

Grounds for objection

...could be as follows, but each potential reason given below would not apply to every site.

- Some of the land was only last purchased in 2008 for 'recreational use in perpetuity', (EL)
- Some of the land was sold with a covenant prohibiting residential development (EL)
- Climate change will extend the flood risk area into the proposed sites within the life of potential developments. (CV, EL)
- Much of the land has been classified as very good (grade 2) agricultural value (EL)
- All the sites are a long way from services, amenities and shops
- Most of the sites would have very poor access to the town centre and beyond (not TW)
- The biodiversity of most of the areas will be significantly compromised
- 1,186 dwellings approximates to 3-4,000 additional people – an increase of 20% on Nailsea's population thereby putting pressure on road infrastructure, parking facilities, doctors' lists and appointments, and ultimately schools and all services.
- Nailsea would not provide enough employment for new residents. The recognised location is Bristol, thereby increasing pressure on local road and rail services.
- Developers are strongly discouraged from building on greenfield sites – which all these are.
- Developers are strongly encouraged to take note of the principles, vision and issues of the Joint Spatial Plan some of which are mentioned above.
- Developers and councils are advised not to carry out piecemeal development, which this is.
- Proposals for some of the sites show that the housing density will be higher than the national average. (EL)
- Some of the processes have lacked transparency (necessitating the (successful) deployment of the Freedom of Information Act).
- Lack of clarity over exactly what is and is not housing policy as it changes very quickly – not clear what of previous policies are still part of current policies
- 'Nailsea's current population (2011 census) is 15,630. In 1991 it was 17,230. The overall population reduction is 10%, but the current spare capacity (without any additional building) is also 10%.