

North Somerset Council Decision

Decision Of: Executive Member for Assets
With advice from: Director of Place and Assistant Director
Legal & Governance and Monitoring Officer
Directorate: Place



Decision No: 21/22 DP 233 (update to DP130)

Subject: Review of appropriation decision for The Uplands

Key Decision: No

Reason: The decision will not result in expenditure or savings of more than £500,000 and is not significant in terms of its effects on two or more wards.

Background:

This report responds to the recommendation of the Partnerships, Corporate Organisation and Overview Management (PCOM) Scrutiny Panel meeting on 5th August 2021, as follows:

“That the Executive member for Assets and Capital Delivery be requested to reconsider the decision number 21/22 DP 130 (appropriation of open space to planning purposes: land south of The Uplands, Nailsea) for the reasons that the measured social value had not been carried out sufficiently against the benefits of the development and to also take into account other relevant metrics including: quality of provision of replacement public open space; carbon emissions; social cost benefit analysis; social cost effectiveness analysis; biodiversity assessment; community wellbeing; transport impact assessment; other benefits such as schools, leisure centre, new parks and health centre provision.”

Decision:

That the Executive Member re-confirm Decision Notice 21/22 DP 130: Appropriation of Open Space to Planning Purposes: Land South of The Uplands, Nailsea, which approved the following recommendations:

1. To consider the representations, along with the information contained in this report, received in respect of the intention to appropriate the open space land to the south of The Uplands, Nailsea shown edged red on the plan attached to this report (the ‘Site’).
2. To agree, in terms of Section 122 of the Local Government Act 1972, that the Site, which is held by the Council for the purpose of open space/recreation is no longer required (as that phrase and the applicable principles in deciding that question has

been judicially stated) to be held for those purposes and should be appropriated for planning purposes with a view to its subsequent future development.

3. To resolve to authorise the appropriation of the Site from open space / recreation purposes for planning purposes under Section 122(1) of the Local Government Act 1972, in order to facilitate the carrying out of residential development.
4. To authorise the Director of Place to note the appropriation process in the Council's records.

Reasons:

Background to decision-making

- 1 The Decision Notice and associated appendices to which this report relates can be viewed on the Council's website at <https://www.n-somerset.gov.uk/council-democracy/councillors-committees/decisions-meetings/executive-member-decisions/2021-executive-member-decisions/july-2021-executive-member-decisions>.
- 2 The Decision Notice was published on the Council's website on 9th July and was approved by the Executive Member for Assets, following consideration of further comments received on 16th July.
- 3 The decision was called in by the Partnerships, Corporate Organisation and Overview Management (PCOM) Scrutiny Panel, who, following discussion, agreed the recommendation set out in paragraph 1.1 above.
- 4 As set out in the Decision Notice, the applicable principles for the Council in deciding whether or not the land is no longer required as open space are as below:
 - (i) Whether land is no longer required for a particular purpose, meaning no longer needed in the public interest of the locality for that purpose, is a question for the local authority, subject to Wednesbury principles of reasonableness, and not the Court;
 - (ii) The power to appropriate is concerned with relative needs or uses for which public land has been or may be put. It does not require it to fall into disuse before the authority may appropriate it for some other purpose;
 - (iii) The authority is entitled when exercising its appropriation power to seek to strike the balance between comparative local (public interest) needs: between the need for one use of the land and another with the wider community interests at heart. It is for the authority to keep under review the needs of the locality and is entitled to take a broad view of local needs.
5. The principles listed above do not require that local people must have stopped using the land as open space before its use can be changed. However the council must act in the public interest and balance the comparative needs of the wider community.

6. The panel, during discussion, suggested a Green Book analysis of the appropriation decision be undertaken. This is not believed to be appropriate, for the following reasons:
- A Green Book analysis focuses fundamentally on the economic impacts of a proposal and quantifies the outcomes in financial terms. This, even if only presentationally, would suggest financial motivations as the driving factor, which is not the case.
 - A Green Book analysis is based on testing alternative scenarios. The Uplands site is allocated for development and included in the North Somerset five-year housing supply. If not brought forward for development, another location that is realistically deliverable within the same timescale would need to be considered within the scenarios (e.g. as the consequential impact of not developing at The Uplands). As the council does not know what the alternative location might be, or who might bring it forward or how, it is not possible to carry out this scenario testing in a suitably robust manner.

