

From: Stuart Tarr [REDACTED] >
Sent: 05 February 2021 11:26
To: Bartkowiak, Bart [REDACTED] <[\[REDACTED\]@planninginspectorate.gov.uk](mailto:[REDACTED]@planninginspectorate.gov.uk)>
Cc: Metrowest1 <Metrowest1@planninginspectorate.gov.uk>; Stuart Tarr [REDACTED]

Subject: MetroWest Phase 1 Portishead Branch Line: ExA Issue Specific Hearing 3, Deadline 4 Consolidated Post-hearing Submission

Dear Bart

I wonder if you would be kind enough to add the attached to my submission of 18th January in bringing it to the attention of the Lead Planning Inspector who is considering a site visit. It is not a new submission (and therefore not late on that account) but an appendix, not available at the time, to illustrate the existing submission, .

The link opens to the Alliance Homes three-week public consultation which ends today on the site location plan and design drawings for the proposed affordable housing development that seeks approval to share the MetroWest access to the Pill Tunnel construction and maintenance compound from Chapel Pill Lane.

You will see that the outline plan drawings illustrate both the design of the shared road access and a dedicated pedestrian access from the development that relies on crossing Hayes Mayes Lane through to Hart Close. Clearly, a pedestrian crossing and rail maintenance vehicles including HGVs could not be permitted on safety grounds to share Hayes Mayes Lane, that otherwise would be entirely suitable if reserved for the exclusive use of Network Rail as proposed by MetroWest in 2015.

It is for reasons of road and pedestrian access needed to facilitate the housing development, and not for reasons of addressing the engineering, maintenance and emergency access needs of the Pill Tunnel, that North Somerset Council is opposing the adoption of Hayes Mayes Lane for access by Network Rail.

Kind regards,

Stuart

Stuart Tarr
[REDACTED]

https://www.alliancehomes.org.uk/media/3046/20210115_publicconsultation.pdf

Proposed new homes at Chapel Pill Lane: Affordable Homes for Local People

Pill and District Community Land Trust (P&DCLT), in partnership with Alliance Homes, is working together to create 15 affordable rented homes for local people. The CLT is a not-for-private profit organisation set up by local volunteers for the benefit of the parishes of Pill & Easton-in-Gordano and Abbots Leigh. Before we submit a planning application, we would like your views on the proposals.

The following sheets give some background to the site and how it might look once developed.

