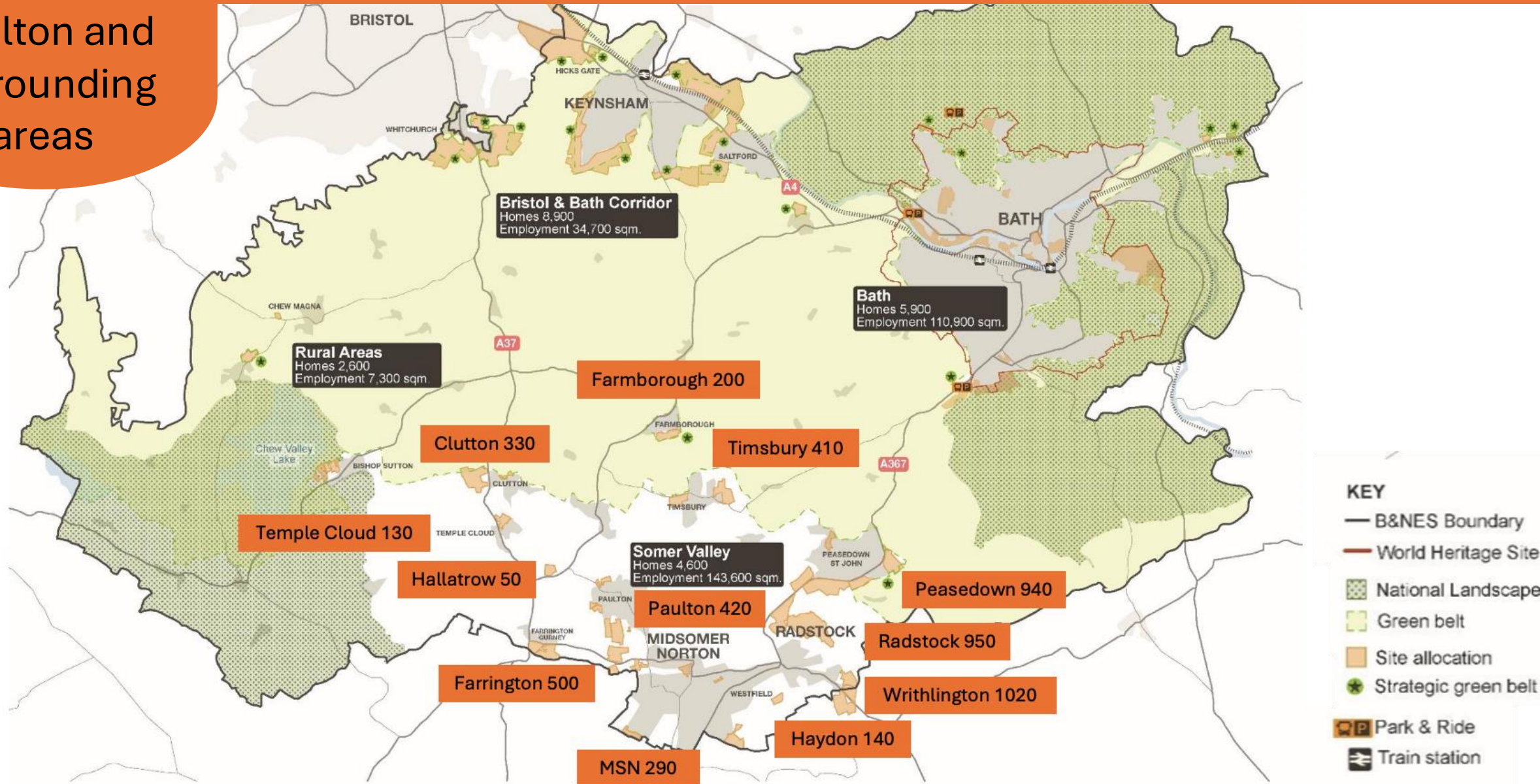


B&NES Local Plan Consultation Reg. 19 and Neighbourhood Plan Survey update

Paulton and
surrounding
areas



Schedule



Overview of B&NES Local Plan



Paulton sites



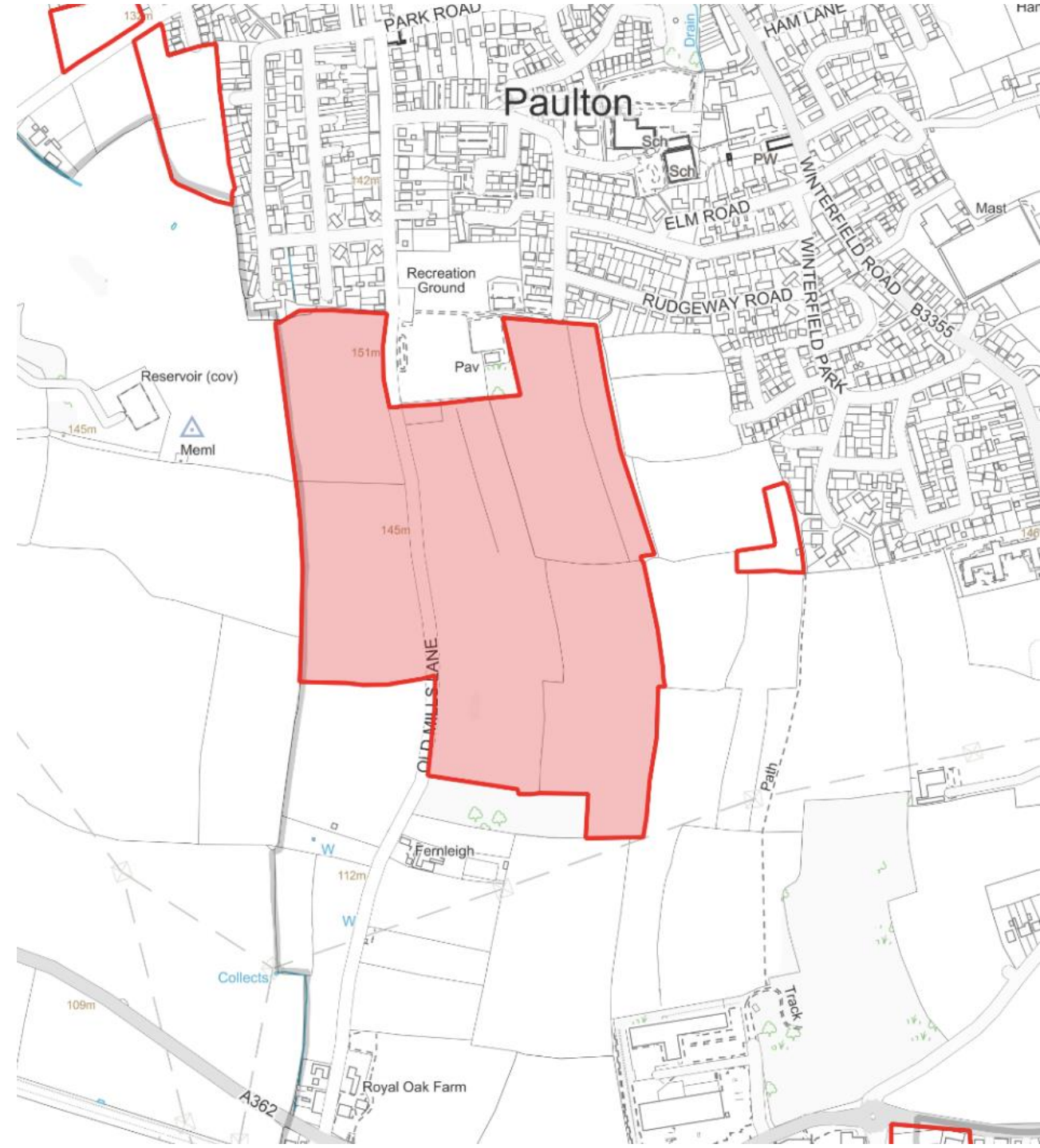
Feedback from NP survey



How to respond to B&NES



Comments and questions

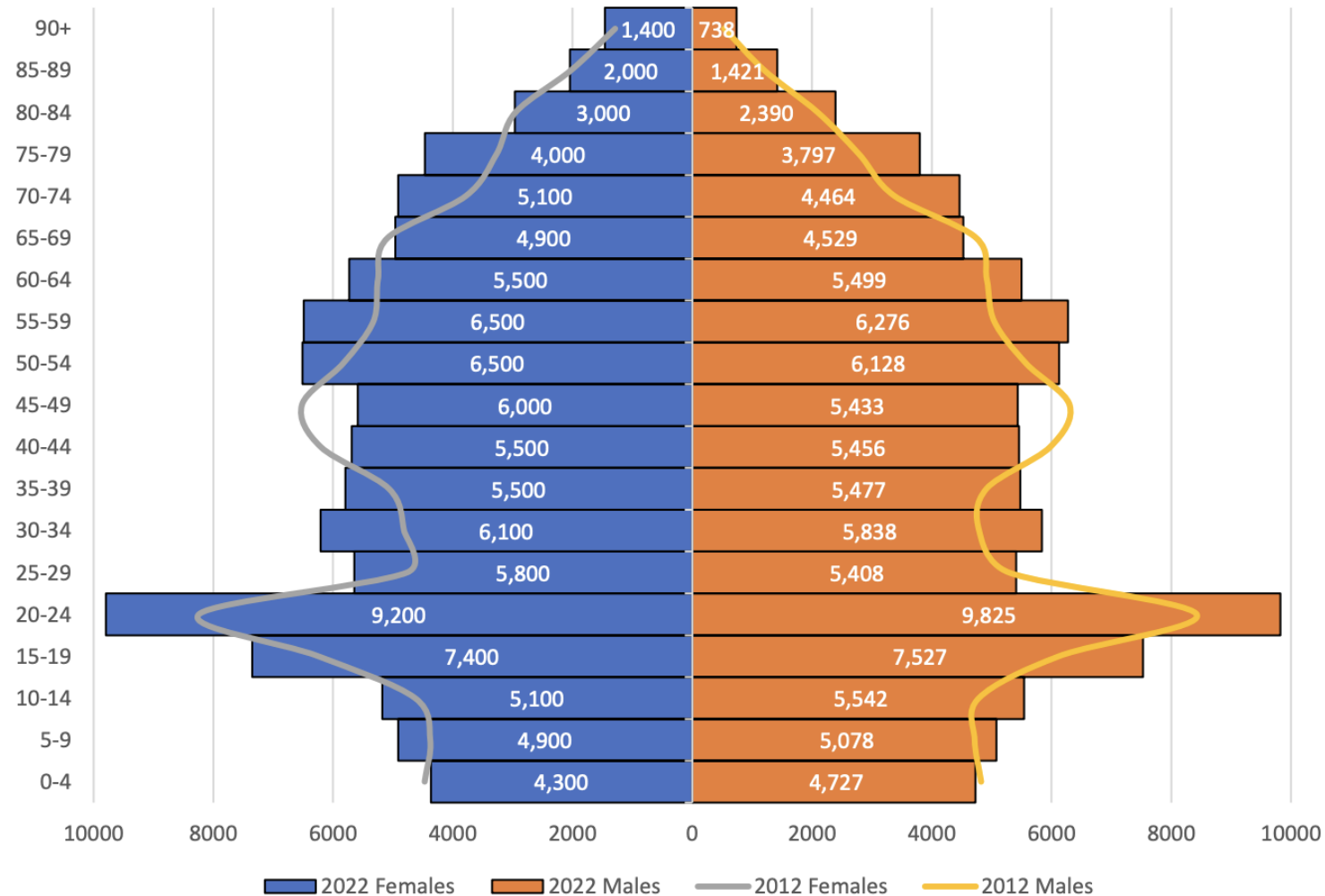


B&NES Local Plan overview

- Need for more housing, especially more affordable housing
- Transition to more prosperous, sustainable and fairer economy
- Minimise carbon impact, resilience to climate change and facilitate nature recovery
