiry.

Yours sincerely

[Redacted Signature]

RECEIVED

20 DEC 18

MAJOR CASES