

NAILSEA TOWN COUNCIL

A meeting of the Nailsea Town Council will be held on
Wednesday **25 May 2016 at 7.30pm at The Tithe Barn.**



AGENDA

Please turn off mobile phones before the meeting

1. Apologies
2. Declaration of Interests
3. Chairman's Remarks
4. Public Participation
5. Consideration of an Issues Paper relating to the sale of land at Engine Lane - encl
6. Any Other Business



Ian Morrell – Town Clerk
Tithe Barn, Church Lane, Nailsea BS48 4NG

18 May 2016

NAILSEA TOWN COUNCIL

Minutes of the Town Council meeting held on Wednesday 25 May 2016 at 7.30pm in the Tithe Barn, Church Lane, Nailsea.

PRESENT: Cllr Packham in the Chair, Cllr Barclay, Cllr J. Blatchford, Cllr M. Blatchford, Cllr Frappell, Cllr Hamblin, Cllr Heapey (from 7.36pm), Cllr Holt, Cllr Hunt, Cllr Jameel (from 7.44pm), Cllr Lees, Cllr Middleton, Cllr Petford, Cllr Phillips, Cllr Ponsonby, Cllr A.Tonkin, Cllr J.Tonkin and Cllr Wilson, the Clerk and Senior Administrator.



62/16 **APOLOGIES** were received and accepted from Cllr Barber.

63/16 **DECLARATION OF INTERESTS**

None.

64/16 **CHAIRMAN'S REMARKS**

Cllr Packham started by restating why Nailsea Town Council is seeking to develop the land at Engine Lane. The town has seen a declining population since 1991 and its future depends on a reversal of this trend. Nailsea Town Council is able to apply its housing mix policy on development of this land. It could make progress on its policy of limited growth in Nailsea and generate a financial benefit to be reinvested in the town.

The plan is to consult with the town later in the year to find out how a potential windfall could be invested.

Cllr Packham invited members of the public to speak.

65/16 **PUBLIC PARTICIPATION**

Matt Thomas of Nailsea Action Group (NAG) started by saying this is a controversial topic and much has been said already but he felt the plans to promote the Housing Mix policy of sustainable growth contradicts the Open Spaces policy from the Strategic Plan which states the Council will promote open space and amenity space within Nailsea. The 2016-2020 Strategic Plan was approved by the Town Council at the meeting on 11 May 2016.

Cllr Heapey arrived.

Matt Thomas said he was unclear on the Chairman's previous comments with regards to the overage. If the land is sold now the Council stands to lose ¼ of the receipt than if it waited until 2023 which is a high price to pay.

There are still issues around the provision of services, traffic and employment.

Mr Thomas asked for an update and transparency on the Rugby Club's position and Sport England discussions. He also called for transparency on the sums of money required to overturn the restrictive covenant. He felt that if the sale went ahead now the town stands to lose financially and lose a unique open space.

Anthony Evans spoke and said he felt there were a number of contradictions in the Strategic Plan which he listed:

- At the same time the Council was in discussions with Barratts, it was also in discussions with North Somerset Council to retain incidental open spaces as a public

resource. The plan said that numerous open spaces which are highly valued by the town would be preserved by the Town Council.

- Nailsea Town Council supports limited growth but it must be sustainable, commensurate with the growth of employment opportunities and services and infrastructure must be planned.
- Changes to the settlement boundary would only be considered if listed areas were incorporated into the greenbelt, but Engine Lane is outside of the settlement boundary.
- Nailsea Town Council has not considered the impact of the development on drainage, roads and flooding – the area is likely to be at risk of flooding at some point due to climate change.

Cllr Jameel arrived.

In summary Mr Evans said this request is contrary to the Town Council's 2016 – 2020 Strategic Plan and is going back on the trusted word and good reputation earned with the people of Nailsea.