Consideration of issues raised by Scrutiny Panel

Transport impacts, biodiversity and other benefits such as schools, leisure centre, new parks and health centre provision.

7. The impacts of developing the site at The Uplands in terms of transport, biodiversity and impact on local infrastructure have previously been assessed and accepted through the planning process. It is not the role of the appropriation process to re-open these debates.
8. All documents relating to the planning application, including comments from technical consultees (highways, ecology etc), can be viewed on the council's website at: <https://planning.n-somerset.gov.uk/online-applications/> under the planning application reference number 20/P/2000/R3.

Carbon emissions

9. As above, the site's status as an allocated site for housing and part of the council's five year housing supply means that a failure to develop the site would require alternative provision of the same number of homes elsewhere. The council has no particular means of determining whether the alternative provision would be better or worse in terms of carbon emissions, therefore there is no robust means of assessing the impact. Given NSC's level of control at The Uplands site, and the high levels of sustainability criteria incorporated into the development proposals, it is probable that an alternative would be more rather than less damaging in terms of climate change.

Quality of provision of replacement open space

10. The appropriation of land does not require replacement provision, and none is proposed in this case. Theoretically, even if there were an acknowledged deficiency of open space, it would still be possible that other interests / requirements could be sufficient to justify the appropriation of land for another purpose, if the wider benefits justified such a decision.

Social cost benefit analysis; social cost effectiveness analysis; community wellbeing

11. The social costs and benefits and community well-being are agreed to be central to the appropriation decision, both in relation to the provision of housing at this site, and to the alternative of retaining the open space.

Assessment of issues

12. In debating the Decision Notice, members of PCOM commented that further information was required as to the 'compelling reason' for the appropriation of the site.
13. Appendix A sets out a report from officers summarising reasons for supporting housing at this location. These include:
 - 52 homes will provide housing for approx. 125 residents at any given time.
 - The inclusion of the site in North Somerset's five-year housing supply, which means that, if not developed, an alternative must be found which can be delivered within a similar timescale.
 - A shortfall of 346 homes per year against annual housing supply targets.
 - A waiting list across of 2,492 active applicants on the North Somerset housing register for social and affordable rented housing, with 887 seeking homes in the Nailsea West End area in which this site is located.
 - A waiting list of 41 people in the same area seeking adaptable properties and 14 requiring accessible properties ("wheelchair homes"); with this site providing at least eight properties of each type.
14. In relation to social costs and benefits, the provision of good quality housing will have a significantly positive health and well-being for future residents. The design of the housing as well-constructed and energy efficient in a landscape-led setting will add to these benefits.
15. The loss of open space, its amenity value and the impact on physical and mental health and well-being of former users of the space is also a significant impact and must be weighed against the benefits of housing described above.
16. Appendix B considers the importance of the open space to local residents, and the availability of open space overall in Nailsea. This cannot in itself "measure" the impacts of the loss of space, but provides some context in which to consider the balance of issues, including the following:
 - Across the various planning and appropriation consultations that have been held, a combined total of 366 responses have been received, including representations from Nailsea Town Council and Nailsea Action Group (note this refers to the total number of responses, not the total number of respondents, as some individuals have responded on multiple occasions). In addition, a further 92 representations were received following the PCOM decision. The loss of open space has been the overwhelming concern throughout these responses.

