

From: Bleadon BOB Community Website <bleadon@live.co.uk>
Sent: 07 September 2017 10:18
Cc: David Chinn; Steve Hartree; Bleadon Parish Clerk
Subject: Re: Planning Consultation concerning "Two Fields in Bleadon" 13.9.17

I also received an email from Amanda yesterday and will endeavour to publicise further ASAP (see already http://www.bleadon.org.uk/beinvolved.html?post_id=26556 also on facebook and twitter) However, for such a major proposal, barely a week seems very short notice to ensure a good attendance. In any event an application is obviously inevitable and this 'consultation' will no doubt be used as evidence of the potential developers willingness to engage the Bleadon public. It is also not currently on BPC agenda for Monday but I have suggested residents may wish to attend to make their views known.

At this point developers will probably be thinking they have a good chance of their proposal being supported by BPC. For example:

- BPC has shown that it supports the building of a school. E.g. (June 2016) stating '*In villages with a school there is a much stronger sense of community*' in their submission to NSC regarding the 79 houses on Bleadon Hill. Also, '*the need for massive housing development now takes precedent over Parish Plans. The lack of local school places is a concern which will be highlighted to the hearing*' (Dec 2016 Mins).
- BPC has shown its support for development and housing on this Sanders site in previous public communications. E.g. as seen in its disappointment that the public did not want development if it brought housing. E.g. '*Sadly, most visitors seemed to have made up their minds before seeing what was on offer. Despite the temptations of new recreation, health and community facilities those opinions couldn't be swayed.*' (BVN Summer 2011)
- BPC (supposedly representing Bleadon residents) has shown that it is has little to no objection to multi-million pound developments on green fields E.g. Comments to NSC on the Purn caravan expansion (July 2017) and Weston Mercury (Aug 2017) stating '*The council has no objections to this application*'. Conversely, Churchill & Langford Parish Council have been in the press recognising its '*village is facing a wave of developments capable of causing social and economic issues, plus rapid and irreversible urbanisation*' (July 2017)
- BPC has shown that it effectively dismisses the majority of residents' views by stating the Parish Plan 'obsolete' instead of defending it (Apr 2017 mins) and has repeatedly ignored their feedback E.g. by already showing no objection to the development of an all year round **Tourist Village the size of Bleadon Village!!** (Caravans 310 units vs Bleadon Village 325 dwellings as defined by the Settlement Boundary). BPC have also shown no objection to the removal of an SNCI and public right of way to make these developments happen against resident's views to protect the environment.
- NB the **number of dwellings and occupants in this area will be bigger than the size of the whole of Bleadon Parish** if this application is approved and built along with the other applications i.e. Bleadon Parish 530 dwellings vs 602 in this area (i.e. 310+ caravan units, 250 dwellings Sanders field, 42 Quarry plus a wake park and a school all with associated traffic).
- BPC has shown that it does not support or defend the Settlement Boundary (e.g. caravan & wake parks), going so far as publicly supporting the statement that '*there is currently not a settlement boundary at this present time for Bleadon*' (July 2017), contrary to comments received from NSC officers and District Councillors and the Core Strategy (See Note 1 below).
- BPC has shown that it does not protect the Parish Boundary from development encroachment with little to no comment on the Devil's Bridge (July 2017) and Wentwood Drive (Mar 2016) applications.
- BPC has shown that it does not protect Bleadon's green fields should developer's take their proposal to the Planning Inspector. E.g. no BPC comment or public representation at the Bleadon Hill Inquiry leaving it to a resident's Action Group.
- BPC has shown that rather than be open, honest and transparent in its actions on how it will defend Bleadon, and how it makes its decisions, it prefers to use its policies to ignore resident/public requests. E.g. Vexatious policy implementation for 14 months, going so far as removing the right to public/resident access to information on its decision making). This clearly

shows developers that BPC is not united with residents in protecting its green space and rural community identity. The Parish Plan was created to defend against such development attacks so why does BPC repeatedly refuse to use it on behalf of residents!!!