- Housing requirement more than doubled by government: 725 per year to 1,500 per year – **27,000 homes**
- Job growth – need space for this too
- In this latest draft, B&NES have reduced numbers to 80% of the target – **22,000 homes**

What's driving the need for housing?

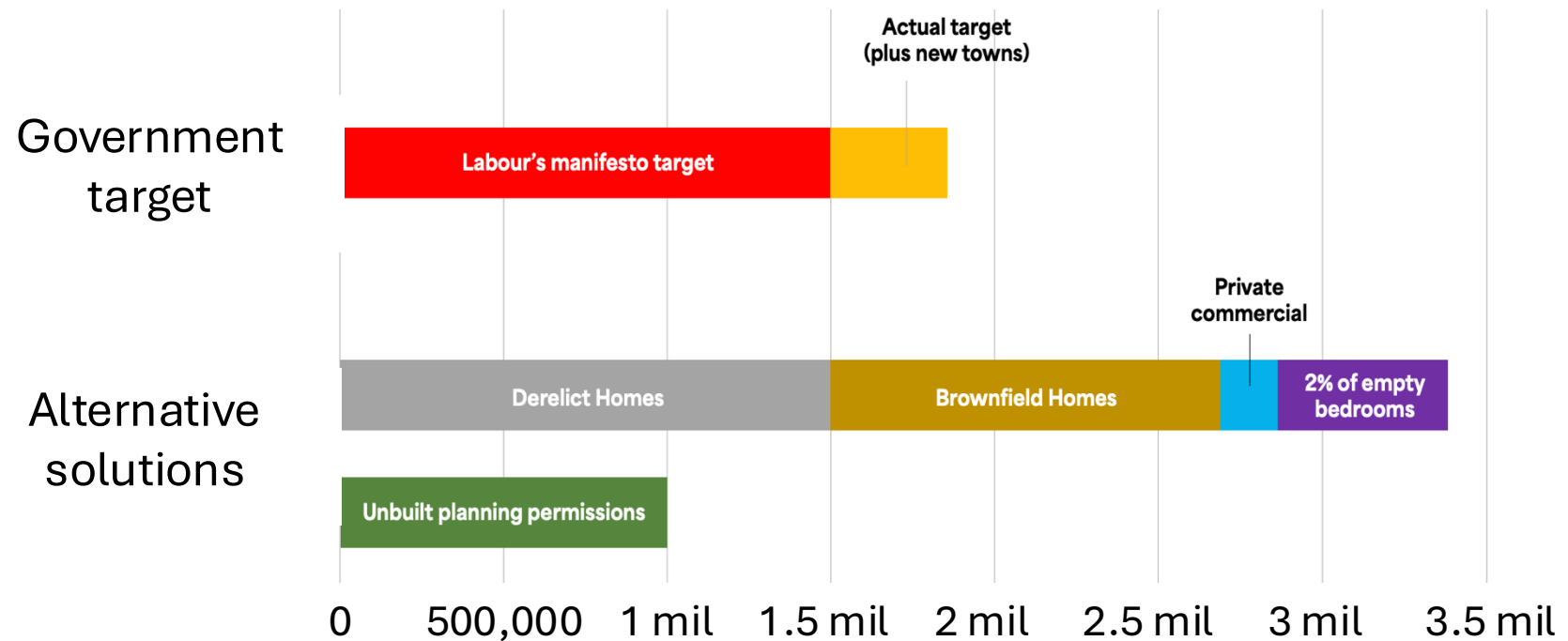
- Government doubling housing targets – 1.5 million by 2030
- 10% population increase in B&NES from 2012-22¹
- Mostly students¹



¹ B&NES Strategic Evidence Base - Executive summary 2025

Do we need this many new homes built?