- The quantum of open space and other green infrastructure in Nailsea is at least 34.7ha. If The Uplands and sites of less than 500sqm are excluded, this is reduced to 30.7ha. This equates to 19.73sqm per person or 47.34sqm per household, which is almost triple the amount typically requested of new developments, which is 15sqm per household.
- At 2.5ha, the site at the Uplands is the largest area in Nailsea listed as “open space” on the council’s asset register and is one of only three sites larger than 2ha (although there are other spaces designated as parks and playing fields that are larger). If fully developed, it would represent a 7.7% reduction in the green infrastructure listed in the asset register.
- The closest alternative open space to The Uplands is land at Sedgemoor Close. At 2.1ha, is it comparable in size to The Uplands and is described in the Sites & Policies Plan as open space with trees, used for informal recreation.
- The straight line distance from the centre of the site at The Uplands to the centre of land at Sedgemoor Close is approximately 500m, which is in excess of the 480m required for Neighbourhood Open Spaces on new developments, but less than the 600m required for Community Parks. The walking distance is further.
- The development of The Uplands would significantly change the open nature of the site, but would not result in the wholesale loss of green infrastructure. In particular, more than 0.5ha (5,000sqm) will remain in the form of publicly accessible woodland and bridleway. Overall, more than 50% of the site will remain ‘green’ in some way, although this includes private/shared gardens.

Conclusions

17. It is not disputed that the loss of open space that would result from appropriating the Uplands site for development would impact on local residents. Responses to consultations demonstrate strength of feeling on this point.
18. Nonetheless, the overall quantum of green infrastructure across Nailsea would remain very significantly above standards used by North Somerset in relation to new developments. Parts of The Uplands will also remain available for public access, including the woodland area and bridleway.
19. The reasons given for supporting development of the site, as listed at paragraph 3.15 are of genuine relevance, in particular the waiting list for affordable housing in this location, the provision of which will provide a very significant benefit to health and well-being. The allocated status of the site is significant, in that if not developed, an alternative must be found elsewhere, which may well be less rather than more sustainable in location and detail.
20. On balance, it is recommended that the appropriation of the site be re-confirmed.

Options considered:

The options in this case are to re-confirm or rescind Decision Notice 21/22 DP 130 as discussed in the body of this report.

Financial implications:

As detailed in Decision Notice 21/22 DP 130.

Legal powers and implications:

As detailed in Decision Notice 21/22 DP 130.

Climate change and environmental implications:

As detailed in Decision Notice 21/22 DP 130.

Consultation:

Information on consultation in relation to appropriation was provided in Decision Notice 21/22 DP 130 and is further summarised in Appendix B below.

Risk management:

As detailed in Decision Notice 21/22 DP 130.

Equality implications:

As detailed in Decision Notice 21/22 DP 130.

Corporate implications:

As detailed in Decision Notice 21/22 DP 130.

Appendices:

Appendix A: Evidence of need for residential development

Appendix B: Consideration of impacts of loss of open space

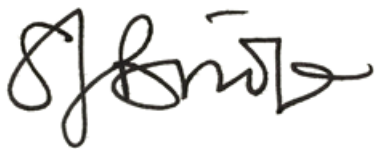
Please note the considerations in these appendices are *additional* to those in Decision Notice 21/22 DP130, which should also be referenced.

Background papers:

Decision Notice 21/22 DP 130, available at: <https://www.n-somerset.gov.uk/council-democracy/councillors-committees/decisions-meetings/executive-member-decisions/2021-executive-member-decisions/july-2021-executive-member-decisions>.

Signatories:

Decision-maker(s):



Signed:

Executive Member for Assets and Capital Delivery

Date: 4 October 2021.



Signed:

Director of Place

Date: 4 October 2021

And Assistant Director Legal & Governance and Monitoring Officer

EVIDENCE OF NEED FOR RESIDENTIAL DEVELOPMENT

1. Five-year housing supply

The Council is required to demonstrate a deliverable supply of 10,349 dwellings for the five year period from April 2020 – March 2025. This translates to an annual figure of 2,070 dwellings per year.

The current forecast housing supply (including this site) is 8,618 homes, equating to 1,723 dwellings per year.

Overall this represents a shortfall of 346 homes per year.

