

Defending the Green Belt with SEG – Briefing paper for SEG AGM 8.10.2018

BACKGROUND

B&NES Council is combining its Core Strategy & Placemaking Plan into a New Local Plan for the period 2016-2036 in line with the West of England Joint Spatial Plan (JSP).

Through the plan-making process B&NES is required by government to consider all 'reasonable alternatives' in meeting housing needs. The primary purpose of the Local Plan 2016-2036 is to identify and allocate sites to meet the housing and economic development requirements established by the West of England Joint Spatial Plan (JSP).

See map overleaf of the 9 Saltford Housing and Economic Land Availability Assessment (HELAA) sites that are being considered/assessed in order to inform preparation of the B&NES Local Plan.

TIMING

Dates are from B&NES Council but are subject to change (e.g. slippage).

November/December 2018:

- Draft HELAA and draft Local Plan 'Options Document' will go public. Developers, Parish Councils, organisations and general public etc. can respond.
- Draft West of England Joint Spatial Plan (JSP) published for consultation.
Note: Other initiatives/papers (e.g. on transport) ongoing but timings not known at present.

Winter 2018/Spring 2019:

Local Plan - Site allocation work by B&NES (technical assessment & "policy judgement/strategy").

Spring 2019:

Local elections (B&NES Council and Saltford Parish Council) held in early May.

Summer 2019:

- JSP - Hearings (by HMG Inspector).
- Local Plan - drafting underway by B&NES.

Autumn 2019:

- JSP - Inspector's Report & Adoption.
- Local Plan - Draft Local Plan published.

SEG'S POLICY STANCE

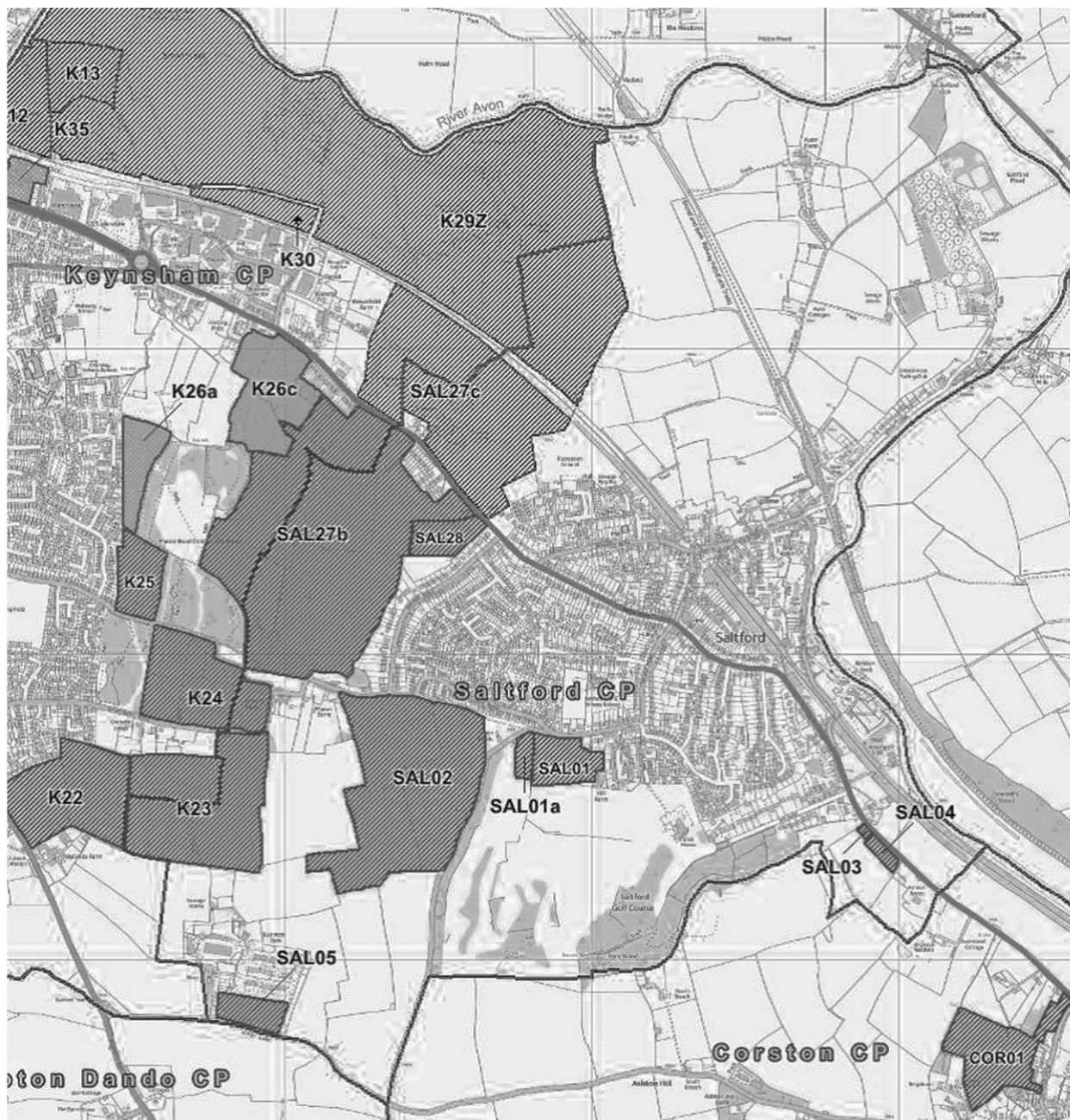
The 5 national planning policy framework (NPPF, v.2018) reasons for not building on the Green Belt apply to Saltford:-

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Furthermore SEG takes the sustainable development view that there are no genuine 'exceptional circumstances' that could support a case for building on the Green Belt surrounding the village when taking account of ecological, environmental, transport, economic, social and employment factors.

The 9 Saltford Green Belt Sites under HELAA consideration

This map shows all 9 Saltford Housing and Economic Land Availability Assessment (HELAA) sites that are being considered and assessed in order to inform preparation of the B&NES Local Plan. They are all on Saltford's Green Belt and were submitted to B&NES by developers/land owners following a call for sites in early 2017.



The 9 Saltford Green Belt plots identified in this map are numbered SAL 1, 1a, 2, 3, 4, 5, 27B, 27C, and 28. These were put forward for consideration in the B&NES Housing and Economic Land Availability Assessment (HELAA) review for the B&NES Local Plan 2016 - 2036.