Cllr Packham responded to the points made by Mr Thomas and Mr Evans. He explained that the incidental open spaces referred to in the Strategic Plan are small grassed areas which were left from the development of the town and ownership was unclear. People have started to purchase the patches of land to incorporate into their property which is changing the street scene of Nailsea.

In response to the limited employment opportunities Cllr Packham said the Council would love to see more in the town but has limited ability to influence this. The Council recently supported GE Oil and Gas in a planning application to secure parking for their staff and if more shops can be encouraged to come to the town they will employ more people.

Cllr Packham stated that Gaulacre is not public open space and at present is nothing more than farmers grazing land. He explained that wherever houses were built would mean moving the settlement boundary which should not be confused with the 'Town Boundary'.

He said that housing density is a balance to try and get sufficient houses for young people without being too dense. The 3 storey houses seen by a number of councillors on a recent visit to a Barratts site in Yate included building into the roof space.

Cllr Packham said he was unable to comment on traffic flow until the proper research was available in a report and it is not known how it will affect the town until then. He felt 190 houses are not likely to affect the traffic significantly as there had been a decline in the population.

He stated that as Gaulacre is at a high point in Nailsea there should not be much of a worry about natural flooding to the area.

Cllr Packham explained that the Council could delay selling the land to pay less on the overage but the interest of other landowners could then be lost and the Council would then not get such a good deal on its land. The town needs houses now and it takes time to go through the process to get them built. Another developer is looking at land north of Nailsea in the Green Belt, but that would also take time, even if a review of the Green Belt takes place.

He said that negotiations had been taking place with Sport England and the Rugby Club.

The restrictive covenant on the land leased to the Rugby Club was the key issue to be discussed at the meeting later.

A member of the public said they were aware the Council had powers to act in the best interests of the residents. In 2011 there was a committee looking at sites for development. In 2014 Barratts approached the Council as they do with other authorities. The land was purchased to be protected from development and was bought in good faith. The Council did not announce the approach by Barratts until November 2015 when the deal was almost done. They asked why there was no proper consultation until now when it was too late.

Cllr Packham responded that a deal had not been done with Barratts yet; Heads of Terms had been drafted but were yet to be signed.

Michelle Eaton-Betts suggested it was time to go to the Ombudsman as the residents were being ignored.

Richard Sibley speaking on behalf of a resident of Hazelbury Road said the Council was trying to say it has to meet the number of houses imposed by Government but anyone could come up with 91 houses per year inside of Nailsea. He suggested that the Council was just looking for a profit from the land to meet its own wish list. He suggested if it was looking for housing for young people it would build at cost, using local labour and have young people lined up to go into them. Mr Sibley added that the supposed demographic problem is purely cyclical – all the older people will be dying soon freeing up housing for young people.

Cllr Packham responded that the Town Council's policy of limited growth was not a response to Government figures. If there was somewhere inside the town boundary to build 91 homes per year that would be great but there is not. Building at cost is not something the Council can get involved in – it is not a developer. It can however make sites available to build on. The purpose of the consultation later in the year would be to gain the town's views on what they would like to see in Nailsea and that will go ahead with or without the sale of the land at Engine Lane

Jacqueline Williams of Engine Lane was concerned about more young people and more houses in the town. She understood that most of the junior schools were already full and most houses these days have 2 – 3 cars per household. There will be far greater traffic on Engine Lane and North Street resulting from this development. No time has been spent on discussing that before the Council makes a decision and it is ignoring the danger that will be brought to the area.

Cllr Hunt responded saying the schools are not full in the town, especially the Secondary School. She can totally understand the concerns over the road. She has stood to try and protect other open space and prevent pylons; at that time nobody was there to support her and Dr. Fox. She said that Jacqueline Williams lives in a very nice place in a very nice town but other people do not have those benefits. She wants to help people who need homes to have homes.

