

INTRODUCTION:

PLANNING APPLICATION; 23/P/0664/OUT – Land at Rectory Farm (North), Chescombe Road
Yatton BS49 4BZ

APPELLANTS NAME; Persimmon Homes Severn Valley

APPEAL REFERENCE; APP/DO121/W/24/3343144

Name, address

Martyn Gardiner

8 Shiners Elms

I WANT TO SPEAK ABOUT PROPOSED DEVELOPMENT ON THIS LAND AND WHY I OBJECT TO THIS.

Thank you for allowing me the opportunity to speak today. I

stand before you today to represent myself, my neighbours, and the community, to express my strong objection to the proposed application for 190 homes on a site designated as Flood Zone 3a land, that is both unsuitable and dangerous for a large-scale project. This is not just a matter of planning; it is about the safety, wellbeing, and security of our community.

First and foremost, the designation of this land as Flood Zone 3a cannot be overlooked. The developers are proposing to raise the land by three meters in an attempt to mitigate the flood risk to the new homes. While this might address the issue for the newly built properties, it significantly increases the flood risk for the existing homes, particularly those like mine, which back onto this land. My property is already at risk; I receive regular flood alerts from the government information service Floodline, as well as my insurance provider. My garden becomes waterlogged, particularly during the winter months causing subsidence. I have had to reinforce the boundary of my garden adjacent to the rhyne with concrete in an attempt to stabilise the bank. Despite my efforts, even this is showing signs of deterioration. I am deeply concerned that the proposed land raising and additional alterations to the rhyne banks will exacerbate and accelerate the situation to the point where my property, and effectively, many others like mine, will be flooded.

A very casual and dismissive statement in the Flood assessment report suggest that at least 10 existing properties are at high risk of flooding because of this development. Even if one home is identified as being at higher risk of flooding, this is unacceptable. It is reckless and immoral for the developers to proceed when lives and properties are at such risk and shows a clear lack of regard for the wellbeing for those who already live in this area. The increase in water runoff, which the development will inevitably cause, will not only raise the likelihood of flooding but also lead to rising insurance premiums for current homeowners and many of us may even find ourselves unable to insure our homes in the future—leaving us vulnerable, both financially and physically as these homes will become financially unviable.

Beyond the physical threat of flooding, the mental and emotional toll this proposal is already taking on our community cannot be understated. Myself and indeed my neighbours, are experiencing significant anxiety over the potential loss of our homes causing heightened stress and fear. This isn't just about bricks and mortar; it's about the security and peace of mind that our homes provide. My family, like many others, already suffer from the stress and strain of managing health conditions—my wife, for instance, is disabled and suffers from anxiety, exacerbated by this looming uncertainty. To put an entire community through this kind of mental anguish for the sake of development is unconscionable.

The environmental impact must also be considered. In recent years, we've witnessed a welcome return of wildlife to the area. Bats, which have always been an ever present and nightly visitor, numerous species of birds, and even deer have been spotted regularly. The sight of Red Kites during the grass-cutting season was particularly uplifting for many of us. This development threatens to destroy their habitat, disrupting a delicate ecosystem that is just beginning to thrive again.

Additionally, I urge you to consider the practical implications of this development on the local infrastructure. Thousands of lorry journeys will be required to raise the land and supply materials to the site. These lorries will have to navigate narrow roads from an already over traffic congested high street, to access Shiners Elms, roads which are simply not designed for such heavy traffic. We can expect a significant increase in noise, dust, and pollution from queuing lorries, that are waiting to access the site as observed in other developments around the village. For those of us with health conditions, such as asthma, this will pose a serious risk. The health of our loved ones must be prioritised over profit.

In one recent example, a property near the boundary of the proposed site had a new driveway constructed. The lorries used for the delivery and removal of materials were half the size of those that would be required during the construction phase of this development **(AS CAN BE SEEN FROM THE PHOTO)**. Even then, the disturbance was considerable. The sheer scale of the disruption for the raising of the land and the subsequent material required to build 190 homes, has clearly not been fully realised, and the impact on the quality of life for residents and indeed the whole village will be devastating and is simply too great to overlook.

To summarise, this development will have catastrophic consequences for the existing community. Flood risks, the threat of uninsurable homes, and the mental and physical wellbeing of residents—these are not hypothetical concerns; they are real, tangible risks that should be given the utmost consideration. To proceed with this development would be reckless and negligent, prioritising this proposal over the safety and wellbeing of the people who already call this neighbourhood home.

In conclusion,

I urge you to reject this application. The risks to our community's safety, mental wellbeing, and financial stability far outweigh any potential benefits. We have an obligation to protect our residents and ensure that any development aligns with the long-term interests of our community.

Thank you for your attention.



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