- CPRE – The Countryside Charity
- Community Planning Alliance – Homes for Everyone report²
 - 1 million homes already have planning permission
 - 1.5 million vacant, derelict or underused homes
 - 1.2 million homes on brownfield sites



² Community Planning Alliance 2025

<https://homesforeveryone.org/Homes-For-Everyone-Report.pdf>

How B&NES selected sites

Sustainable
transport
connectivity

Flood risk

Local food
production

Biodiversity /
nature
recovery

Landscape /
historic
environment
impact

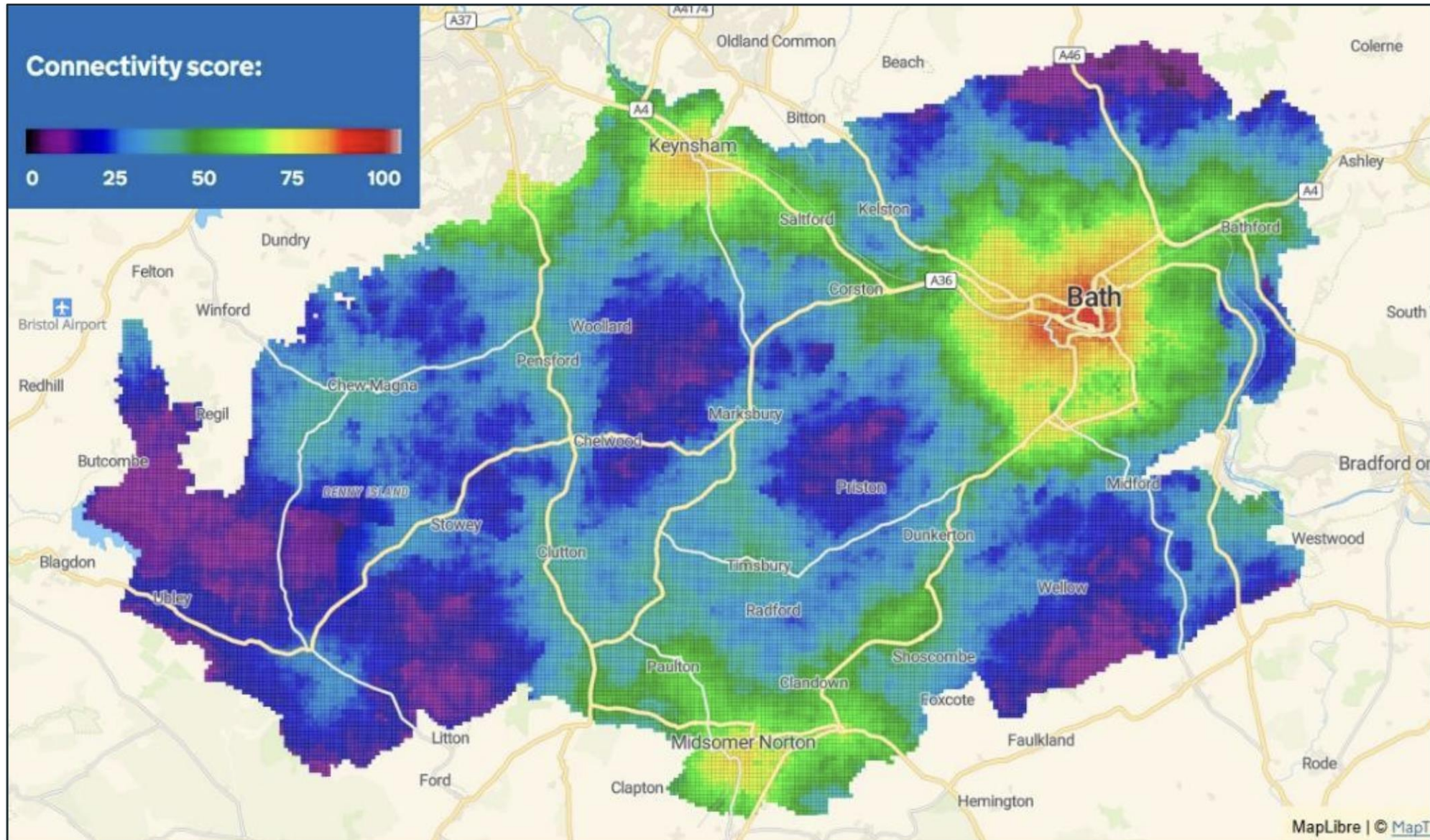
Green Belt
impact

Infrastructure
constraints and
solutions

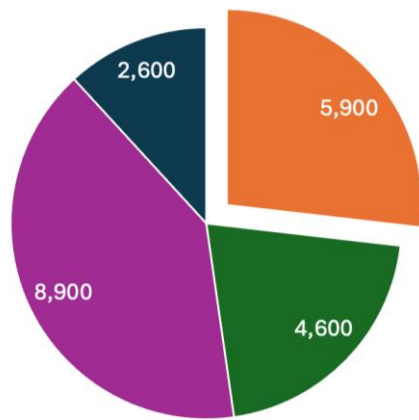
Ground
conditions

Air quality

Sustainable transport connectivity

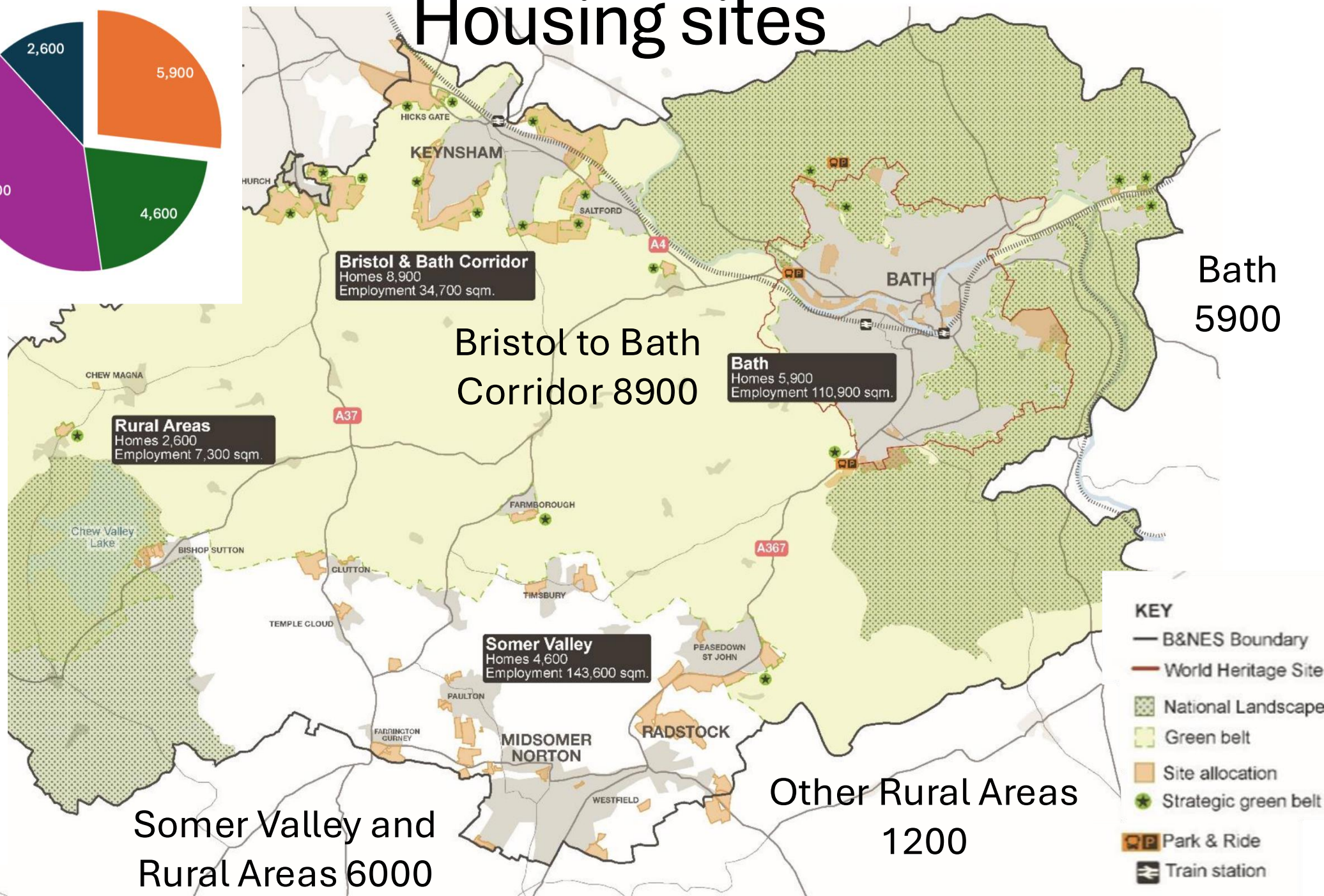


- Bath
- Somer Valley
- Bristol to Bath Corridor
- Rural Areas