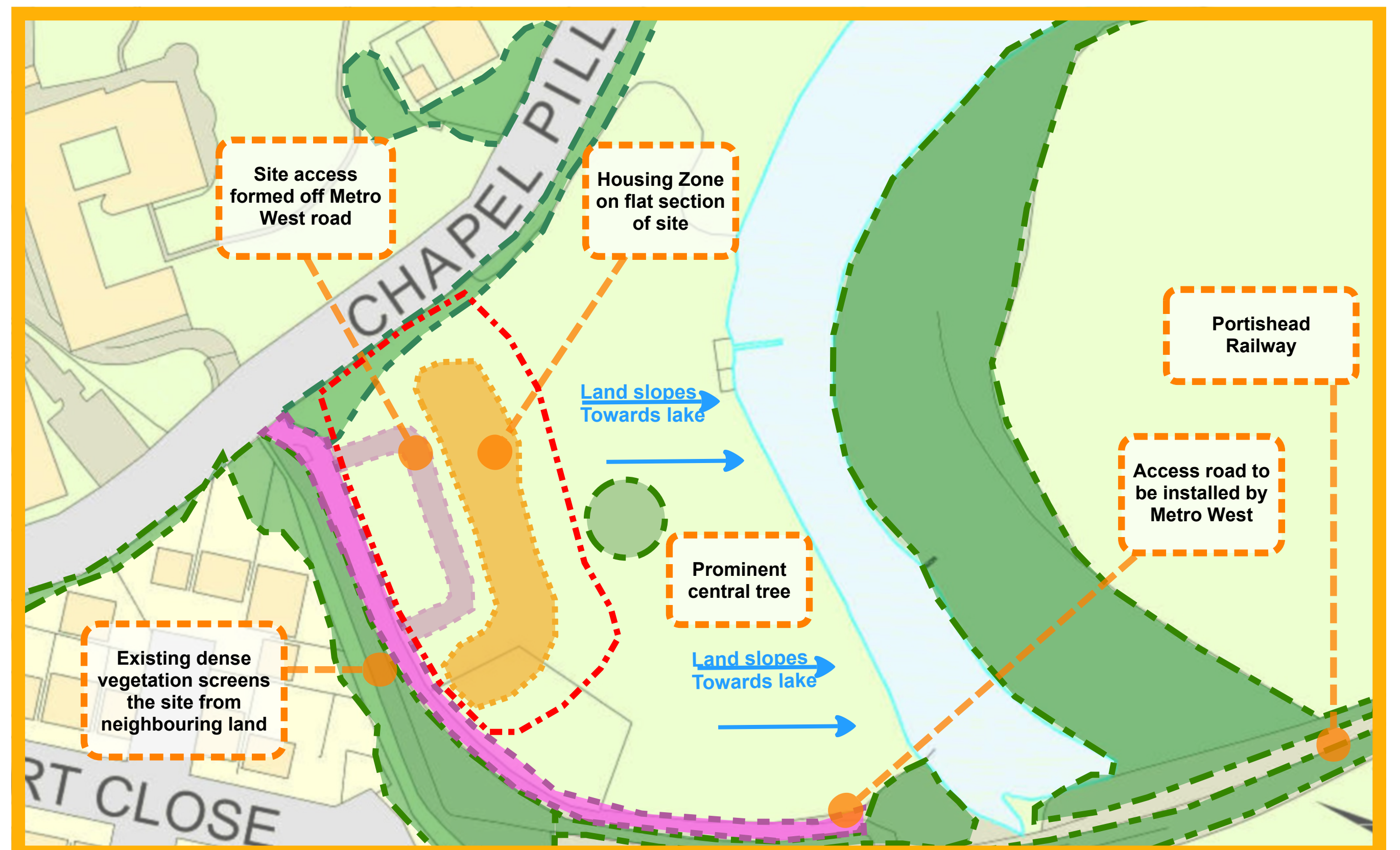
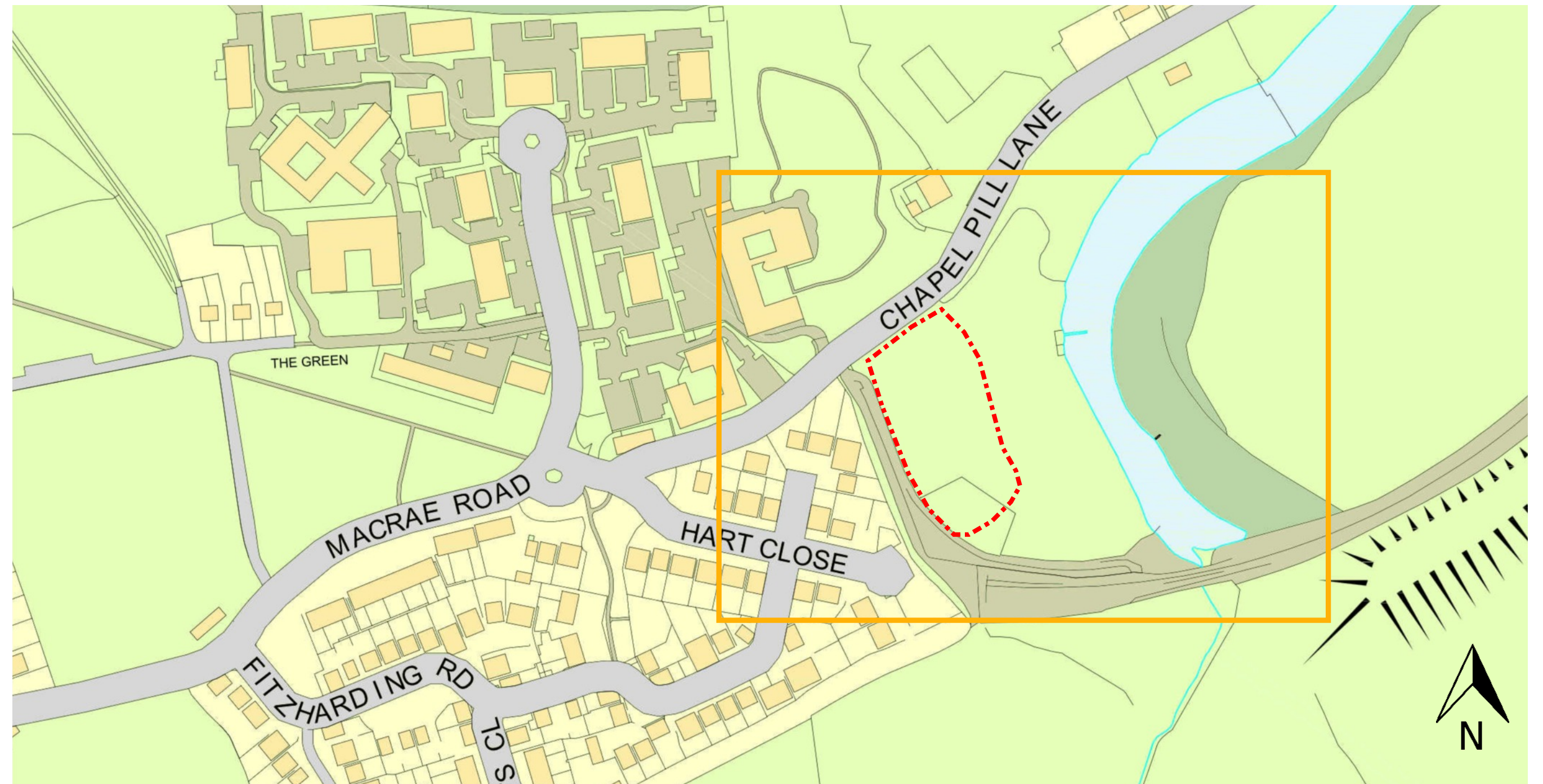
Background

