

Examination into the soundness of the North Somerset Core Strategy: consequential changes to policies CS6, CS14, CS19, CS28, CS30, CS31, CS32 and CS33

Nailsea Town Council objects to Policy CS6 and Policy CS31.

The principle linking these objections is that the refusal by North Somerset Council to carry out a Green Belt review creates an adverse impact in terms of not permitting consideration of housing, commercial and leisure development to the north of the town where the infrastructure and proximity to the town centre make it more suitable for development than sites elsewhere in the town. Further to this and to ensure that infrastructure is not a constraint, the Council supports the construction of an access road at the north of the town from the Bristol Road to the Clevedon Road.

A consequence of the policy not to review the Green Belt is that it puts development pressure on land to the south of the town (as described below), which the Town Council considers should be in the Green Belt, or at a minimum, included in the Strategic Gap:

- to the north, Bucklands End, the southern side of The Perrings, the Bridleway from the junction of The Perrings and Youngwood Lane and across Morgan's Hill (footpath N4).
- the railway line to the south.
- Station Road to the east (the current western boundary of the green belt).
- Netherton Wood Lane/Chelvey Lane to the west.

Without a comprehensive Green Belt review, which would allow a proper assessment of all site allocations affecting Nailsea, the potential for inappropriate development elsewhere in the town is extremely high. On this basis the Town Council considers policies CS6 and CS31 to be unsound.

Ian Morrell, Nailsea Town Clerk
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