- BPC do not seem to have commented on NSC's Site Allocation Policy that defines where building will be accepted by NSC yet Sanders and R Burrows have (see Note 2. below). Conversely, BPC appears to be considering a Neighbourhood Development Plan that defines where BPC will accept development with little to no objection (Aug 2017), yet this will not stop developers submitting applications elsewhere in the parish as seen by this application outside the Settlement Boundary and contrary to the existing Parish Plan. Nor will it stop developers taking any refusal by NSC to the Planning Inspector to overturn e.g. Wentwood Drive and Bleadon Hill.
- BPC appears to use its minutes and newsletters to paint a despondent negative resigned approach towards accepting these developments, disabling the public (see Note 3 below) E.g. current BVN 'The National Picture' (Aug 2017); publicly stating *'the need for massive housing development now takes precedent over Parish Plans'* (Dec 2016 mins); and BPC correspondence showing BPC's understanding that they *'have been clearly told that national planning policies, driven by central government, insist that massive housing developments must be approved regardless of the wishes of any local plans that may be in place.'* (Dec 2016). Not only does this further imply to residents that there is no point in their commenting or complaining, as their views can be considered 'irrelevant' or 'obsolete' by BPC let alone any other government body, but clearly shows developers that they have a chance of succeeding with little complaint from BPC.

It is very unfortunate that BPC has just extended its 'Vexatious Policy' against BOB for a further 6 months for raising concern over related issues to this likely event and our concern over BPC's actions not to object to current applications with similar criteria i.e. BPC actions seemingly in conflict with NSC Core Strategy and our Parish Plan. As 'elected' representatives, if BPC won't support the majority view of residents then what is the point of BPC's very existence, we ask again 'what is its duty, role, responsibilities to residents and Bleadon'? Why would residents bother to defend Bleadon if BPC will not lead by example after accepting and spending our precept/money on producing a Parish Plan?

If central and district government policies will not now 'honour' our plan, BPC should complain in the most strongest terms to appropriate government representatives instead of just follow dictate. If BPC doesn't complain then in the near future Bleadon will not exist as a rural village community, surrounded by green fields, SNCIs and PROWs, it will be a residential and commercial/tourist area, a sprawling suburb connected to WSM, the opposite to Councillors' rhetoric in the BVN 'Meet your Parish Councillors' this month!!!

Notes:

Note 1: The fundamental objections to these types of application should be the same for ALL applications outside the Bleadon Settlement Boundary (regardless if big or small). Bleadon is an 'Infill' Village, unsustainable as per the currently adopted NSC Core Strategy, NSC Planning Officers and Elfan Ap Rees have stated as such so why not BPC? Surely we do not want to be a 'sustainable' service village, or do we (BPC)? We shall have to wait and see BPC's response to the North Somerset Local Plan 2018-2036 - Bleadon Settlement Profile last month.

Note 2: The developers behind this latest 'attack' have seemingly been planning this for a while with comments made to the Planning Inspector earlier this year. See R Burrows (of Urban Design Practice) here <https://www.n-somerset.gov.uk/wp-content/uploads/2017/02/SD4-schedule-of-comments-received-on-publication-version-in-subject-order.pdf> as referenced by Sanders report here <http://www.bleadon.org.uk/media/other/24400/Sanders-Supplementary-Statement-Matter-6.pdf> R Burrows was also involved in a previous SAP application in Purn Way <https://www.n-somerset.gov.uk/wp-content/uploads/2016/03/NS0027-Bleadon.pdf>

Unfortunately, despite being consulted, it seems BPC did not contribute any comments to the SAP process.....Yet the idea of a school on these fields seems to originate from BPC! Through their denial of our Parish Plan, residents comments and statements in their news magazine, they have effectively invited developers to 'come on in'.

Note 3: A pity that the Bleadon (Parish Council) News has just been distributed with rather negative resigned statements of inevitability (National Picture comments) with BPC not actively supporting the wishes of Bleadon residents as expressed in the 20 year Parish Plan consultation. Conversely, Churchill & Langford Parish Council have been in the Mercury trying to protect their environment against large scale development in their area. Regardless of what some NSC councillors say about a Parish Plan's 'weight' for defence of planning applications, it indicates the majority view of Bleadon residents, costing Bleadon thousands of pounds and should be a core strategic document for BPC priority resource direction. It should also be submitted as a 'supplementary planning document' as per CPRE. Too often BPC rhetoric is not followed by strong leadership and action supported by residents. Perhaps in the near future Bleadon may need to consider a community governance review by NSC if things do not improve rapidly.

Kind regards,

Chris Butler

email: bob@bleadon.org.uk

web: www.bleadon.org.uk

twitter: @bleadon

facebook: BleadonBOB

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