In 2017, North Somerset Council published a Housing Needs Survey covering households in Pill & Easton-in-Gordano and Abbots Leigh. This survey identified a need within the two parishes for between 29 & 42 affordable rented homes over the following 5 years and an additional 10 shared ownership properties.

Aside from the local affordable housing demand identified, the survey found that 71% of households which responded would support a small development of up to 18 affordable homes for local people.

Site search

A search for land suitable for 'affordable homes for local people' was conducted by P&DCLT. A range of potential development sites within or adjacent to Pill were identified and assessed. A number were discounted due to a range of constraints such as lack of access, flood risk or because they were already in use as amenity land. Following discussions with their owners, all but one of the remaining sites proved to be unavailable for development. The one site remaining was the land at Chapel Pill Lane.



The Site

The proposed development site is located adjacent to Chapel Pill Lane, to the east of Ham Green. It is a privately owned field sloping down to the privately owned Ham Green Fishing Lake. It has not been grazed for a number of years. There is currently a grassed track within the site that runs around the south and west edge of the field which is a right of access to the fishing lake and also provides informal access for Network Rail to the railway.

Metrowest have proposed to formalise this route as part of their works to open the Portishead line, with improvement works to form a junction with Chapel Pill Lane and create a formal vehicle access to serve the railway cutting below. This provides an opportunity for P&DCLT to

share this access to serve the new development.

The site slopes steadily down, west to east, from a relatively level plateau alongside Chapel Pill lane to the private Ham Green Fishing Lake. The rear of the houses would be at least 60 metres from the lake and 15 metres above it. An alternative private access to the fishing lake will be provided from Chapel Pill Lane.

The proposed development site has the benefit of access from Chapel Pill Lane but will use the falling ground to sit lower than the surrounding trees and adjacent buildings at Penny Bohn and Hart Close. The main slope of the field is maintained as open land and new tree planting and hedges will help the development blend into the surrounding rural character.

Proposed new homes at Chapel Pill Lane: Affordable Homes for Local People

What about the flood risk?