Michele Eaton-Betts said that the Green Belt is not set in stone, it is established by policy not legislation. The houses are needed as Nailsea has changed over the decades but open

areas have become special to the people who use them. She added that the ecology of the area has been ignored, for example bats. She said that North Somerset Council were intransigent about changing the Green Belt and the Town Council could apply for an area to be included in the Green Belt and offer areas to be released.

Cllr Ponsonby said that she wanted to clarify the overage arrangement. In the first 15 years it was 50%, years 15 to 25 it was 25% and 25 – 30 it was 15%. She referred to Cllr Packham's opening remarks that the Town Council had been looking at demographics for the past 10 years and said the town needed growth. When Gaulacre was bought it was not in mind for development, it was to be kept in perpetuity for the people of Nailsea. Cllr Ponsonby said she was Chairman at the time and made that statement. Today a majority of the Council wishes to sell the land to develop for housing but she, along with just under 50% of councillors is opposed to this.

Cllr Ponsonby added that when Lidl made a planning application to build on one of the town's car parks a public meeting was held to gain the views of the town; the current meeting was a case of reporting information. The Council should seek to gain the views of the residents as the land belongs to the people of Nailsea, not the Council. Cllr Ponsonby said that at a meeting the proposal offer, how much will need to be paid back, the cost of removing the covenant and what the Council plans to do with the money should be made clear and the Council needed to listen to the people who elected it.

Cllr Frappell said that a public meeting was likely to only be attended by people who disagree with the sale of the land as was seen with the Lidl meeting and it would not provide the views of the whole town.

Cllr Packham said that the Council was not in a position to declare all the financial details at this time as it is not the only landowner. As such the proposal is not valid as all details cannot be declared. That can be done later after the Heads of Terms are agreed.

Cllr Jameel said she understood that the spirit in which Cllr Ponsonby's proposal had been made was to undertake a public consultation, excluding anything confidential.

Cllr Packham explained that at this stage the cost to remove the covenant was not known. He was going to ask the Council at the meeting if it would agree to a 2 month period to ask North Somerset Council to agree reasonable terms to remove the covenant. He asked if the proposed consultation could be delayed by 2 months.

Cllr Ponsonby said she had not set a time limit, but that the Council should ask the town before it agreed to sell the land.

Cllr Heapey said there should be no more negotiations until the consultation and by then the Planning Act may have been passed by government. This requires reasonable infrastructure to be in place before developments commence.

Cllr Packham said that if all negotiations stopped the Council would not have the information to consult with the town.

Cllr Ponsonby said that a figure was already known, it could go up or down slightly but that wouldn't make a huge difference.

Cllr Lees said that North Somerset Council had identified the site in their Allocations Plan. He suggested that if the Town Council ask for this site to be withdrawn from that plan the Youngwood Lane development is more likely to go ahead which would cause more issues with infrastructure. He said that a refusal by the Tories to have a Green Belt review had created major problems with site allocations.

Cllr Middleton said the Green Belt can be changed and the Town Council has been asking for this for 10 years. It has asked North Somerset Council and the Planning Inspector and will continue to ask but nothing has changed. He felt that if a change does happen, a number of years will have been wasted.

Cllr Hunt said that a certain number of houses were going to be imposed on the town and it was important to act together to get the right sort of houses in the right place. North Somerset Council is so far refusing a Green Belt review but she feels strongly that the argument will be won. She said that like many others, she wanted the land to be used for recreation when it was bought but couldn't be used as such and was now laying empty. It is the only place to build the houses of the type the Council wants. The town may say they want Engine Lane to be built on which is not what those attending the meeting would want to hear. The town needs to act together as a whole to get the right homes in the right places urgently.

Cllr Holt said that if Cllr Hunt felt most of Nailsea would be in support of selling the land there was nothing to fear and the consultation should go ahead.

A member of the public said that Housing Associations should provide for those in need of housing.

Cllr Packham made clear that a consultation was already planned for September 2016 and that the current proposal would not affect that.

Cllr Phillips asked if a public consultation now could affect the Town Council's negotiating position with Barratts.

