

**WRINGTON PARISH COUNCIL**  
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7 September 2021

Development Management  
North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
BS23 1UJ

Dear Sir/Madam

**Application - 21/P/2049/OUT - Land to the East of Church Lane and North of Front Street, Churchill**

Wrington Parish Council wishes to object to this speculative Application in the strongest of terms.

The site proposed for development lies close to the Mendip Hills Area of Outstanding Natural Beauty (AONB) and will be clearly visible from the AONB's western boundary, in particular from the Iron Age Hill Fort known as Dolebury Warren and such will impact very severely upon the enjoyment of views from the AONB towards the River Severn and South Wales. This Council is of the opinion that to consider any development on this site would be in contravention of NSC's Policy DM11 which states "*Development which would have an adverse impact on the landscape, setting and scenic beauty of the Mendip Hills AONB, including views into and out of the AONB, will not be permitted unless in exceptional circumstances and where it can be demonstrated that it is in the public interest.*" No such special circumstances have been demonstrated and it is not in the public interest.

The site sits within the Churchill Conservation Area (30 January 2020) save for a small area to the north west of the site. It is very plain and obvious that any development of this site would have a major impact and adverse effect on the nature, character and quality of the Conservation Area, totally in contravention of the policy set out in CS5 and DM3 which set out to preserve and enhance existing Conservation Areas within North Somerset.

The site sits outside of the existing Settlement Boundary but adjacent to its north boundary. North Somerset's Core Strategy CS32 sets out the criteria which will apply to service villages (Churchill is so designated) when seeking to develop land adjoining settlement boundaries and seeks that seven criteria are met in order to render such developments acceptable. Unfortunately the proposals put forward fail to satisfy any of the required criteria. That policy goes on to state "*Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans.*" This development proposes 62 dwellings including 30% affordable housing units no doubt designed to appeal to the Local Planning Authority by this apparently altruistic provision.

In addition, the site is close to and will have an adverse effect on the various Listed Buildings in the area surrounding the site and on Front Street and Church Lane from which access to the site is proposed. They are:-

- Grade I Church of St. John the Baptist, Church Lane (LSB1101)
- Grade II Sidney Hill Cottage Homes (LSB520)
- Grade II April Cottage, Front Street (LSB159)
- Grade II Ash Green, Front Street (LSB160)
- Gatepiers and Gate, Churchill Court, Church Lane (LSB1102)
- Churchill Court, Church Lane (LSB154)

It is clearly in contravention of Policy CS5 which seeks to protect and enhance the enjoyment of such as Graded Listed Buildings within the community, rather than let them be overlooked or their value diluted by unwelcome and inappropriate developments.

The site is also crossed by two Public Rights of Way (PROWs), those being AX14/29/10 which crosses the site north west/south east and AX14/31/20 which runs south/north east.

Front Street (from which site access is proposed) already suffers from surface water flooding as does the centre section of the site itself. Change from green field to metalled surface can only exacerbate this flooding as water will always seek out the lowest point and flow towards it.

North Somerset enjoys a particularly rich diversity of wildlife and biodiversity, none of which can be enhanced by building developments such as this proposed. Policy CS4 is concerned with the preservation and enhancement of biodiversity and wildlife and sets out to protect those. This development would destroy irretrievably those species which call this site home.

Pedestrian access into and out of the site is inadequate for the number of additional movements which such development as this will generate. The roads are narrow (single track in places) and pedestrian footways are narrow. Children of primary school age will be accommodated in Churchill Primary but will be unable to access the school safely and will therefore generate vehicular traffic, adding to that congestion already in place. Those travelling to Sandford will be equally challenged, and this is assuming there is capacity to accommodate children in either location. Similar constraints apply to access to medical facilities with the local Mendip Vale Medical Practice already challenged by previous over-development of the sites alongside the A38 Churchill/Langford totalling in excess of 220 dwellings in the last three years. The cumulative effects of such over-development do not appear to have been adequately assessed, leaving the local community having to bear the burden of yet more congestion, more commuter traffic to Bristol, Weston-super-Mare and beyond, not to mention the destruction of the rural village which has been subsumed by concrete and asphalt.

The Local Planning Authority should dismiss this application before further damage is inflicted upon the local communities on simple grounds that it constitutes many breaches of the North Somerset Core Strategy and its Development Management Policies and it demonstrates no extenuating circumstances sufficient to mitigate the damage to be inflicted.

Due to the restrictions placed on the council as a result of the Coronavirus pandemic, this response represents the opinion of members of this Council identified through a consultation process and will be ratified at the next appropriate meeting of the council.

Yours faithfully

(via email)  
 Judith Bishop  
 Assistant Clerk  
**On behalf of Wrington Parish Council**