The weight placed on the importance of a five-year housing supply is shown in the appeal case which permitted 450 homes on nearby land at Youngwood Lane (planning ref 16/P/1677/OT2), in which the Inspector commented that:

“There would be social benefits arising from the provision of up to 450 new dwellings 30% of which would be affordable. This is the weightiest factor in the overall balance. Indeed, given that the Council is unable to demonstrate a 5-year supply of housing and in view of the Framework’s aim to boost significantly the supply of housing, it must, in accordance with the Framework, carry significant weight.”

The Uplands site will provide 52 homes, equivalent to 2.5% of the annual requirement.

Whilst this is a relatively small amount, it remains a part of the five-year supply, and in the event that it does not come forward, alternative provision must be found that can be delivered within the same timescale.

This increases the likelihood of development taking place on unallocated and potentially less suitable sites.

In total the dwellings will provide homes for around 100 – 150 residents at any given time.

2. Evidence of local housing need

In Q1 of 2021/22, North Somerset Council had 2,492 active applicants on its housing register for social and affordable rent (the HomeChoice Register).

This figure typically grows by approximately 100 each month, as around 140 new requests are received in comparison to around 40 – 45 being homed. The register is reviewed in January each year to ensure non-current requests are removed; this typically leads to the removal of about 100 applicants.

The Uplands site is in the area categorised on the register as Nailsea West End. The figures for those seeking housing in this location are as shown in the tables below:

	Band A	Band B	Band C	Band D	Total
Seeking houses / bungalows					
2	5	33	109	45	192
3	5	29	80	15	129
4+	4	14	22	0	41
Seeking apartments / maisonettes					
1	30	75	177	42	324
2	4	12	29	6	51
3+	1	1	7	3	12
Seeking sheltered housing					
1	13	24	76	15	128
2	1	2	6	1	10
Total	64	190	506	127	887

Waiting lists for other parts of Nailsea are similar, but will include duplicates, as applicants can register for housing in more than one location.

Comments from the affordable housing team are that the register does not give a full picture of housing need, because some who are eligible do not register (typically this may happen in locations where it is known that no affordable housing is available), nor does it include the need for other types of affordable housing such as shared ownership. There is a separate register held by Help to Buy South and not all people in need will register in both.

Assuming policy compliance, nearby developments at Engine Lane and Youngwood Lane will provide a total of 189 affordable homes. This falls significantly short of meeting the requirements identified above.

The Uplands will provide a minimum of 30% affordable housing, equating to 15 homes. 12 will be social rent and 3 shared ownership, providing housing for around 36 people at any given time. The council will seek to increase this amount through procurement and grant processes.

3. Adaptable and accessible housing

The HomeChoice housing register includes information on those needing a home that is wheelchair adaptable (meeting M4(2) standard) or fully accessible (M4(3) standard). For the Nailsea West End area, there are 41 people seeking M4(2) properties and 14 requiring M4(3) properties, all within Bands A – C need.

This represents those who need of adaptable / accessible social or affordable rented units. There will also be people who are seeking market properties that are adaptable/accessible.

At least eight of the homes at The Uplands will meet M4(2) requirements, and eight of the affordable homes will meet M4(3) standards. This exceeds planning policy requirements.

4. Other considerations in relation to housing needs

- The housing at The Uplands is in line with a specific mix specified for Nailsea in the Local Plan, designed to meet local needs. This results in a greater than average proportion of two-bedroom houses.
- A number of the homes have been designed to be suitable for downsizing.
- Most of the homes have been provided with offices, 'snugs' or other spaces suitable for working from home.

CONSIDERATION OF SOCIAL IMPACTS OF LOSS OF OPEN SPACE

1) Importance of issue to current users of space and other consultation respondents

The table below provides information on the numbers of responses raised during each of the consultations in relation to this site (not just the appropriation consultation), along with a summary of the issues raised. This is provided as a means of gauging the value of the open space to local people.

