

APPENDIX 1

SUMMARY OF TALK BY LUCY WHITE, PLANNING CONSULTANT

West of England Joint Spatial Plan:

Examination abandoned after two weeks. Inspectors found “very substantial soundness problems” with the Plan.

Inspectors’ Findings -

- No spatial strategy to guide direction of development
- “Strategy” made to fit Strategic Development Locations (SDL)
- SDL’s not selected on a robust, consistent and objective basis
- Unconvinced green belt land is needed

What they didn’t say -

- Whether Backwell or Nailsea SDL’s were appropriate locations for growth
- Whether they supported infrastructure proposed at Backwell/Nailsea
- Whether North Somerset should release land from the green belt
- Whether Ashton Vale was a sustainable location for housing

Where are we now -

- JSP withdrawn
- Individual Local Plans to be prepared
- Joint Local Transport Plan 4 adoption due March 2020

Implications –

- Adopted Local Plan expires 2026
- Review overdue (2018)
- Settlement boundaries out of date
- Applications of circa 25 homes acceptable

New Local Plan:

- Draft due end 2020
- Government imposed housing requirement
- Extended Plan period beyond 2036

What’s Ahead –

- Speculative housing proposals
- Adoption of Local Transport Plan 4 to include proposals for:
 - a. Road link from Station to A370
 - b. Improved connections from Backwell to M5
 - c. Enhanced train services and extended platform at Station
- Backwell/Nailsea earmarked for growth
- Settlement and green belt boundary changes

Backwell Neighbourhood Plan:

- Adopted 2015
- Plan period to 2026
- Part of Statutory Development Plan
- On track to deliver housing
- However, NSC Local Plan out of date
- So....
- The “presumption in favour of sustainable development” applies
- Balancing exercise – impacts versus benefits
- Conflict with Neighbourhood Plans is a significant adverse impact likely to outweigh the benefits of proposals
- But only when **ALL** the following circumstances apply: -
 - NP made two years ago or less (Backwell - No)
 - NP contains housing allocations (Backwell - Yes)
 - The LPA has 3+ years of deliverable housing sites (Backwell – Yes)
 - The LPA’s housing delivery was 45% of last three-year requirement (Backwell – Yes)

What next for Neighbourhood Plan?

- Keeping a review under review!
- Local Plan Review first
- Start to consider what community wants for the next twenty years

North Somerset Council:

Local Plan Review –

- New Council Leadership and Membership
- Open mind required
- BUT
 - a. Local Transport Plan 4 adopted as interim plan
 - b. JSP evidence base
 - c. Government commitment to Green Belt
 - d. Climate Change Emergency

Conservative Government Manifesto 2019:

- £28.8bn investment in strategic and local roads
- City-region funding to upgrade their bus, tram and train services to make them as good as London’s
- 300,000 homes a year by the mid 2020’s
- National Design Guide and local design standards