

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

11 OCTOBER 2023

Section 1

Item 6 – 22/P/0459/OUT – Land north of Mulberry Road, Congresbury

Additional Third Party comments

One additional letter of objection has been received. The principal planning points made are as follows:

- Traffic impacts on Park Road and Mulberry Road.
- Adverse impact on flooding, the environment and ecology – especially bat foraging.

Updated transport information

Bus services

The A2 and 128 bus services no longer operate from the Brinsea Road (north and south bound) bus stops that are 400m from the site. The nearest bus stop with scheduled services remains within walking distance(1.4km). These include the X1 Weston to Bristol service operating every 15 minutes during the day, the A3 Bristol Airport Flyer to Weston and the X5 Weston to Portishead via Yatton (inc. station) and Clevedon both operating hourly.

In addition, the whole of Congresbury is in the Westlink Demand Responsive Transport Zone operating Monday – Saturday 7:00hrs-19:00 hrs. The £100,000 (£25,000 per year for 4 years) bus service contribution required from the development would be put towards a continued public transport service in this location. This is in addition to the £40,000 bus infrastructure contribution for bus stop improvements.”