

Briefing Note For Who? Why is this not published for Bleadon Residents? - Advantages and Key Points ? Why NO Dis-Advantages?

Advantages Many items listed are not valid as they are already available/included for 'free' as part of the existing NSC Local Plan process. This will be duplication at cost of Bleadon Precept. So what are the Dis-Advantages? Such as :

Full Cost estimate of plan creation and maintenance and Cost of any future legal defence if challenged by developer (see Backwell etc.), Potential real risk of neighbourhood conflict between residents and landowners in identification of development sites (a process currently 'distanced' as part of NSC SAP) How will this be managed, who will choose and decide? NSC are the Planning Authority not BPC, let them or Planning Inspector decide, application by application at their cost NOT Bleadon's.

- Develop a relationship with North Somerset Planning Policy Team (who don't know much about Bleadon) Doesn't BPC already have a relationship with NSC PPT? Does NSC have enough resource to facilitate additional interactions with all Parish Councils? Isn't this already NSC's role with BPC as the 'Statutory Consultee'? NSC determine policy based on BPC /Public consultation. BPC councillors should already be lobbying NSC on behalf of Bleadon guided by the adopted Parish Plan. What is the role of NSC District Councillors?
- Raise awareness of the character of Bleadon Detailed in existing adopted Parish Plan. Already BPC/NSC role, NSC determine policy based on BPC /Public consultation, they create the AONB, SSSI, SNCI etc
- Gain a better understanding of planning policy and key areas of defence against over-development NSC is Planning Authority not BPC but information is already publicly available if BPC is willing to research. BPC also have paid subscription access to SLCC, NALC/ALC, CPRE, etc.
- Develop a community-led shared vision and key objectives for Bleadon See Parish Plan but this was/is currently ignored by BPC, why will this NDP now succeed? How will it succeed if BPC is not openly involving all the community at every stage? What has been identified already to believe we have a need for a NDP at this point?
- Determine and formally establish planning policies specifically for Bleadon Already available part of existing NSC Local Plan Core Strategy and Development Management Policies. What in particular is BPC trying to establish?
- The Neighbourhood Plan has real legal force As does NSC Local Plan and NPPF which NDP must comply with. So, what is the cost to defend a Bleadon NDP and who will pay? Will BPC defend every conflict with Bleadon's NDP or just some, at how much resident/precept expensive?
- Use of the plan and policies when commenting on planning applications to simplify the process Already available as part of the existing NSC Local Plan Core Strategy and Development Management Policies, and Parish Plan that is being ignored?
- Gathering information for the Plan on all aspects of Bleadon to update the existing Parish Plan (has it now been found?) to save time and money It's a Neighbourhood Development Plan, all aspects of Bleadon would be an annex to it i.e. the Parish Plan aspect
- An opportunity to use the Parish Plan and give it some importance in planning matters The adopted Parish Plan can be used now, it is NOT a NDP, it is a vision document for BPC to focus its strategy and resources as residents want. Why is it not already a supplementary document to NSC Core Strategy?

- Involving a wide range of parishioners (not all?) in preparing the plan and re-energising (sounds familiar, as I stated at public meeting) the Parish Plan philosophy The Parish Plan is NOT a NDP, it is a vision document for BPC to focus its strategy and resources as residents want
- Develop a strategy for improvements – traffic, road safety etc see 2009 BPC Action Plan and costs?
- Develop a separate Community Action Plan to address the initiatives in the Parish Plan not covered by the Neighbourhood Plan See Parish Plan process and BPC 2009 Action Plan spreadsheet
- Engagement with all stakeholders, landowners, farmers, community groups (Action Group?), environmental organisations, utility companies, residents, (why are residents near the end of the list?) businesses etc Like Parish Plan but an NDP may identify Development Sites over and above NSC Local Plan. How will these competing stakeholders decide what development is accepted in the NDP and what is not? Why not continue to let NSC do this as per their Local Plan SAP consultation. E.g. Bridge Rd/Bleadon Rd fields – Landowners/farmers want to build on them, the majority of residents do not, BPC want to declare it a Strategic Open Space, NSC declare it in private sector ownership with agriculture designation. How would BPC resolve this designation of these fields and subsequent development in the NDP?
- Demonstrates a real interest by the Parish Council in the future of Bleadon It's a Development Plan, isn't Bleadon happy as an infill rural village or does it want to become a suburb of WSM? We suggest a good start would be look at using adopted Parish Plan first! What will be the outcome of the Local Plan review re: Bleadon's Settlement Hierarchy Profile/Boundary?
- Achieve a greater financial contribution from the Community Infrastructure levy, money to spend in Bleadon (25% with no cap, instead of 15% with cap. This would apply retrospectively to the quarry development) A potential advantage but an extra 10% may still not be enough to fund the development impact and may only offset the cost of producing, maintaining and defending a NDP in first place! E.g. How much CIL will Bleadon actually get from the recent Riverside Holiday Park £7-12million approval, other granted applications (like Quarry), and for what purpose? What can this money officially be used for? What projects have the community identified that it wants to spend money on in Bleadon? What projects have BPC been referring to in its minutes, but not yet declared, that already need additional resource and potential increase in precept?
- Avoid more development pressure on Bleadon as other councils develop neighbourhood plans and can restrict development in their parish/district. NDPs invite development, that is their fundamental purpose. Even with a NDP, additional 'sustainable' development can be approved on appeal (see Backwell, Sandford etc.) Hutton & Locking do not have NDP but Hutton does have a Parish Plan, Both also have 'strategic gaps' so how is this any better defence than the current and future NSC Local Plan?

Key Points

- The final Plan will be subject to a referendum and the vote in favour must be more than 50%. Community engagement has to be demonstrated (NDP proposal seems driven by inaccessible and undocumented private meetings). So, it cannot be imposed on the community. But the timely and costly process IS already being imposed by BPC, currently engagement is superficial at best, more like a one sided diktat. There is no minimum threshold/turnout required for a referendum. In comparison all residents were consulted for the adopted Parish Plan and had a 60% resident feedback.
- The aim of the Plan is to give people a greater say in the development/use of land through the establishment of specific planning policies. This should be the opening statement i.e.

- this is a DEVELOPMENT plan. These policies are already in the NSC Local Plan, why aren't BPC already openly consulting and engaging residents on the future of Bleadon?
- Areas of green space can be protected Can BPC impose new constraints on private landowners? e.g. NSC just removed all its Strategic Open Spaces and the suggestion of land use on the Sanders Field and village infrastructure managed and improved Already in NSC Local Plan and planning application process S106, CIL.
 - Once adopted the Plan forms part of the Local Plan for NSC and is used when considering planning applications Exactly, in order to be accepted and adopted the NDP must comply with and improve on the NSC Local Plan and NPPF, and now the JSP, so why this additional layer of complexity and legal bureaucracy to defend?
 - The Plan can influence the choice of sites and the design and layout of new housing (as residents/developers already can), but cannot stop developments approved in the Local Plan and the policies have to reflect the National Planning Guidance (NPPF) Exactly, it must comply and with the NSC Local Plan, JSP and NPPF, so why bother?

Richard Dobson – October 2017

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