Cllr Packham said it would.

A proposal was made by Cllr Ponsonby and seconded by Cllr Barclay. Nine voted in favour and nine against. [This vote followed a recount. The first vote was counted as nine in favour, seven against and no abstentions. Therefore two councillors had either not voted or their vote had not been counted].

Cllr Packham as Chairman had the casting vote and he voted against. He gave the reasons that the Town Council had agreed to consult with the town later in the year and he felt that sequence of events was correct. This proposal would confuse the matter.

An email sent by Julia Miners was read out by Cllr Packham. It said that they have been surveying the volumes and types of traffic since 2011 at West End and Netherton Wood Lane, in particular; in 2016 she has experienced what feels like a doubling in numbers and volume; currently 15 vehicles per minute off peak. It is virtually impossible to walk safely along Netherton Wood Lane without having to constantly step aside onto the verge or lean against the dry stone wall, rather than get squashed by a car, bike or van. She attached a photograph of what she considered very successful traffic calming measures that have been

installed in the village of Chew Stoke whose layout is not dissimilar to the hamlet of West End, Nailsea. The traffic calming does not consist of humps, but of well-designed passing places. They act as a brake to vehicles and enable pedestrians, horse riders and cyclists to proceed safely. She went on to say if the proposed development of the Gaulacre site goes ahead there is bound to be a further marked increase in volumes of traffic taking a short cut along Netherton Wood Lane to the M5.

Brian Cave then spoke. He said he came to Nailsea in the 70's as a young man and was on the Council for 12 years in the 1990's and 2000's. The land was bought to stop development to the west of Engine Lane, with the town's money. The Council is now planning to sell the town's land and heritage. He said that he had been unhappy with the way the meeting had gone and with the vote.

66/16 CONSIDERATION OF AN ISSUES PAPER RELATING TO THE SALE OF ENGINE LANE

Cllr. Packham explained that there are two positions, namely selling 14 acres or 10 acres, the second being a fall-back position in the case that an agreement cannot be reached with North Somerset Council on the restrictive covenant. There had been talk earlier about what the money from the sale of the land could be spent on and this will be part of the consultation with residents later in the year. Current ideas for investment as listed in the Issues Paper are: an all-weather pitch, the Grove Sports and Social Club building, Hidden History Project, Middle Engine Pit, a multi-use games area, Nailsea Place Concept (development of Youth House) and Scotch Horn centre redevelopment. He also explained that the table in the Issues Paper showed where negotiations are at present with Barratts.

Cllr Holt said that with regards to what Mr Cave had said, the planning system had evolved to protect open spaces. She felt that being forced to accept the figures provided was not right as it can't be certain the affordable housing figures or the 106 money proposed by Barratts will not get changed.

Cllr. Ponsonby said that to expect a back to back arrangement to be agreed for payment of the overage was not as is written in the contract. The contract refers to payment of the overage within 30 days of a 'trigger event' which is the granting of planning permission. Barratts' offer only gives 10% on the granting of planning permission a small amount during building and 50% on completion as per a red paper document received. She was concerned that the Town Council would have to borrow many millions of pounds to pay the previous landowners the overage.

The Clerk stated that if the best deal that could be negotiated involved borrowing millions of pounds to pay the overage he would advise the Council in his capacity as Clerk not to sign the contract.

Cllr Middleton said it was clear that more information would be needed on how the overage would be paid before agreeing to anything.

Cllr Lees pointed out it was in the interest of the former landowners to come to an arrangement as they would want the overage payment.

Cllr Heappey said that she has seen many people purchasing homes with standard mortgages and using the property for 'buy to let', which doesn't get found out until they default, so the Council cannot legislate against this happening on the Engine Lane site.

Cllr. J. Blatchford said that not declaring a property as 'buy to let' was effectively tax fraud and a criminal offence.