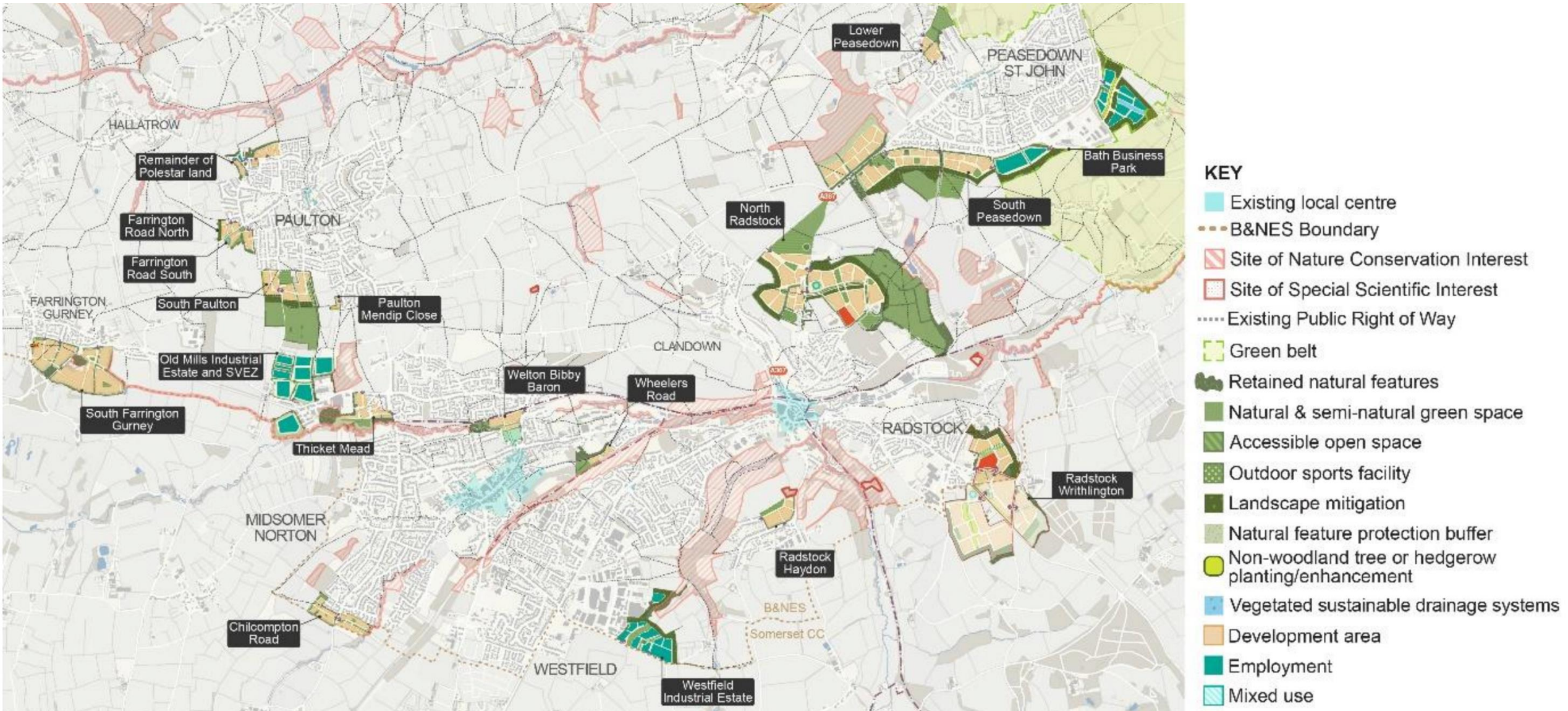


Housing sites

Spatial strategy – limit housing in area of greatest need and best connected areas, disperse housing to far less sustainable locations



Somer Valley sites



Changes from previous Draft Local Plan

Removed

- 230 homes
“Paulton East”
- 1000 homes at
Clandown

Amended

- 300 homes at
Thicket Mead –
now 130

Westview

Downsway



Farrington Road North and South - 100 homes

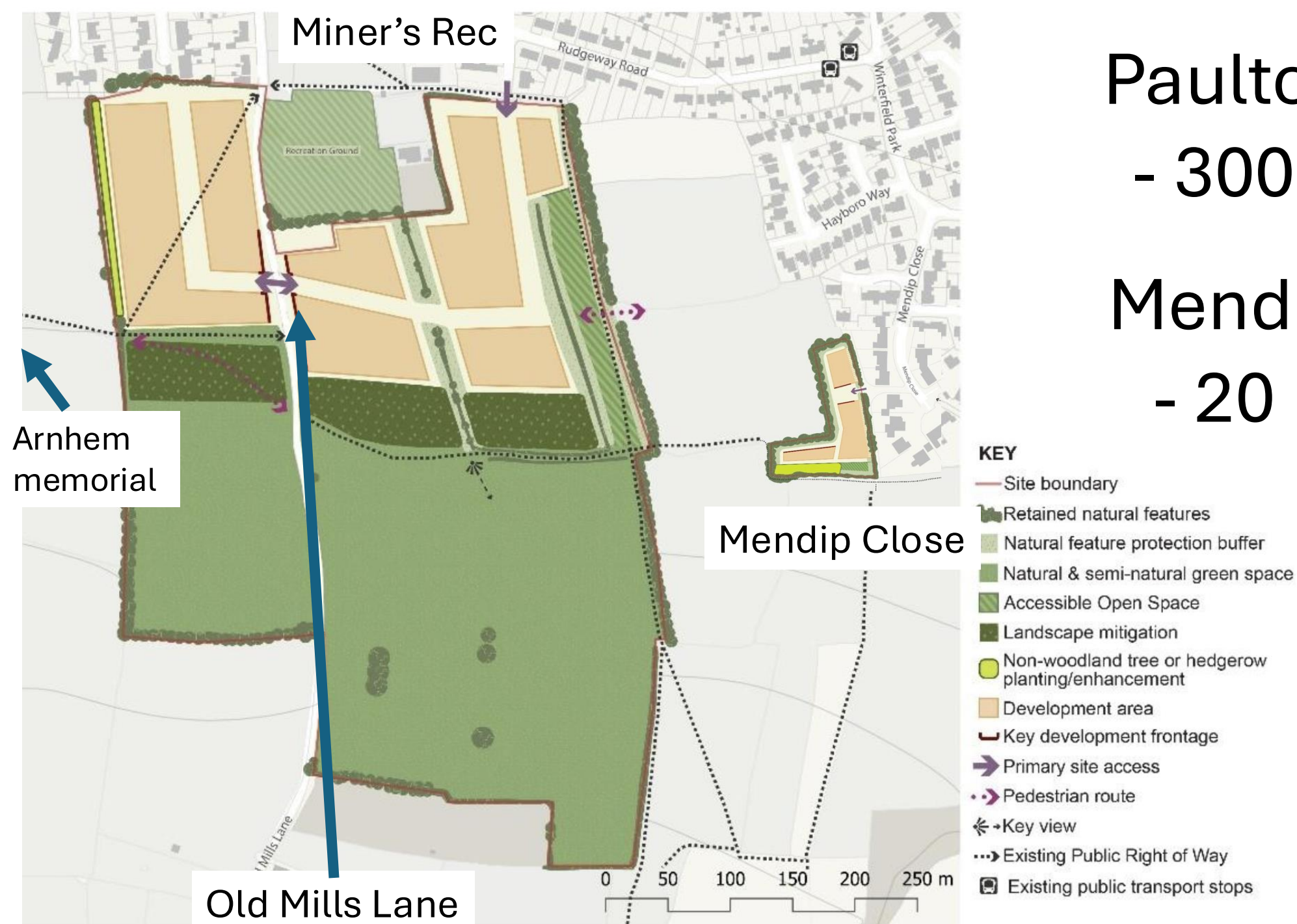
KEY

- Site boundary
- Retained natural features
- Natural & semi-natural green space
- Accessible open space
- Natural feature protection buffer
- Non-woodland tree or hedgerow planting/enhancement
- SuDS Basin
- Development area
- Backyards
- Key development frontage
- Primary site access
- Potential future connection
- Pedestrian route
- Existing public transport stops

