

Comment ID

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Document Section

- ▶ North Somerset Local Plan 2039: Pre-s... ▶ 4. Locational Policies
- ▶ Policy LP2: Housing, employment and ... ▶ Policy LP2: Housing, employment and ...

Respondent

M7 Planning Ltd and M7 SW LLP

Agent

Arwel Evans - Lichfields

Response Date

21 Jan 2024

Do you consider the North Somerset Local Plan 2039: Pre-submission Plan to be sound? The requirement for a plan to be sound can be found in the National Planning Policy Framework paragraph 35.

No

If you selected 'no', do you consider the North Somerset Local Plan 2039: Pre-submission Plan to be unsound because it is not:

Justified

Do you consider the North Somerset Local Plan 2039: Pre-submission Plan to be legally compliant?

No

Do you consider the North Somerset Local Plan 2039: Pre-submission Plan to comply with the Duty to Cooperate?

No

If you consider the North Somerset Local Plan 2039: Pre-submission Plan is not sound, not legally compliant or not in compliance with the Duty to Cooperate then please provide details. Please be as precise as possible.

Emerging Policy LP2 (Housing, Employment and Mixed-Use Allocations) sets out residential site allocations of 10 or more units. The policy should be based upon the Council's review of evidence in terms of available, suitable and deliverable sites.

Whilst Land North of Mulberry Road is not currently allocated within Policy LP2 of the

Publication Document, the Preferred Options document that was consulted on between 14-03-22 and 29-04-22 identified the site (referred to as Pineapple Farm) as a proposed allocation with a capacity of 90 dwellings as it met the criteria for allocation.

When a draft of the subsequent Publication Version of the Local Plan went to the North Somerset Executive Committee on Wednesday 18 October 2023 (but adjourned to 2 November 2023) Land North of Mulberry Road was still proposed as a draft allocation, albeit reduced in capacity from 90 dwellings to 70 dwellings, demonstrating that the evidence base supported allocation of the site for development.

The Executive subsequently concluded that Land North of Mulberry Road should be deleted from the Local Plan for the following reason:

“At P&R Committee on 11 October 2023 Members were minded to refuse the planning application 22/P/0459/OUT for the residential development at land north of Mulberry Road, Congresbury (the site is referred to as Pineapple Farm in the Local Plan). In the light of this, it is proposed that the draft allocation is deleted, as if the planning application is confirmed as being refused, retaining the allocation would be contradictory and confusing. If, however, the application is approved, the site would be added to as a commitment when the housing supply is updated prior to submission.”

The Pre-Submission Local Plan was issued for consultation between 27 November and 22 January 2024. This version of the plan has removed the proposed allocation at Land North of Mulberry Road from the Plan. This is despite the SHLAA (November 2023), that forms part of the Evidence Base for the Pre-Submission Local Plan, identifying the Site as having potential for further consideration.

We would stress that nothing has changed in terms of the site’s suitability, availability and deliverability and that it should continue to be an allocation in Policy LP2. The removal of the site has been carried out based on a committee refusal against officer recommendation. The evidence base continues to note that the site is a suitable area for development and therefore we consider the Council hasn’t followed its evidence base in removing this site.

The consideration of planning application 22/P/0459 by the planning officer notes that there are no technical constraints that would stop the site from coming forward and it is a sustainable location in close proximity to facilities and services within the settlement. The omission of this site is not justified in light of the evidence.

Please set out any modifications you consider necessary to make the North

Somerset Local Plan 2039: Pre-submission Plan legally compliant and sound in respect of any issues you have identified.

Land North of Mulberry Road should be reinstated as a housing allocation in Policy LP2 because the site continues to be suitable and available for development. The Council's own evidence base (SHLAA November 2023) continues to demonstrate that the site has potential for further consideration. The officer's committee report for application 22/P/0459 concludes that the site is in a sustainable location and that there are no technical nor environmental issues to overcome.

It is also important to note that the development of Land North of Mulberry Road is entirely in accordance with emerging Policy SP1, therefore demonstrating its acceptability as a site allocation for future housing based on the emerging Local Plan policy for sustainable development.

The Site is located within immediate walking distance of a wide range of existing facilities, services and jobs. There are opportunities to encourage active travel as well as the use of public transport. As the Site is located adjacent to the eastern periphery of Congresbury, it is also in a good position to create sustainable links with the village e.g., potential improvements to the two existing PRoW which cross the site, providing valuable pedestrian connections to the local street network and surrounding amenities as well as walking connections to the wider countryside adjoining the site to the east.

In order to be found Sound, the emerging Plan will need to identify a significant number of additional sites providing between c.8,781 and 9,281 additional homes to meet the minimum need for 22,899 homes over the minimum period 2024-41, as well as additional sites to respond to the unmet needs of Bristol City and to support economic growth and meet affordable housing needs.

In light of the above, Land North of Mulberry Road as a suitable, sustainable and deliverable site that is perfectly aligned with the Council's Sustainable Development Strategy (SP1) should be reinstated as a residential allocation under Emerging Policy LP2 (Housing, Employment and Mixed-Use Allocations).

If you wish to support the soundness or legal compliance of the North Somerset Local Plan 2039: Pre-submission Plan please provide details.

If your representation is seeking modification to the North Somerset Local Plan 2039: Pre-submission Plan, do you consider it necessary to participate at the examination hearings?

Yes, I wish to participate in the examinati...

If you wish to participate in the examination hearings please outline why you consider this to be necessary.

To discuss and explore the matters raised in the representations in more detail.

Attachments

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