Cllr Middleton said that when the land leased to the Rugby Club was acquired the restrictive covenant was not considered by the Council, except to note the covenant was standard. He felt that the Council should not pay a substantial sum to get the covenant lifted and North Somerset Council should take a socially responsible approach. He explained that he was only supporting the proposal in order to get the houses the town needs in the next few years.

Cllr J. Blatchford commented that young people and families as classified by the NHS were the under 24 age group; in North Somerset the average age of a first time parent is 32. Additional housing will not be the saviour of Nailsea School as the numbers of pupils coming through the school in the short term will not be enough to deal with the school's problems as it is unlikely to see more students from this until 2020/2021.

He asked when the bat survey was going to be started at Engine Lane and also pointed out the developer would have to prove under North Somerset Council policy DM18 that there was no coal near the surface of the land. Cllr Blatchford said there had been a proposal to develop the land to the west of the area being discussed which would cause issues around public health. £30 billion is currently being spent on treatable conditions and the 'Nailsea Place' concept is extremely valuable to NHS England and public health.

Cllr. Middleton said that the Town Council is not the planning authority and it is not for it to decide if the proposal would meet planning policy. This will be decided by North Somerset Council if the plans go ahead.

Cllr. Packham proposed and was seconded by Cllr. Middleton:

RESOLVED: To continue negotiations with Barratts, the rugby club, North Somerset Council and the previous land owners and to report back to Council at the end of July.

The vote was twelve in favour, five against and one abstention.

Diane Wheeler of Engine Lane asked what qualified the councillors who visited the Barratts site to say that Barratts are a reputable house builder? She has previously had issues with the company which had to go to the small claims court. She said that she understood the Town Council's housing mix policy and wish to bring young people to Nailsea but felt young families would not want to live on the outskirts of town. Barratts cannot discriminate against older or younger buyers who approach them.

She thought that during the meeting councillors had been rude to each other and the public and called for a vote of no confidence in the Town Council.

Mr Burley of Allington Gardens wondered how the High Street would benefit from the proposed plans. He felt that people don't visit local shops anymore as shopping is done online and people would simply drive to the Mall for other things.

Hannah Worsley of The Bramleys expressed concern over the impact of additional children

on the local primary schools. She has seen her child's class size increase from 23 – 32. Although her son got into the school applied for, she has a friend who was given their third choice of school as their first and second choices were both full. She said she understood the numbers were low at the comprehensive school and hoped this would change but people choose to go elsewhere. She asked for consideration of the children, to give them space to run and roam and have a good place to live. She said she didn't want to be made to move out because of this development.

Cllr. A Tonkin explained that she was the Chair of Governors at Grove and Hannah More School. For the past 10 years the school has had to manage a reduction from a 3 form entry to 2. They are not allowed to have spare places. Financially the school is struggling, if it had an extra 30 children per year it would be in a better financial state. Her understanding was that Golden Valley and Kingshill have similar issues. Schools that are not academies have to get consent to adjust the intake from North Somerset Council whereas academies don't.

Debra Sawkins of Engine Lane said she was confused. She asked why a huge amount of money would be paid to lift the covenant on the rugby club field and then reinvest in a sports facility?

Cllr. Packham said the Council would only pay for the covenant to be lifted if it delivered a better outcome.

Cllr. Frappell said the rugby club would not lose facilities.

Cllr. Packham added the plan was to provide better facilities at the rugby club, which Sport England would need to agree to. The development would be a better outcome for the rugby club.

Tony Devey of Worcester Gardens said that he can't see Gaulacre from his house so development will not upset his view but he does not want extra traffic, to have to fight to park in town or to have a long wait to see a doctor. He said he understands the predicament but the Council can stipulate what goes on the land; it could be a swimming pool. If Barratts really want to make a profit they will agree to anything.

A member of the public said they were a constituent of Cllr. Tonkin's area and thought it would be good to hear some words from him.