Consultation	No. responses	Summary of issues raised
Sites & Allocations Plan	28	<ul style="list-style-type: none"> • Contrary to designation as Public Open Space • Inadequate highway access Poor surrounding road network • Impact on wildlife • Landscape impact • Lack of employment opportunities in Nailsea. • Outside the mains drainage area. <p>Nailsea Town Council: request for site allocation to be reduced from original proposal of 100 homes to 50 (this was agreed and actioned).</p>
1 st stage pre-application consultation (public event)	<p>Approx. 60 residents attended exhibition.</p> <p>16 written responses received.</p>	<ul style="list-style-type: none"> • Loss of open space. • Vehicular access. • Emergency access. • Parking. • Cumulative impacts alongside other developments. • Appropriateness of design to setting. • Height of properties. • Traffic increase. • Previous planning application. • Ecology. • Maintenance & upkeep. • Density. • Crime. • Conflict of interest. • Drainage.
2 nd stage pre-application consultation (web-based / postal)	8	<p>As above, plus:</p> <ul style="list-style-type: none"> • Increased importance of open space due to Covid. • Underestimate of traffic impacts. • Insufficient provision for occupants with mobility issues. • Concern that use of footpath will increase.

Consultation	No. responses	Summary of issues raised
		<ul style="list-style-type: none"> • Consultation materials / methods inadequate.
Planning application (statutory consultation)	151 + a further 32 following re-consultation	<ul style="list-style-type: none"> • Close proximity to existing houses, overlooking, overshadowing, loss of light and overbearing. • Insufficient car parking provision on site and roads too narrow. • Increased traffic in neighbourhood and nearby lanes. Hazardous highway access from The Uplands, insufficient visibility for neighbouring properties. • The development should have more green open space and will impact on ecology. • Overdevelopment and out of character with neighbourhood. New houses are too high • Insufficient community facilities for new residents. • Loss of public open space, dog walking and sports area. • Too many houses in neighbourhood in combination with sites at Youngwood and Engine Lane. • Increased flood risk and pollution.
Appropriation	131 (129 objections; 2 support). Subsequent to Panel meeting further 92 (91 objections; 1 support)	<ul style="list-style-type: none"> • Loss of open space and recreation area. • Ecology impacts and loss of wildlife; richness of flora and fauna on site. • Lack of alternative similar open space nearby. • Other developments in the area are contributing to an increase in residents, increasing the need for this open space. • Proposals are contrary to NSC policies on climate change, green infrastructure and health & well-being.
TOTAL	458	

Links to full consultation reports are as follows:

- Sites & Allocations Plan: <https://www.n-somerset.gov.uk/sites/default/files/2020-03/SD14%20consultation%20draft%20consultation%20statement.pdf>
- Pre-application consultations: https://planning.n-somerset.gov.uk/online-applications/files/CE758522BFD8AABF70C05C5261071AEE/pdf/20_P_2000_R3-PUBLIC_CONSULTATION_REPORT_1_-2957288.pdf
- Planning consultation: https://planning.n-somerset.gov.uk/online-applications/files/30C400C7D381EC4C91139FED3D925100/pdf/20_P_2000_R3-COMMITTEE_REPORT_17_FEBRUARY_2021-3013094.pdf
- Appropriation: see Appendix III.

Comments on the mix of respondents and weight of responses are that:

- A number of individuals responded on multiple occasions to the different consultations. An analysis of the responses to the first pre-application consultation, for example, shows that 13 of the 16 respondents also submitted comments to the appropriation consultation. This demonstrates strength of feeling, but also that the total number of individual respondents is less than 410.
- Responses objecting to the development and appropriation included Nailsea Town Council and the Nailsea Action Group (NAG) thereby representing a greater number of residents.
- If all 410 responses were from different individuals, this would represent 2.6% of the population of Nailsea, which is 15,546 (ONS 2019 mid-year estimate).
- In the view of officers who have read these responses, the loss of open space was the overwhelming concern of respondents. This is shown in the analysis of the first round of pre-application consultation, when all 16 written respondents raised concerns about the loss of space in their submissions.