Farrington Road – Gladman's - 130 homes

Paulton South
- 300 homes

Mendip Close
- 20 homes



Feedback from Neighbourhood Plan Survey

- ~250 household responses
- We know how you feel about more housing in Paulton

65% said they were not comfortable with further housing developments in the village

95% said new terrace housing should have private gardens

91% said they disagreed with developments of more than 50 houses

82% said they would like to see more Local Green Spaces designated in Paulton

82% said it is important to maintain separation between neighbouring settlements

90% said local services & amenities are insufficient for future housing growth

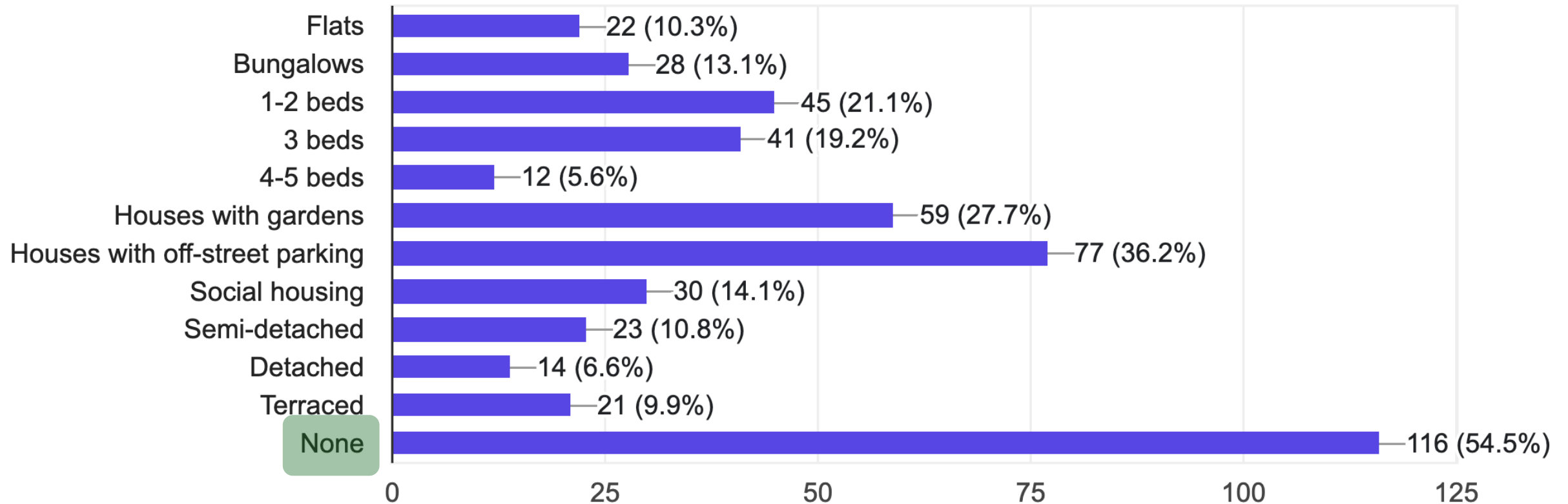
80% said new housing should not be built in open countryside

88% of commuters travel by car

Feedback from Neighbourhood Plan Survey

What additional housing do you consider is needed in Paulton? (tick all that apply)

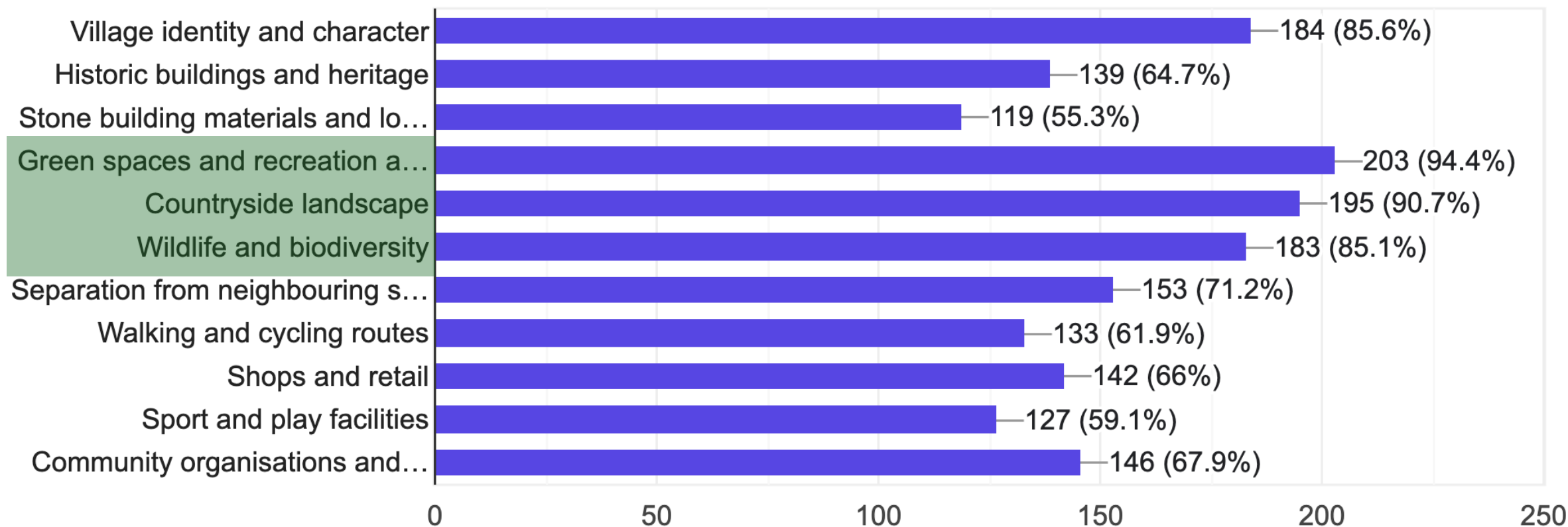
213 responses



Feedback from Neighbourhood Plan Survey

What aspects of Paulton do you think are the most important to preserve? (tick all that apply)

215 responses



How to respond to the consultation

Legally
compliant?

Sound?