Cllr. J Tonkin responded to say he was keeping his powder dry at this time. He wants to wait and see what the proposal looks like. He will comment after consultation with the public.

Jacqueline Williams said she had written Cllr. Tonkin and North Somerset Council a letter and thought she may have heard from him. Although not entitled to have a green field opposite her home she was concerned about the infrastructure; people need to come and go from their houses and the Council needs to think more about what it is doing there.

Cllr. Packham explained that Barratts' proposal would include a highways report.

Matt Thomas said the covenant was signed by Cllr. Middleton in 1993. The decision on the vote of whether to consult with the town earlier was regrettable as it would be good to settle opinion one way or the other but we are where we are.

Cllr. Hunt asked the public to support the Council in getting a Green Belt review.

67/16 ANY OTHER BUSINESS

None.

The meeting closed at 9.15pm

Chairman:



Date:

22.06.16

LAND AT ENGINE LANE: ISSUES PAPER TOWN COUNCIL 25 MAY 2016

PURPOSE OF MEETING

To report on progress since the Council's resolution of 4th November 2015 to sell the land along Engine Lane. The resolution is only conditional on 'planning consent and the proceeds being reinvested in the town' which cannot be fully determined at this stage.

The original intention was to dispose of the full 14 acres but because of the covenant on the 4 acres of land leased to the Rugby Club the Town Council is now being asked to proceed with splitting the sale into two parts: the 10 acres of Gaulacre land and 4 acres of Rugby Club land. By doing this it will allow Nailsea Town Council (NTC) to be in a strong negotiating position with North Somerset Council (NSC) over the fee for releasing the covenant.

HISTORY

Key actions taken since NTC's decision on 4th November 2015 to sell the land: -

- Informed local residents of decision to sell land.
- Press release issued on 25th November 2015.
- Report prepared on the history of the purchase of Gaulacre in December 2015. This report was put on the Council website for public viewing.
- Nailsea Action Group (NAG) established.
- NTC responded to resident's letters.
- Barratt Homes held workshop with Councillors to receive comments on layout, house styles, landscaping.
- NTC find that the 4 acres of land leased to the Rugby Club has a restrictive covenant on it. NSC hold the covenant and are approached to see if they will lift it. They agree to in principle but subject to a fee being paid. Negotiations ongoing.
- NSC site allocations policy issued (March 2016) confirming 917 houses to be built in Nailsea up to 2026. Engine Lane site included in allocations. Consultation ended 28 April 2016 (NTC response to housing allocations shown below).
- Revised offer received from Barratt Homes on 15 February 2016.
- Appointed Clarke Wilmott as Solicitors for NTC. Meeting held with them and Bilfinger GVA on 31 March.
- Draft Heads of Terms drawn up.
- Progress meeting held with Barratt Homes at Bilfinger GVA offices on 27 April.
- Councillors visit Barratt Homes development site at Yate on 4 May¹. Those councillors agreed that Barratt Homes are a professional organisation building to a high standard. The mix of affordable and private housing is well designed. Barratt Homes are the only developer to score above 90% on customer satisfaction ratings.
- NTC propose to Barratt Homes that the sale is split into two scenarios. Scenario 1 is the sale of the full 14 acres (this is the preferred option). Scenario 2 is the sale of only the 10 acres. This latter option is required should NSC demand an unacceptably high fee for lifting the covenant. The current position on the negotiations is summarised in Table 1 below.

FUTURE

Plans for investment in the town: -

As set out in NTC's Strategic Review and Action Plan 2016-2020 and adopted at Council meeting of 11th May 2016, final plans for investment will follow the town wide consultation to develop a leisure strategy likely to encompass: -

- development and uses of all recreational, sports and play areas.
- the activities of sports clubs and organisations.
- the needs of the elderly, disabled and isolated.
- the future of the Library and Scotch Horn Centre (both owned by North Somerset Council).

¹ In attendance: Cllrs Barber, Hunt, Lees, Middleton, Packham and Wilson.