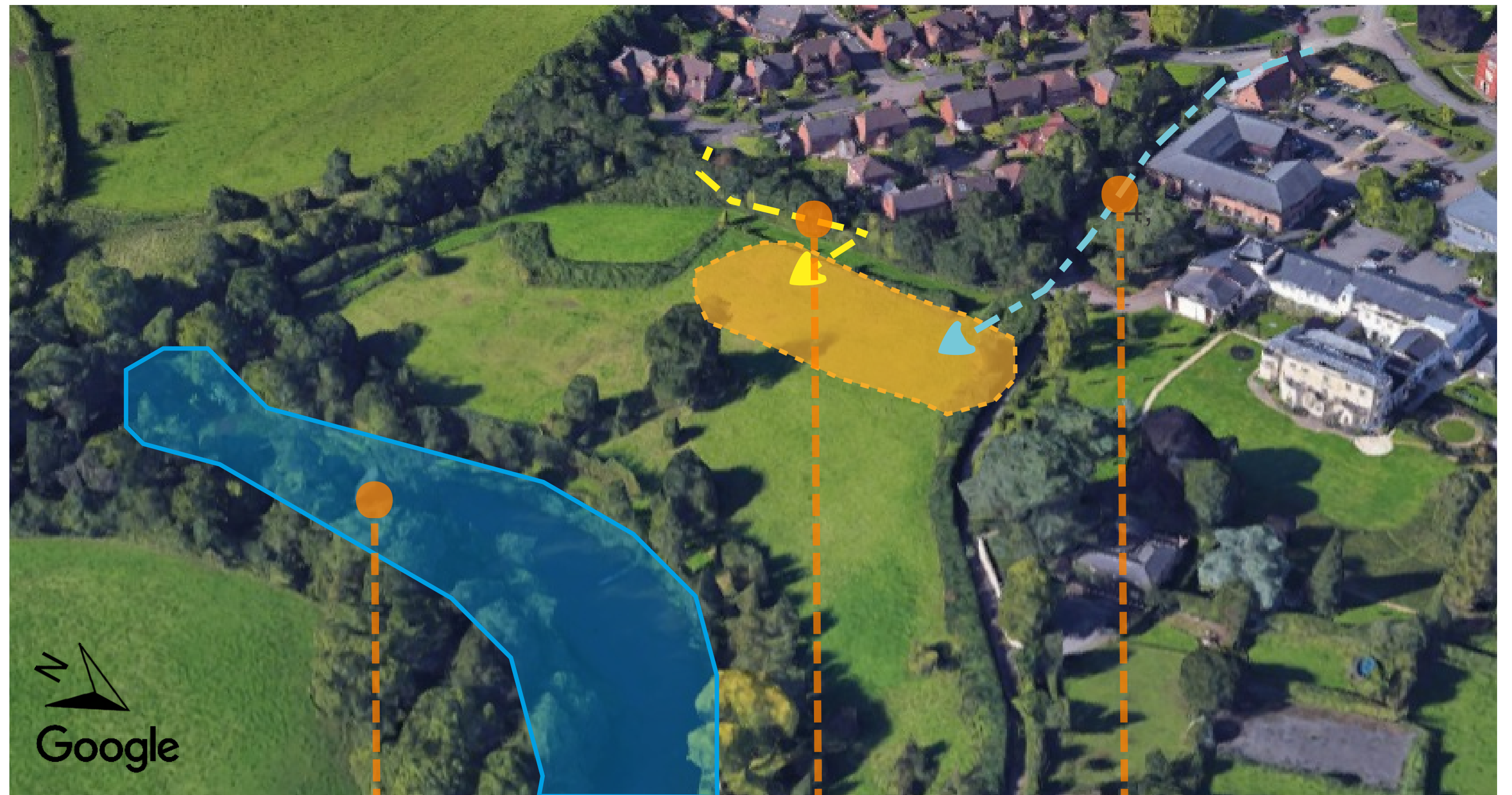
Government flood data places the proposed site outside any flood risk areas for both surface water and river/sea flooding.

Surface water runoff from the proposed development will be minimised through the use of permeable landscaping where possible, plus attenuation and discharging the run-off into the Ham Green lake to mimic the existing scenario. This has been agreed with the lake owner as it can also provide a benefit to the fish stocks.

The proposed development should not have any detrimental impact on the flood risk of existing properties as none lie between the site and the closest waterway.

What are the implications of the Bristol - Bath Green Belt?

Under exceptional circumstances, homes to meet a local need for affordable housing can be developed within the Green Belt. The judgement about what constitutes 'exceptional circumstances' is that of the Local Planning Authority – North Somerset Council. The Council is aware of the need for affordable housing in the parishes of Pill & Easton-in-Gordano and Abbots Leigh and, through our pre-application consultation and regular liaison – as well as through the Neighbourhood Planning process - has



Closest water course 15 metres below development level

Pedestrian Access via Hays Mays Lane

Vehicular Access via Chapel Pill Lane

been kept apprised of our emerging plans.

How will the site be accessed?

Vehicular access will be via Chapel Pill Lane. There will be a 'one way' loop within the site and a section of the accessway will be shared with the future MetroWest facility.

Chapel Pill Lane is relatively narrow and lacks a footpath. In order to provide a safer alternative to walking along the Lane, a pedestrian route will be formed along Hays Mays Lane which will connect into the existing footpath at the end of Hart Close.

What can be expected from the proposed housing?