Positively prepared – meeting the area's housing and employment needs and achieving sustainable development



Justified – appropriate strategy, considering the reasonable alternatives, and based on proportionate evidence



Effective - deliverable over the plan period (including associated infrastructure)



Consistent with national policy – sustainable development according to NPPF

Flawed sustainable transport connectivity

Tier 1 - Principal settlements

Bath

MSN

Keynsham

Radstock

Tier 2 – Highly sustainable

Paulton

Peasedown

Timsbury

Saltford

Whitchurch

Bathampton

Chew Magna

Bathford

Batheaston

Tier 3 – Moderately sustainable

Temple Cloud

Farrington Gurney

High Littleton

Farmborough

Clandown

Haydon

Clutton

Pensford

Marksbury

Tier 4 – less sustainable

Hallatrow

Tunley

Camerton

Dunkerton

Englishcombe

Stanton Prior

Limpley Stoke

West Harptree

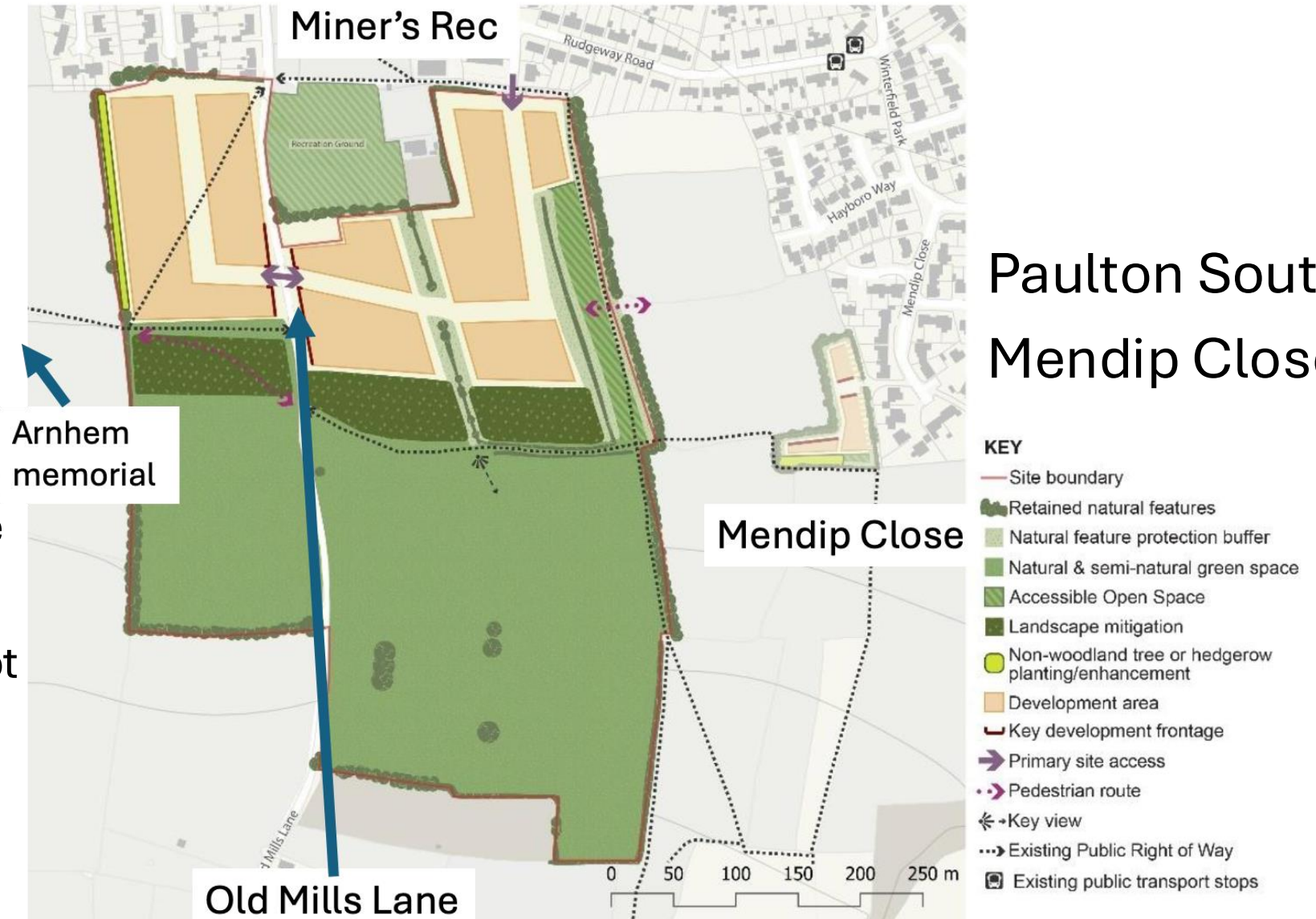
East Harptree

Unsound on this
basis of
categorisation –
not evidenced

New sites added without consultation

Unsound - not
positive planning;
not legally
compliant

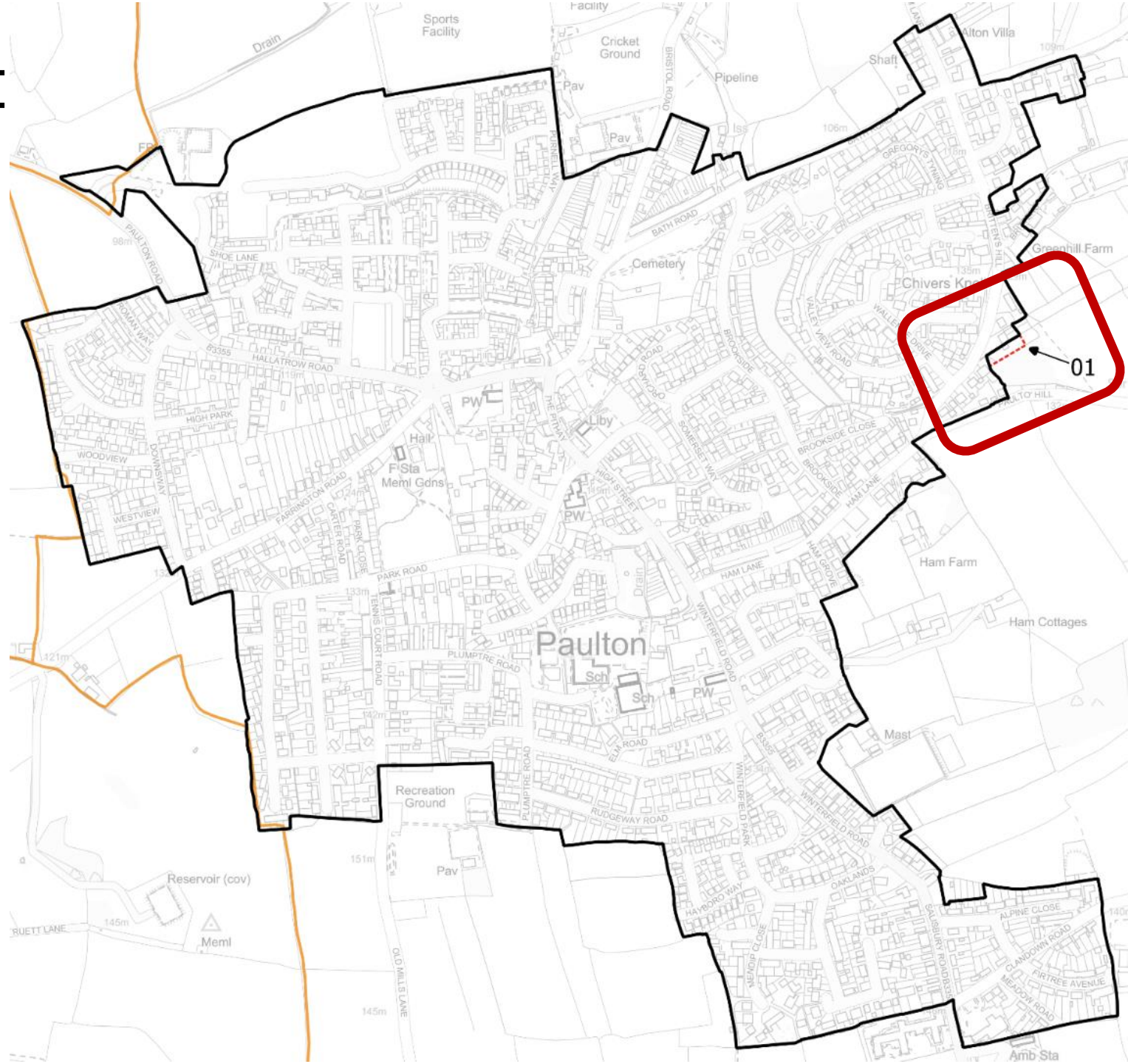
Not compliant with requirement
in the Regulation 22(1)(c) of the
Town and Country Planning
(Local Planning) (England)
Regulations 2012 as we have not
been consulted on this sites in
the 2025 Reg 18 consultation