**LAND AT ENGINE LANE: ISSUES PAPER
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The adopted Leisure Strategy may lead to investment in the following: -

- All-Weather Pitch.
- Grove Sports and Social Club building.
- Hidden History project.
- Middle Engine Pit.
- Multi-Use Games Area.
- Nailsea Place concept - development of Youth House.
- Scotch Horn redevelopment.

Other notes: -

1. Should land sale not proceed for any reason then NTC would have to decide what to do with it. This could either be to sell or to develop it. The land should not be left in its current state.
2. Developing Gaulacre would require investment from the TC.
3. Loss of the sale would restrict the Town Council's ability to invest in its strategic ambitions.
4. The land belongs to the whole town.

Table 1

Issue	Comment	Resolved	To be Negotiated	Policy Decision Required
Housing Type and Mix	Barratt Homes have provided enough evidence, including site visit to Autumn Brook development in Yate, that they can fulfil the requirements of the policy. They have agreed to attach the design and layout proposal to the contract to preclude them altering it after obtaining planning consent.	✓		
Gross Land Value	Our advisers have confirmed that the offer is competitive.	✓		
Net Land Value (i.e. value after deduction of 'abnormal' costs and S106)	Our advisers have confirmed that the offer is competitive, subject to finalising the detail of the abnormal costs (see below).	✓		
Abnormal Costs	Further negotiation is required, but there is confidence that all the issues and related costs can be resolved. Awaiting archaeology and ecology reports and foul drain design.		✓	
Equalisation Financial Model	There are pros and cons, but on balance this is regarded as the preferred basis on which to agree a financial deal.	✓		
Promoting the Land to the Open Market	The advice we have had is that going to the open market would not necessarily generate a better deal, especially as NTC's primary requirements are not financial i.e. the provision of housing of the right type is the priority requirement: getting 'best value' in terms of sale proceeds is the second priority.	✓		

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Issue	Comment	Resolved	To be Negotiated	Policy Decision Required
Limiting Buy to Let	The government 'Help to Buy' scheme offers preferential repayment terms on new homes for first time buyers. 60% of sales at Autumn Brook are through 'Help to Buy'. Properties purchased under 'Help to Buy' cannot be sub-let. A contract condition that a minimum % of homes are sold through 'Help to Buy' could be proposed.		✓	
Affordable Housing	The scheme will meet the NSC policy requirement for 30% affordable housing.	✓		
Gaulacre Overage	It is expected that a 'back to back' arrangement can be agreed with the former owners to ensure their portion of the sale proceeds is only paid after NTC has received its payment from the developer. In other words, NTC will not have any cash flow issues regarding the development.		✓	
Ransom Strip	A ransom strip on the south and west boundaries has been agreed.	✓		
National Grid	The underground cabling can be accommodated within the proposed scheme.	✓		
Cost of Developing the Land Leased to the Rugby Club	See a) and b) below. If either or both of these issues cannot be resolved NTC has the option of not including the 4 acres in a development scheme.			✓
a) Sport England Mitigation	This is a major part of the scheme. It is expected that direct negotiation between NTC, Rugby Club and Sport England will determine a financial deal acceptable to all parties. Telephone meeting with Sport England held on 18 May.		✓	
b) North Somerset Council Restrictive Covenant	North Somerset Council has agreed in principle to lift the covenant. The sticking point could be the difference between the NSC and NTC final positions on the cost of removing the covenant. NTC has to determine what would be an acceptable deal.		✓	

NTC RESPONSE TO HOUSING ALLOCATIONS PLAN CONSULTATION

"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:
 - o 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).
 - o the railway line to the south.
 - o Station Road to the east (the current western boundary of the green belt).

LAND AT ENGINE LANE: ISSUES PAPER TOWN COUNCIL 25 MAY 2016

- 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."

**Cllr David Packham, Chair of Council
Ian Morrell, Town Clerk**

18 May 2016