

Churchill And Langford Residents Action Group (CALRAG)

APPLICATION 20/P/2990/OUT LAND TO THE WEST OF BUTTS BATCH, WRINGTON

CALRAG strongly objects to application 20/P/2990/OUT.

The proposal (for 61 dwellings) – a reduction of just 10 homes will still have a strong adverse effect on residents in the villages of Langford and Churchill. CALRAG's [previous response](#) objecting to this development remains.

CALRAG also fully supports the objections renewed objections made by Churchill Parish Council and Wrington Parish Council.

1. Infrastructure and traffic – Core Strategy CS32 N. Somerset's Core Strategy (CS) 1 and CS32 – A development should not overwhelm the local infrastructure.

- 1.1. The location of this site is far from any viable employment, school places, supermarkets, leisure facilities and entertainment complexes. Every house will need at least one, more likely two cars.
- 1.2. Public transport is minimal. Regular bus services are acknowledged to be unviable.
- 1.3. The site is accessed via a narrow link lane, 'Half Yard Lane' leading into 'Blackmoor' in Lower Langford in the Parish of Churchill. This development will lead to many more vehicle movements per day through these totally unsuitable lanes. Vehicles attempting to find an alternative from the east (Long Lane or Nates Lane or Havyatt Road) or from the west (West Hay Road) would encounter similar difficulties. For an HGV, approaching from the north (Wrington Hill) the conditions are even worse. There is, in fact, no satisfactory route.
- 1.4. The lane is so narrow that construction vehicles would find it hard to safely pass a car. Furthermore, within Blackmoor, the road becomes so narrow and beset by blind bends that safe progress by an HGV would be hard to achieve.
- 1.5. On 26th August -two days ago, a similar narrow lane in between Congresbury and Churchill, a cyclist was knocked over by a car. Severe injuries necessitated the patient to be airlifted to hospital. These narrow lanes are clearly dangerous for walkers and cyclists, the very mode of transport that we are all being encouraged to use.

2. Two Conservation areas will be adversely impacted :

The country lane of Half Yard links two conservations areas – one close to the site in Wrington and the other at the top of Blackmoor in Langford. There is a narrow, humpback bridge (single vehicle width), that has seen lots of near misses and several collisions but nonetheless is a distinctive part of the character of the countryside and sets the village landscape on the approach to Wrington. Where the lane becomes Blackmoor in Langford, there is a further small bridge (single

vehicle width) which again sets the village landscape on the approach to the Langford Conservation Area.

3. Climate Change and Nature Emergency

The location of this proposed makes a complete mockery of North Somerset Council's Climate Change Emergency commitment.

4. Employment:

There is no employment to justify such a large development sited far from appropriate public transport. Residents in the recent new housing developments in Churchill and Langford would have taken up any appropriate local employment opportunities.

5. Ecology and biodiversity:

5.1. Greater and Lesser Horseshoe Bats: These two endangered species are a primary reason for the designation of the North Somerset and Mendip Bats Special Area of Conservation (SAC) and its associated Special Planning Document (SPD) intended for Guidance on Development.

5.2. Two local Juvenile Sustenance Zones exist on and around the hills north east of Congresbury and on the Mendips above Cheddar. Vital flyways interconnect these two regions which pass over Wrington village.

5.3. Both species are badly disrupted by artificial light pollution which affects their hunting ability. They also require prey species (moths and beetles) which themselves require suitable habitat. Housing estates are not suitable either for these bats or for the moths and beetles upon which they rely. The SPD makes these points extensively and very clearly.

6. Landscape Sensitivity Assessment:

6.1. North Somerset's Landscape Strategy for this area is *'to conserve the peaceful, rural nature of the landscape with intact pasture and field boundaries...Relevant landscape guidelines set our requirements to 'Conserve the rural pastoral character of the area'.*

6.2. The North Somerset Landscape Sensitivity Assessment (2018) assessed this land as 'High Sensitivity', meaning that is it clearly visible and any development would be very detrimental to the surrounding landscape and the Grade 1 listed church in Wrington and the Conservation Area in Langford. The recent adjustments to the documents are not sufficient to address this. Wrington Church is an iconic part of the local landscape.

CALRAG strongly urges North Somerset Council to refuse this application is ill-considered has multiple inaccuracies and will have deleterious effects on our community in Churchill and Langford as well as upon Wrington itself.