

## **Summary of Main Objections Raised in Relation to Planning Application 26/P/0536/OUT**

Residents and adjoining landowners have raised strong objections to the proposed development of 415 dwellings north of Banwell Road, together with associated infrastructure, retail/community facilities and access arrangements. The principal concerns expressed are summarised as follows:

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### **1. Highway Safety, Traffic Generation and Inadequate Road Infrastructure**

A significant number of objections relate to the unsuitability of the existing local road network to accommodate a development of this scale.

Concerns include:

- Banwell Road, The Bury and the Hutton/Elborough link roads are narrow and, in places, insufficient for two vehicles to pass safely.
- Existing road surfaces are poorly maintained with potholes and drainage defects.
- Additional construction traffic over several years, followed by the permanent increase in residential vehicle movements, is considered likely to create severe congestion.
- Residents estimate that 415 dwellings could generate in excess of 800 additional vehicles.
- Particular concern has been raised regarding:
  - the hazardous Banwell Road / A371 junction,
  - congestion associated with Junction 21 of the M5,
  - lack of enforcement of the existing 7.5 tonne weight restriction,
  - and increased risks to horse riders, pedestrians and cyclists.

There is a widespread view that the surrounding highway infrastructure is already under pressure and is not capable of safely supporting the scale of traffic proposed, with many residents expressing concern that traffic through Hutton village itself will increase substantially.

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### **2. Flood Risk, Drainage and Surface Water Management**

Flooding and drainage vulnerability is one of the most frequently raised objections.

Residents state that:

- the proposed site already acts as an important natural soakaway for surrounding land,

- Banwell Road, The Bury, Old Banwell Road and parts of Elborough already experience regular flooding,
- the Hutton and Locking Rhyne is considered undersized and already under strain,
- existing culverts/bridges are inadequate,
- and the introduction of significant hard surfacing will increase runoff and worsen existing problems.

Residents have also highlighted that properties within Elborough Village have previously required flood doors and flood resilience measures to be installed, demonstrating that flooding is already a very real and experienced issue within the locality.

Further concern has been raised that:

- drainage reports submitted with the application may not accurately reflect local watercourses,
- some proposed discharge routes may affect privately maintained ditches,
- and the application underestimates the extent and regularity of flooding experienced by local residents.

Many respondents believe the proposed mitigation measures are insufficient and that the development would materially increase flood risk to existing and future properties.

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### **3. Loss of Green Fields, Agricultural Land and Strategic Gap**

Residents strongly object to the loss of open countryside and agricultural land.

Key concerns include:

- permanent loss of greenfield farmland,
- erosion of the rural setting currently separating Elborough, Hutton and Locking,
- reduction or complete loss of the strategic gap between settlements,
- and conflict with previous local planning policies aimed at protecting village identity.

Many comments note that surrounding major housing developments are already under way in Haywood Village, Locking Parklands, Wolverhill and along the Banwell bypass corridor, and residents question why further greenfield release is necessary when the area is already subject to substantial housing growth.

There is also concern that the current application reflects an increase in the number of houses proposed compared with earlier discussions, intensifying the cumulative impact on the area.

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#### **4. Harm to Biodiversity, Wildlife and Natural Habitat**

A number of objectors highlight the ecological value of the site and surrounding area.

Wildlife regularly observed includes:

- deer,
- badgers,
- hedgehogs,
- foxes,
- bats,
- owls,
- kestrels,
- red kites,
- and vulnerable bird species.

Residents fear that:

- habitat fragmentation,
- noise and disturbance,
- lighting,
- and loss of trees, hedgerows and open grazing land

will result in significant biodiversity loss and irreversible harm to established wildlife corridors.

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#### **5. Residential Amenity, Privacy and Character of Elborough Village**

Residents living adjacent to the site object strongly on amenity grounds.

Specific concerns include:

- loss of open field views,
- loss of privacy,
- increased overlooking,
- noise, dust and prolonged disturbance during construction,
- light pollution,
- reduction in residential quiet enjoyment,
- and the urbanisation of what is currently a semi-rural village edge.

There is concern that the scale and density of the proposal would fundamentally alter the character of Elborough Village.

Residents have also commented that the Design and Access documentation indicates a modern housing aesthetic more akin to an extension of the Locking Parklands new-build development, which is felt to be wholly out of keeping with the established identity and appearance of Elborough Village. A repeated concern expressed is that such a development would “kill the soul of the village”.

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## **6. Unsustainable Scale of Development and Lack of Supporting Infrastructure**

Residents repeatedly state that the proposal is not sustainable in its current form.

Concerns include:

- insufficient local services and amenities,
- no adequate public transport,
- no safe walking or cycling routes to Hutton village facilities,
- pressure on schools and healthcare,
- pressure on GP surgeries and Weston General Hospital,
- likely impact on emergency service response capacity,
- and uncertainty as to where employment opportunities for future residents will be located.

Many objectors consider the development to be isolated from existing infrastructure and unsupported by the facilities required for a settlement expansion of this size.

Residents also note that the site lies in close proximity to two already substantial developments at Haywood Village and Locking Parklands, with concern that the wider area is being asked to absorb too much housing growth without the corresponding infrastructure to support it.

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## **7. Impact on Equestrian Use and Adjoining Landowners**

Adjoining landowners with horses have raised concerns regarding:

- construction noise,
- vibration,
- dust,
- HGV movement,
- and long-term traffic increases.

It is argued that this would create welfare and safety issues for horses kept on adjacent grazing land and that the proposal has not adequately considered the needs of neighbouring equestrian land users.

Further objection has also been made in relation to the use of privately maintained drainage ditches and the lack of engagement with affected adjoining owners.

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## **8. Concern Regarding Consultation and Notification**

Some respondents have expressed dissatisfaction regarding:

- lack of direct notification,
- perceived inadequate consultation with immediately affected landowners,
- and lack of engagement by the developer with neighbouring properties.

There is a feeling amongst some residents that those most directly impacted have not been sufficiently informed or consulted.

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## **Overall Summary**

The overwhelming theme across the objections is that residents consider the proposed development to be:

- too large in scale,
- poorly located,
- unsupported by adequate highways and drainage infrastructure,
- harmful to village identity and character,
- environmentally damaging,
- likely to place further strain on public and emergency services,
- and likely to worsen flooding, traffic congestion and residential amenity.

A recurring view is that the cumulative impact of this proposal, alongside surrounding committed developments, would represent an unacceptable and irreversible change to the Elborough/Hutton/Locking area.