

## **Site Allocations Plan (Consultation Draft): Nailsea Town Council response.**

### **General development principles**

1. To reiterate the Council's existing policy that it insists on a comprehensive green belt review in order to properly assess site allocations affecting Nailsea. The refusal to review the green belt may lead to inappropriate development elsewhere.
2. To support a realignment of the green belt boundary at the north east side of the town to support employment, leisure and residential development.
3. To ensure that infrastructure is not a constraint, to support the construction of an access road at the north of the town from the Bristol Road to the Clevedon Road.
4. That any change to the settlement boundary can only be considered if the area described below is incorporated into the green belt, or at a minimum this area is incorporated into 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.
5. Any residential development must address the specific demographic issues affecting the town and must be in accordance with the Town Council's Housing Mix Policy (March 2014).

### **Policy SA2 Site Allocations**

The Town Council does not object to the principle of an allocation on the proposed sites. This is conditional on:

- Development having an appropriate density and size in keeping with the existing character of the area.
- Ensuring there are no unacceptable adverse impacts on local roads, drainage and flooding and existing services and facilities.

It has specific comments relating to the sites below:

#### **Trendlewood Way (also known as Shepstone Fields)**

The Council objects to the proposed allocation of 30 dwellings as being major over-development. It proposes a maximum of 20 dwellings, and development to be in keeping with the character of the area and sympathetic to the local residents and their properties. The Council supports the local resident's group in their assertion that the land was bequeathed to two charities who mainly provide services for the elderly and the owners of the land should respect the spirit of the bequest by providing homes for older people.

#### **Land South of the Uplands**

The Council objects to the proposal for 100 dwellings as being major over-development. It reiterates its concerns regarding development having appropriate density, size and design in keeping with the existing character of the area.

#### **Station Road**

The Council objects to the proposal for 15 dwellings as being major over-development. It reiterates its concerns regarding development having appropriate density, size and design in keeping with the existing character of the area.

#### **Land at North West Nailsea**

The Council reiterates its previous comments that it conditionally supports this allocation subject to the following:

- Investigating the potential for a sustainable mixed use development to address the adverse impacts of demographic change.
- Securing a range of house types, employment, leisure, recreation and community facilities together with necessary infrastructure.
- Reference should be made to a development including mixed use, but no specific reference to an area of 1.5ha allocated to employment i.e. any development should include scope for a mixed development including residential, employment and leisure but should not be prescriptive.
- Modern leisure facilities utilising good design and best practice and appropriate to the needs of the Town should be incorporated into any development.

**Policy SA4 Proposed Employment Sites**

**Land at North West Nailsea**

Reference should be made to a development including mixed use, but no specific reference to an area of 1.5ha allocated to employment i.e. any wider development in this area should include scope for a mixed development including residential, employment and leisure but should not be prescriptive.

**Policy SA7 Proposed Sites for Local Green Space**

**Land North of Greenfield Crescent** (in Wraxall and Failand parish), marked on the site allocations map but not referred to in the Consultation Draft.

The Town Council objects to this allocation. It questions why this has been allocated in isolation and considers that the use of this area should be addressed as part of a comprehensive green belt review.

Ian Morrell, Town Clerk  
April 2016