Paulton South
Mendip Close

Housing Development Boundaries – lack of consultation

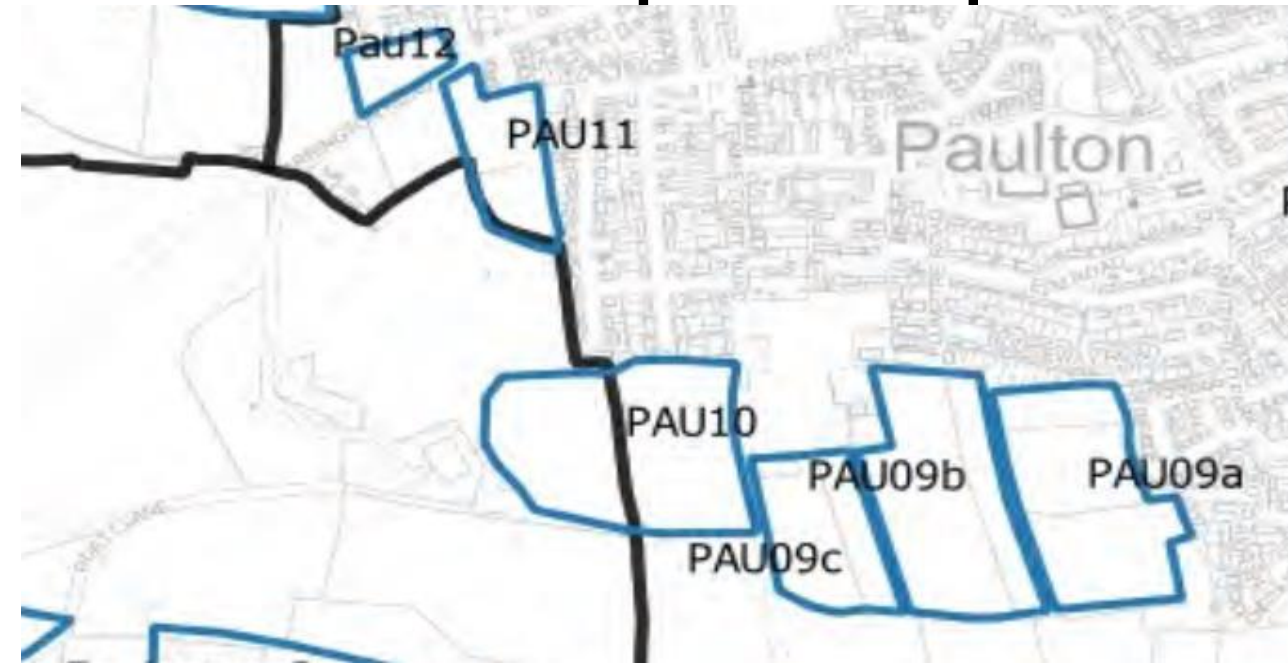
HDB consultation in 2025





Not legally compliant

Sites not part of previous HELAA assessment



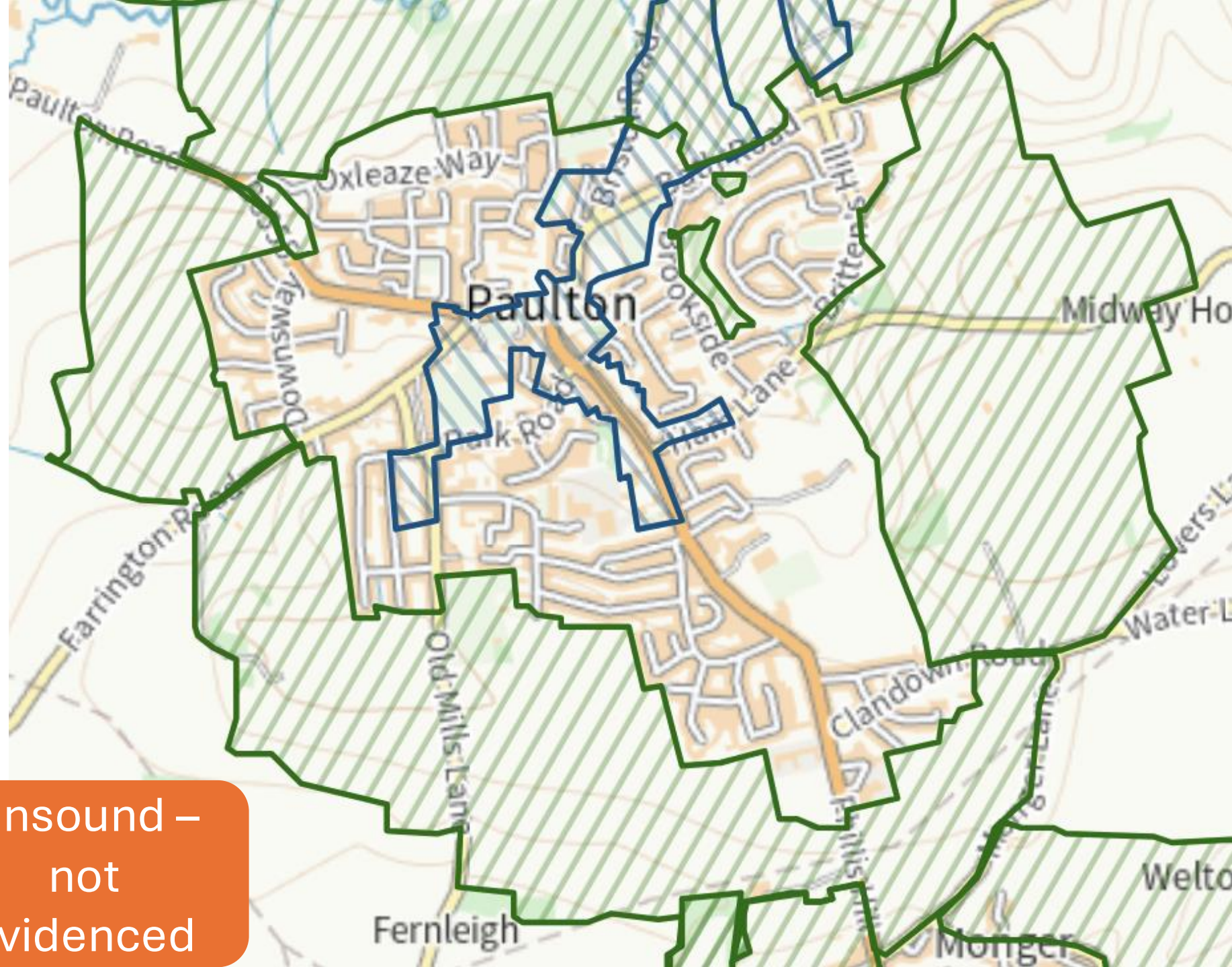
Not legally
compliant

Mendip Close not
included. Paulton
South much larger
than in the HELAA
assessment

Landscape Setting of Settlements

- Policy NE2A protects the landscape surrounding Paulton (green)
- It is not being reviewed for Paulton
- So why plan to build on it?