2) Availability of alternative open space

a) Standards for provision

North Somerset Council's Development Contributions SPD sets standards for the provision of green infrastructure on new developments, taking account of the amenity, biodiversity and other benefits provided by such spaces.

These standards are designed for new developments, rather than for assessing levels of existing infrastructure, but are a useful proxy in the absence of an over-arching NSC standard.

As an overall standard (although not specifically referenced in the SPD), landscape officers at NSC typically ask for an average 15sqm per dwelling on new developments across a mixture of typologies. These typologies are not all necessarily open to the public; some may be for the benefit of biodiversity etc.

The open space at The Uplands falls into the typology of "Neighbourhood Open Space", for which the requirement of is 6 sqm per person within a maximum 480m straight line distance from any property. This type of space is described as "*Accessible. Informal green spaces offering opportunities for recreation and biodiversity. Used by residents of the local neighbourhood.*"

Potentially it could be argued that the site could be considered as a Community Park. The description of community parks is "*Accessible. Informal green spaces offering opportunities for recreation and biodiversity. Used by local people from, and beyond, the immediate neighbourhood.*" The standard of provision required is the same as for neighbourhood space (6sqm per person), but the maximum distance specified is 600m.

Part of the site is woodland, however that area will remain unchanged by the development (other than some careful clearance of scrub to improve access and biodiversity).

The Nailsea population according to the ONS 2019 mid-year estimates was 15,546. Based on the North Somerset average number of residents per household of 2.4 persons, this equates to an estimated 6,478 households.

a) Availability of open space – quantitative assessment

This section refers to two records of open space available to the council:

- i. Sites designated in the Sites and Policies Plan (SAP) as Local Green Space. These are a limited number of spaces identified as the most important locally, and protected against development, both publicly and privately owned. The list was created as part of a Local Green Space (LGS) Evidence Paper, which was consulted on in 2013. The consultation led to the addition of a number of extra sites nominated by respondents, primarily Town and Parish Councils. The list does not include the land at The Uplands.
- ii. The council’s asset register, listing land specifically in the ownership of North Somerset Council (therefore excluding any land owned by the Parish Council or private bodies). The phrase “public open space” in the context of the asset register does not represent a formal planning designation, but is generally used to refer to any sort of undeveloped space to which the public have access. The asset register lists 159 landholdings in Nailsea within this category (including land at The Uplands). In addition, the register separately identifies 12 locations as allotments, play areas, nature reserves, parks, playing fields and woodland, which are referred to in the table below as “other green infrastructure”.

The table below sets out the quantum of open space available according to these two records, both including and excluding The Uplands:

		Sites & Policies Plan	Asset register – open space only	Asset register – all green infrastructure
Including land at The Uplands	Number of sites	18	159	171
	Total quantity of space (sqm)	227,500	184,866	347,457
	Sqm per person	14.63	11.89	22.35
	Sqm per household	35.12	28.54	53.64
Excluding land at The Uplands	Number of sites	N/a (Uplands not designated as LGS)	158	170
	Total quantity of space (sqm)		159,256	321,846
	Sqm per person		10.24	20.70
	Sqm per household		24.56	49.69

The council's asset register includes a number of very small spaces, which may have less benefit in amenity value as open space. Taking account only of sites of more than 500sqm, revised figures for quantity are provided below:

		Asset register – open space only, > 500sqm	Asset register – all green infrastructure, > 500sqm
Including land at The Uplands	Number of sites	37	49
	Total quantity of space (sqm)	169,700	332,291
	Sqm per person	10.92	21.37
	Sqm per household	26.20	51.30
Excluding land at The Uplands	Number of sites	36	48
	Total quantity of space (sqm)	144,089	306,680
	Sqm per person	9.27	19.73
	Sqm per household	22.24	47.34

Comments are as follows:

