

Planning Application	23/P/0664/OUT Land at Rectory Farm (North) Chescombe Road Yatton BS49 4BZ
Appellant's Name	Persimmon Homes Severn Valley
Appeal Reference	APP/D0121/W/24/3343144

Evidence to Public Enquiry – Michael Hadfield

I want to speak about access to the proposed development site – both in the development stage and subsequently.

The proposed development allows for a single point of access, using Shiners Elms, currently a short and narrow cul-de-sac. There are several options for drivers to get to and from this access, all using Mendip Road and then a choice of several cross streets on to Yatton High Street. All these side streets have similar constraints but for brevity I will focus on Heathgate.

I have read both the Highways and Hydrock traffic reports and both suggest that the majority of the additional traffic generated by this development will use Grassmere Road and Chescome Road to access the High Street depending on their onward direction of travel. I have lived in Heathgate for 38 years and know that this assumption is flawed – Heathgate is also used. Over the years volume of traffic has increased, and parking issues more significant.

I know that each time I drive in Heathgate to or from the High Street that I need to be prepared to meet oncoming traffic and know what I am going to do if this occurs. I know that vehicles use the pavement to pass each other because I have been forced off the road onto the pavement by inconsiderate drivers who have not been prepared to stop. I have been walking on the pavement and had cars driving directly at me. I have many times been forced to reverse into oncoming traffic on the High Street because I have nowhere else to go. The High Street/Heathgate junction is often blocked by queuing High Street traffic backing up from obstructions up and downstream. Basically, lack of visibility caused by the brow of the hill and parked cars on required sightlines puts all users at risk. Grassmere Road is narrower than Heathgate and has the same issues.

It is true that there are periods of the day when traffic is light and the traffic reports would have us believe that any additional traffic generated is inconsequential, but all it takes is two vehicles heading in opposite directions and meeting where there is no passing place to create potential for an accident to happen. This can happen at any time of the day and in my experience the most dangerous time is outside of peak hours because oncoming traffic is less expected. Any journeys generated by this development using Heathgate or Grassmere Road is adding to the existing level of risk. Volume of trips is irrelevant.

Moving onto the development phase, the developer's choice to build on flood plain and their decision to raise the height of the land to the same level as existing building means that we will have to endure potentially thousands of lorry journeys bringing spoil to the site along already restricted roads, on top of "ordinary" construction traffic. For trucks of this size the only feasible route is along Heathgate and onto Mendip Road. This is not a good option but the least bad. I have major safety concerns about this.

It is inevitable given the numbers involved that there will be instances of lorries travelling in opposite directions along the same road simultaneously. There will be limited opportunities for them to pass, even assuming the road is wide enough to permit this (e.g. Shiner's Elms, where it is not wide enough), leading to congestion and pollution (both air and noise) and safety issues for other road users and residents. These roads are totally unsuitable for the heavy lorries bringing tons of soil and building materials to the site.

I have included photographs in my submission to illustrate the points I have been making. This appeal should be refused, but if it succeeds then access and safety concerns need to be fully addressed and resolved prior to any development.



**Fig 1: Bin lorry, Heathgate/stationary traffic
On High St**



Fig 2: Chicane, Heathgate brow -> High St



Fig 3: Lorry in Shiners Elms -not wide enough



Fig 4: Heathgate brow, chicane → Mendip