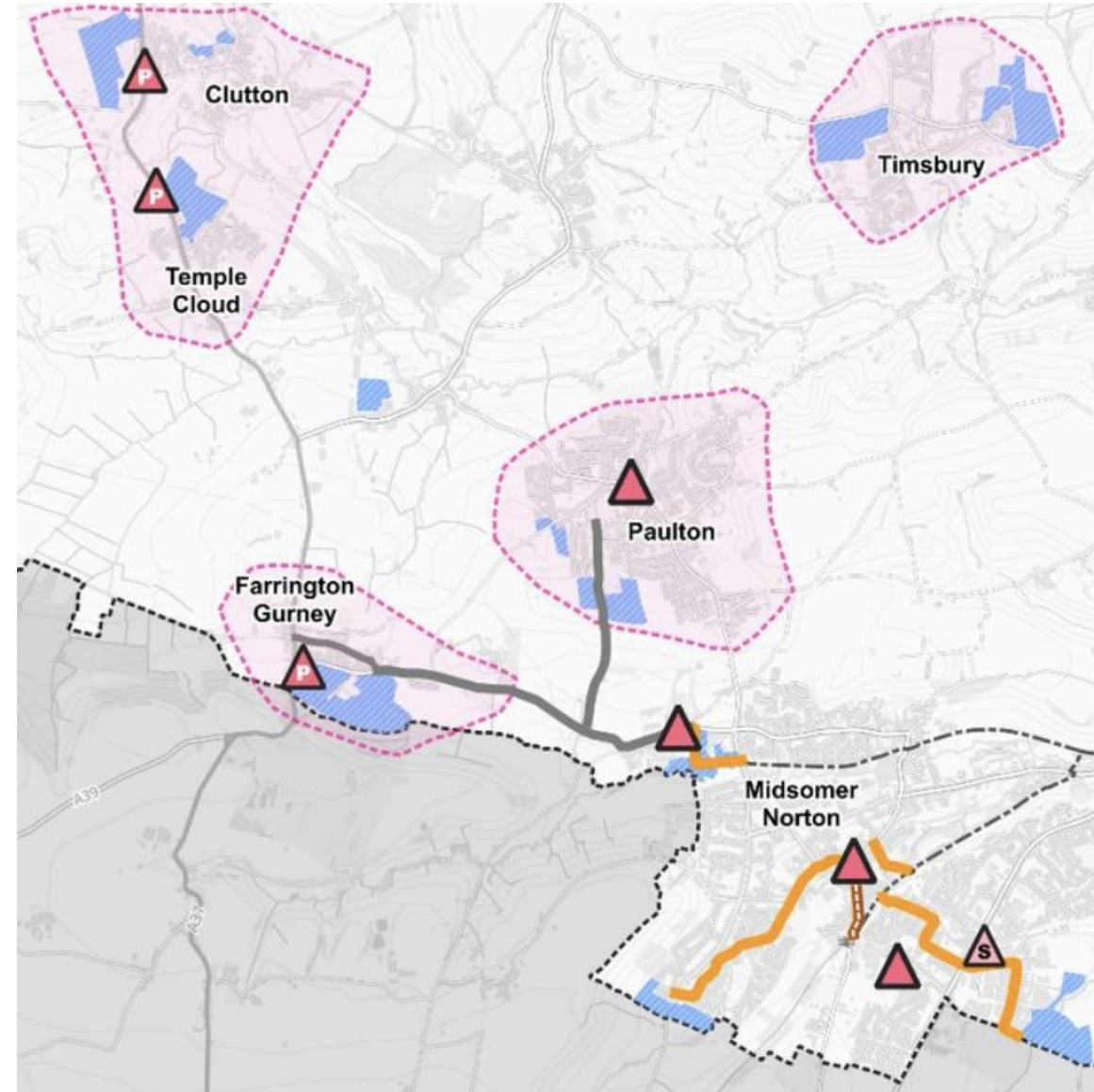
Unsound –
not
evidenced



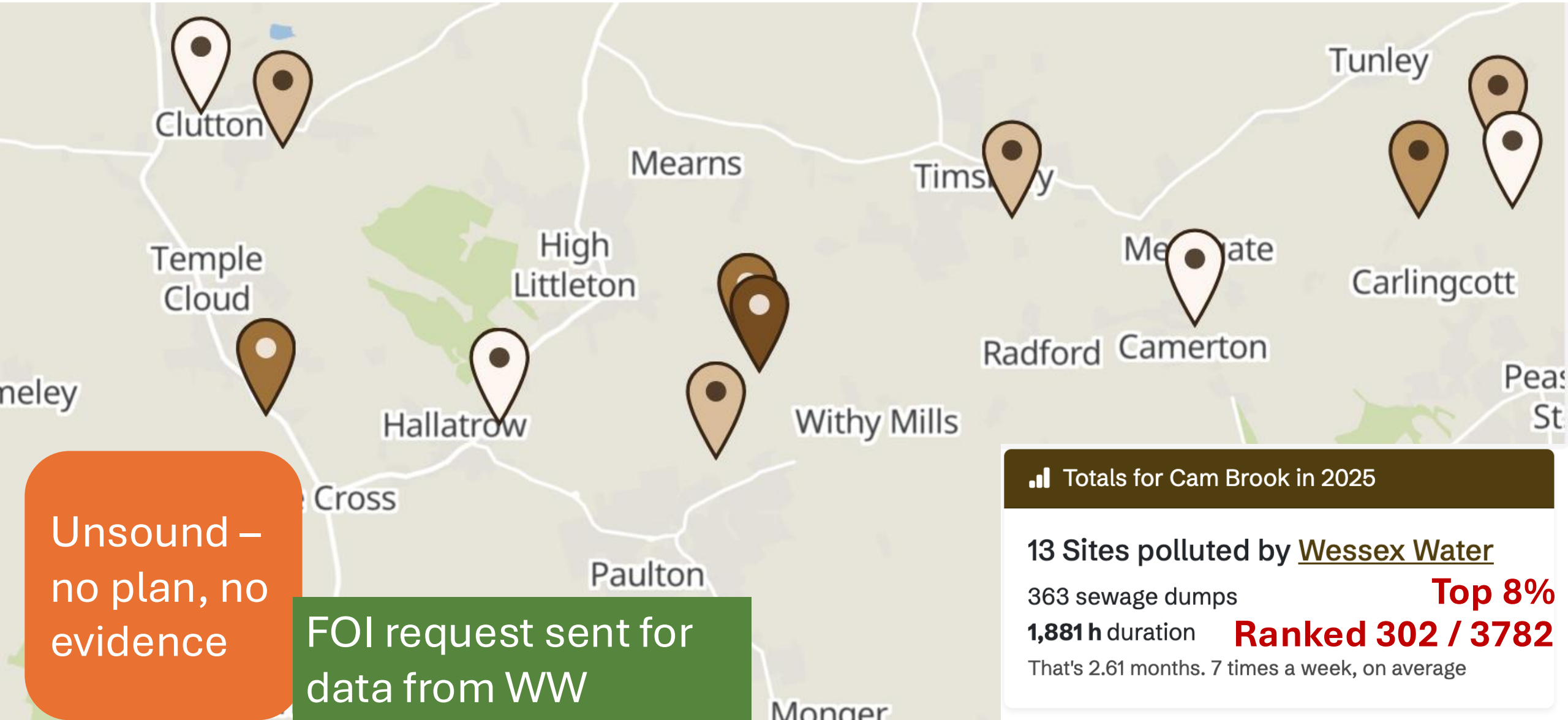
Infrastructure - traffic increase

- The transport strategy relies on modal switch from the car to buses and active transport – Travel Hubs [aka bus stops]
- 16% traffic increase in the Somer Valley, even with mitigations
- Shows this is not achievable in car-dependent locations
- Lack of trip-based data

Unsound – no evidence;
unsustainable



Infrastructure – sewage spills into Cam Brook



Infrastructure - Health

- Elm Hayes at 101% capacity
- No strategy
- B&NES acknowledge growth here will increase health care demand yet say “*the precise form, scale and location of future provision has not yet been determined ... neither the NHS nor local partners have completed the work necessary to fully understand [it]*”.

Unsound – no
plan, no evidence

Contrary to climate and biodiversity pledges

- B&NES declarations of Climate and Ecological Emergencies
- B&NES commitment to be Zero Carbon by 2030

Can't be met by building in car-
dependent locations

Unsound –
not
sustainable

Comments from previous consultation

- Do not reflect the views submitted

*“Responses relating to Paulton frequently focused on infrastructure capacity, traffic congestion and village character. Many respondents questioned whether local roads, schools, healthcare facilities and utilities could accommodate additional development without significant investment. **At the same time, respondents recognised the need to meet housing requirements and deliver affordable housing.**”*

“Farrington Road: archaeology, landscape character
Paulton East: biodiversity, wildlife, green space, mining, heritage”

Not legally
compliant

PPC specifically stated we did not agree with the need to meet housing requirements, because these are arbitrary and far exceed the need in B&NES and particularly the need in the Somer Valley and rural areas

These
comments were
submitted for
both sites