



Hearing Statement in relation to:

NORTH SOMERSET SITE ALLOCATIONS PLAN

Prepared by:

Walsingham Planning Ltd

on behalf of Nailsea Holdings LVA LLP

April 2017

1. Introduction

- 3.1 This Hearing Statement has been prepared by Walsingham Planning on behalf of Nailsea Holdings LVA LLP (LVA) and relates to the forthcoming Examination into the Proposed Submission Site Allocations Plan (SAP). LVA are the freehold owners of land North of Nailsea.

2. Background

- 2.1 Representations have been previously submitted to the Consultation Draft document (March 2016) and the Proposed Submission Draft (December 2016) and copies of the representations are attached. Copies of these representations are attached at **Appendix 1**.
- 2.2 The representations commented on both the general approach of the document and specifically to Site Allocations at Nailsea. Reference was also made to land North of Nailsea which is controlled by LVA and has previously been promoted for mixed use development during earlier stages of North Somerset Council's (NSC's) consultation process. The land is also the subject of ongoing pre-application discussions with NSC regarding a proposed mixed use development including 600 dwellings and the delivery of a northern link road which has been a long term aspiration of Nailsea Town Council in order to reduce congestion through the town.

3. Key Issues

- 3.1 LVA has consistently maintained through previous stages of NSC's development plan consultation process that a full and comprehensive green belt review is long overdue. Whilst it is appreciated that the Site Allocations process will not focus on this matter LVA has demonstrated through evidence that the removal of land North of Nailsea would be appropriate and as such
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the delivery of a northern relief road could be facilitated. Due to the narrow focus of the previous examinations this matter has not yet been properly considered and will therefore need to be considered as part of the next stage of the West of England Joint Spatial Plan.

- 3.2 In the meantime LVA objects to the proposed Strategic Open Space North of Greenfield Crescent and Woodland Road, Nailsea. The land was originally identified for the provision of community facilities under Policy CF/4 of the Replacement Local Plan (March 2007). The accompanying schedule confirms that it's intended use was for:

'Outdoor playing space incorporating playing pitches and children's play area to meet identified under-provision in Nailsea'

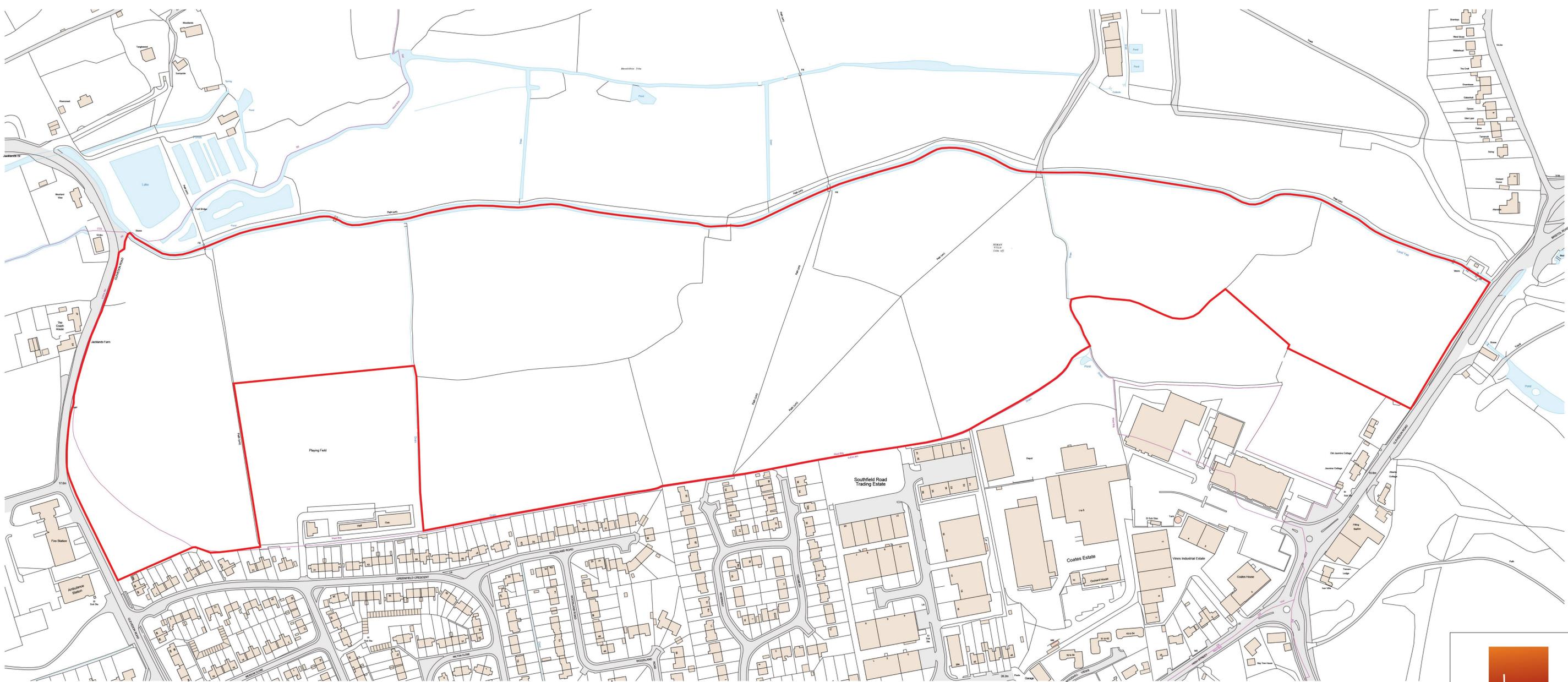
- 3.3 However, no such provision has been delivered on the land since 2007. The land remains in private ownership and there is no public access permitted.
- 3.4 Representations submitted to NSC on behalf of LVA in relation to the Consultation Draft highlighted that there was no justification for the safeguarding of this land for Strategic Open Space. There is also no prospect of the land being made available for such a use unless it is delivered alongside a future development proposal.
- 3.5 Whilst Policy CF/4 of the Replacement Local Plan suggests that there is identified under-provision in Nailsea no such evidence has been provided by NSC to demonstrate this. Whilst the Council's evidence base addresses its approach to other Green Spaces there is no such evidence to justify the inclusion of Strategic Open Space in this location. The Replacement Local Plan allocation (2007) which was identified over 10 years ago has simply been rolled forward without any justification as to why it is needed in the first place. Even if it is accepted that new provision is required in Nailsea there is no explanation as to why this location is considered to be the most appropriate. As a result the inclusion of this land as Strategic Open Space is neither
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justified nor will it be an effective way of delivering open space over the period of the plan.

- 3.6 In order for the plan to be found sound reference to the provision of Strategic Open Space on land North of Greenfield Crescent and Woodland Road, Nailsea should be deleted from Schedule 5.

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| REV | DESCRIPTION | DATE | AUTHOR | CHKD |
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Gross Site Area : 63.10 acres / 25.53 ha

thrive.
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PROJECT
Land north of Nailsea

For: Land Value Alliances

DRAWING
Location Plan

| SCALE | DATE | AUTHOR | CHKD |
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