

**THE NORTH SOMERSET COUNCIL (SOUTH BRISTOL LINK CLASSIFIED ROAD)
SIDE ROADS ORDER 2013**

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COMPULSORY PURCHASE ORDER 2013**

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PURCHASE ORDER (NO. 2) 2014**

EXCHANGE LAND CERTIFICATES IN RESPECT OF SPECIAL CATEGORY LAND

REBUTTAL EVIDENCE

OF

Janette Shaw

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On behalf of North Somerset Council

in relation to

OBJ/32-35 – Mr and Mrs James

1 INTRODUCTION

- 1.1 This document comprises the response of North Somerset Council to matters raised in the Additional Statement and Proof of Evidence of Matthew Macan, entered on behalf of Phyllis James (OBJ 32/33) and Raymond James (OBJ 34/35).
- 1.2 The matters raised by these objections are addressed in the evidence of NSC, in particular, in the evidence of Philip Paterson (NSC/2/1) at paragraphs 11.17.1 – 11.17.3, Nick Rowson (NSC/5/1) at paragraphs 12.42 and 12.43, Matthew Bowell (NSC/6/1) at paragraphs 4.55 - 4.67, Paul Wright (NSC/9/1) paragraphs 9.10.1 – 9.10.3, Elaine Bowman (NSC/11/1) at paragraph 7.5 and in my evidence (NSC/10/1) at paragraphs 2.2.35 – 2.2.36 (Development Plan); 5.2.6 (Green Belt); and paragraphs 9.1.6-9.1.11 (CPO Objections).
- 1.3 I only provide responses in this rebuttal to the additional evidence raised by the objector.

2 EMERGING CHANGES TO THE DEVELOPMENT PLAN

- 2.1 Two documents have been submitted in support of the Additional Statement. These documents and the matters raised by them, make no difference to the evidence already submitted, for the reasons set out below.
- 2.2 The Savills report briefly summarises the position set out by the Core Strategy Inspector on re-examination of remitted policy CS13 and the Council's response – referred to in Proof NSC/10/1 at paragraph 2.2.36. It confirms that the quantum and distribution of additional housing is yet to be determined but goes on to support the provision of additional housing land to the south-west of Bristol, in the vicinity of the SBL. Appendix A of their report contains an extract from representations they made to the re-examination, promoting a new development between the A38 and A370 called Ashton Park – one of a number of developments proposed by landowners following identification of an urban extension for up to 10,500 homes in the draft Regional Spatial Strategy for the South West, now cancelled. Ashton Park was the subject of an outline planning application (09/P/1455) submitted to North Somerset in 2009, showing development extending across the SBL into land owned by the objectors; the application was treated as withdrawn in 2011.
- 2.3 The Core Strategy Topic Paper on a Sustainable Urban Extension to South West Bristol (October 2007) is referred to in the Savills Report and also submitted in the objectors' evidence. This document was produced to examine options in the context of the, now defunct, Regional Spatial Strategy for the South West. The "red route" is referred to therein as the first phase of the south Bristol Ring Road, forming part of a transport-led scenario (Option C) for the urban extension. The Topic Paper precedes the current Development Plan and is of historic interest only.
- 2.4 Savills representations to the re-examination of remitted policy CS13 (their Appendix A) place considerable reliance for the sustainability/connectivity of the Ashton Park scheme, not only on its distance from Bristol city centre, but also on

the rapid transit links afforded by AVTM and SBL and AVTM. Similarly, Option C of the 2007 Topic Paper from which it draws support, is predicated on the SBL and existing strategic routes providing key access points and opportunities for more sustainable travel.

- 2.5 As set out in my main evidence (Proof NSC/10/1 paragraphs 3.2.18 – 3.2.19) the route of the SBL is safeguarded within the Development Plan, having been established over a considerable period through optioneering studies, environmental assessment and public consultation. The policy giving it status has not been remitted. Choices concerning the distribution of housing in the future will be made in accordance with the policy in place and will therefore need to take account of the Scheme, rather than the other way round.