The Housing Needs Survey found a demand for small, affordable, family

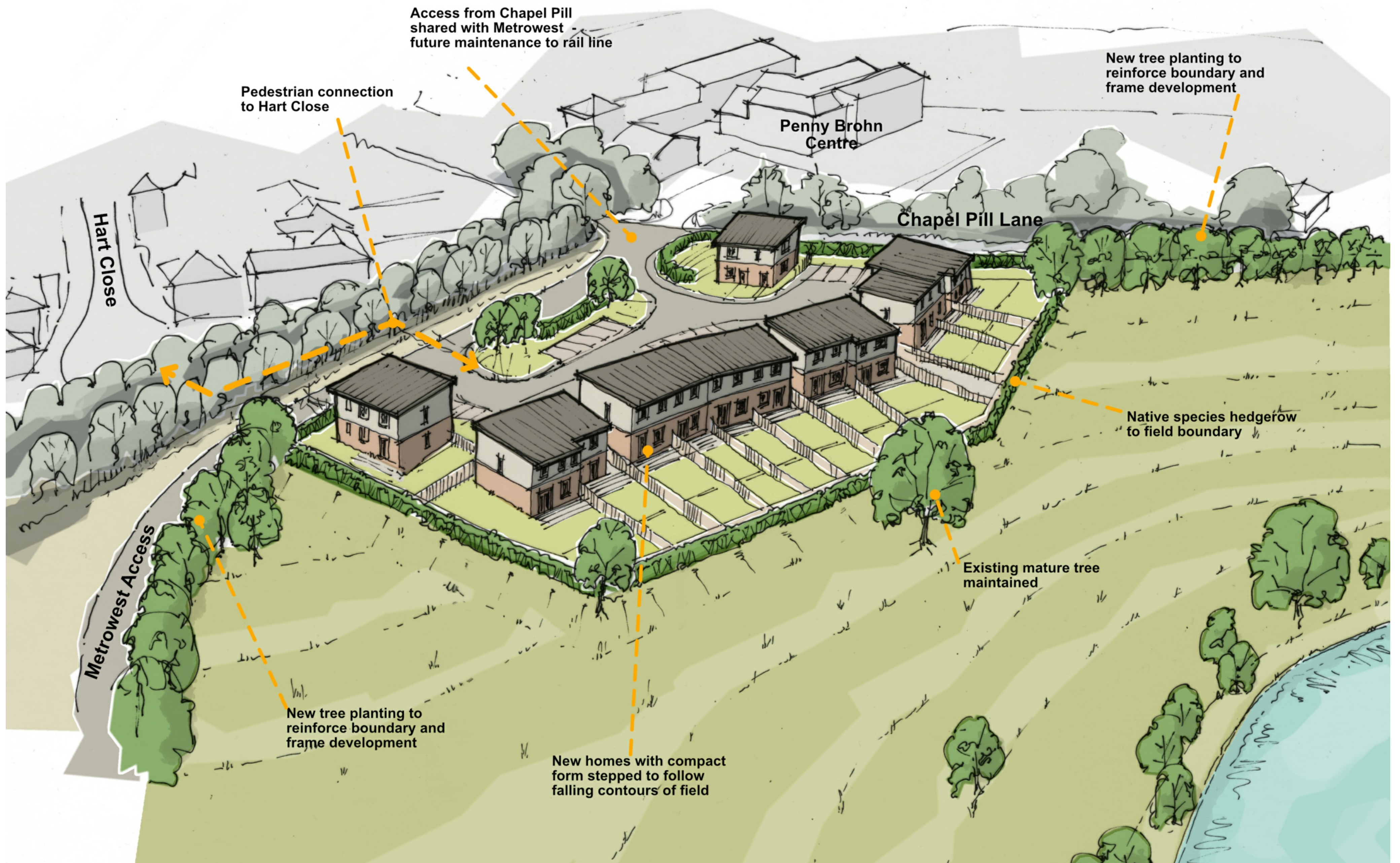
homes which would allow local people to remain in the district.

The houses will be prioritised for local people (through a Section 106 Planning Agreement and Local Lettings Policy) and will be at a subsidised, affordable rent. The Section 106 Agreement which accompanies a planning consent will require that the homes remain affordable and prioritised for local people in perpetuity. Because the homes will be owned freehold by P&DCLT they will be exempt from the government's new right for tenants to convert to shared ownership.

The development will provide a mix of 1,2 and 3 bedroom homes. Each property will be two storeys in height with a stepped section to reduce the development's visual impact.



Proposed new homes at Chapel Pill Lane: Affordable Homes for Local People



What measures are being taken to protect and enhance the setting?

P&DCLT is working with a local ecologist to enhance the local wildlife habitats with a series of proposals. This partnership will ensure that any negative impacts of development are carefully mitigated.

Additionally, the CLT is working with an archaeologist to understand the site and its former uses to avoid any impact on archaeology and heritage.

HOW TO COMMENT:

We welcome your feedback on these proposals. This can be done by visiting the project web site at www.alliancehomes.org.uk/ChapelPill by email to pilanddistrictclt@gmail.com or in writing to **Pill Resource Centre, 4 Baltic Place, Pill BS20 0EJ.**

Thank you.

