



Campaign to Protect
Rural England

Secretaries: Gill & Dave Gray - 01275 857746

**Report to ALCA, North Somerset Group
Tuesday 12th February 2008**

A charter for developers?

On the 10th January 2008 the Panel's report for the Examination in Public (Eip) of the draft Regional Spatial Strategy was published. The plan sets out development in the South West for the next 20 years.

CPRE are deeply concerned at the pace and scale of the development recommended by the Panel's report, which includes increasing the housing allocation for the West of England (Avon) area from 92,500 to 106,350.

With recent research showing that North Somerset has only 10% of undisturbed countryside (CPRE Intrusion Maps), our area has already seen great change. We feel that the final regional plan should aim to manage change, not fuel growth and ensure that change benefits rather than harms local communities, our countryside and the environment.

Housing numbers proposed in the Panel report for the area are:

Bristol 30,000

BANES 18,800

North Somerset 26,750

South Gloucestershire 30,800

Other proposals include urban extensions to **remove the Green Belt** and removal of land at the Port and Airport from Green Belt. For all of these, **the boundaries are to be defined in the Local Development Framework.**

There are **no recommended extensions to the Green Belt**, so going away from the theory that if local green belt is lost it will be replaced elsewhere. Just one positive on Green Belt mentioned - 'between the Royal Portbury Docks and Portishead the Green Belt will be extended to ensure the separation of the two areas and the maintenance of a green corridor to the coast'.

There is recognition for the need for development to have an urban concentration but we are extremely disappointed that the Panel have said there is no need for phasing of greenfield supply to support brownfield supply. So little support for a brownfield first policy!

The Panel have also noted the environmental impact of surface access to the airport and the need for higher use of public transport.

There are no opportunities for the public to comment on the Panel's report but there will be a consultation on the 'Proposed Changes' around May and June 2008.

Further information and the Panel Report can be found at:

http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=3627

LDF (Local Development Framework)

North Somerset Council continue to work on the Local Development Framework for our area. CPRE has responded to all of the consultations to date and we would urge all Parish Councils to do so as well. As seen from the Panel's report on the Regional Spatial Strategy, key issues such as boundary changes will be decided through the LDF.

Bristol International Airport

Airports, including Bristol International Airport have certain special development rights called 'permitted development'. The purpose of this is to enable them to make relatively small development changes within their own operational boundary without the need for local authority permission. Just days before Christmas, Bristol International Airport submitted what seemed quite an ordinary 'permitted development' application for a 'walkway'. This application though was not what it appeared! Following a review of the plans the 'walkway' proposed is 455m long and up to 10m high. It will be highly visible from the south including the Mendip Hills AONB. CPRE believe it is outside the scope of 'permitted development' and should be subject to a full planning application and an environmental impact assessment. Full details of the proposals for application number 07/P/3214/PAI can be found on North Somerset Council website <http://www.n-somerset.gov.uk/> and go to Environment – Planning & Development Control – Search & Submit – 07/P/3214/PAI Responses from Parish Councils, local groups and individuals would be helpful to ensure this major application goes properly through the democratic process. Please ask for this application to be considered through formal full planning procedures and not as 'permitted development'. As 'permitted development' there will be no scope for any planning obligations (Section 106 agreements) – so nothing back to the local community as part of this major development.

Dates for your diary

Tuesday 11th March 2008 10.00 am – 3.30pm
CPRE South West Annual Meeting, Brewhouse Theatre, Taunton
Update on the Regional Spatial Strategy (RSS) and seminar on
Local Development Frameworks

Please email derek@dorset-cpre.freeserve.co.uk if you would like to attend.

Monday 5th May 2008
North Somerset Show

Thursday 22nd May 2008
CPRE North Somerset AGM
Keedwell Hall
Long Ashton

Talk/discussion on the housing proposals for the
South Bristol Urban Extension.

Georgie Bigg

District Chairman, CPRE North Somerset, February 2008

Local website: www.cpreavonside.org.uk

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National website: www.cpre.org.uk