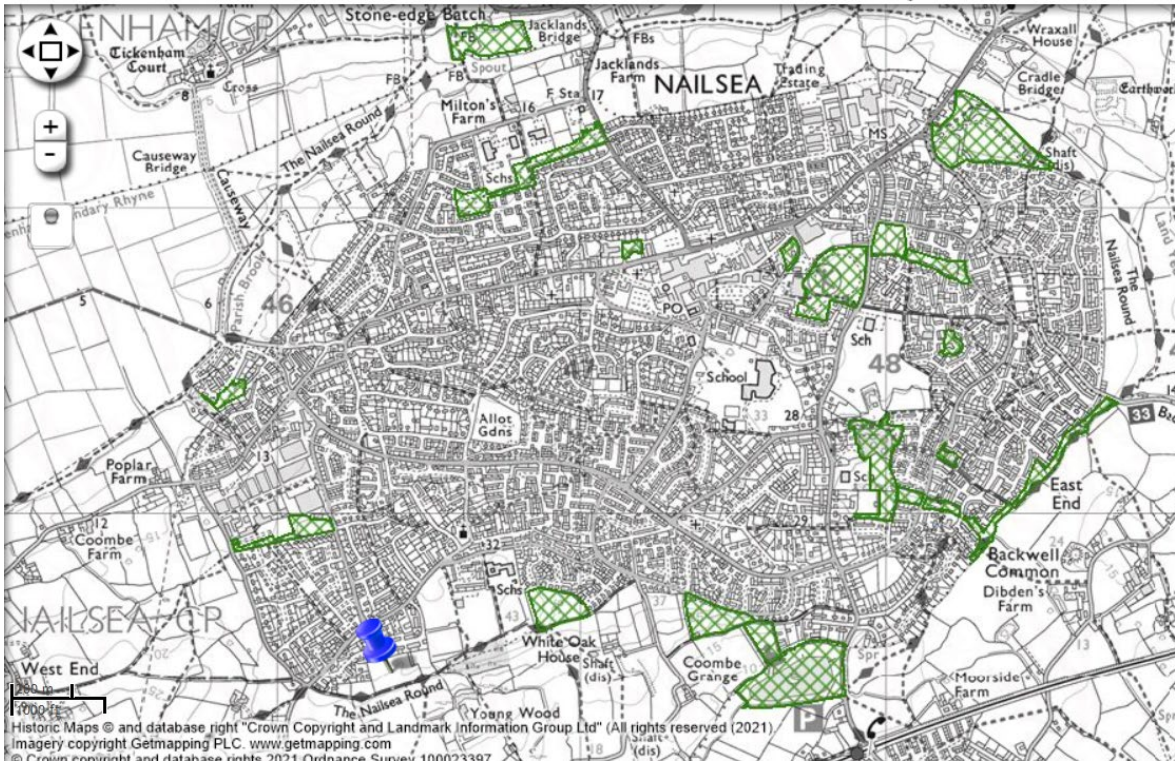
- The loss of The Uplands at 25,610. square metres, if fully developed, would represent a 7.7% reduction in the open space / green infrastructure listed in the asset register. It is the largest site at Nailsea specifically listed as open space and one of only three that are more than 2ha (although other forms of green infrastructure are larger).
- Even after the loss of The Uplands and excluding sites of less than 500sqm, the quantum of open space is very significantly above the 15sqm per household standard, potentially double or triple this amount.
- The Uplands is not listed as a Local Green Space in the Sites and Allocations Plan, so its loss does not impact on the availability of that category of space.

b) Availability of open space – distance from The Uplands

The sites referred to above are shown on the maps below:

(i) Local Green Spaces (Sites & Allocations Plan):

The spaces listed for Nailsea are shown on the plan below. The blue pin indicates The Uplands site and Local Green Spaces are shown hatched green:



(ii) Asset register:

The map below shows all land at Nailsea which is in the ownership of North Somerset Council (not just open space / green infrastructure). The location the site at The Uplands is marked with a blue cross. Other open space sites of more than 0.5ha are marked with red crosses, and Millennium Park and Nowhere Woods with purple crosses.



- It can be seen from these two maps that the majority of LGS / open spaces are in central / East Nailsea.
- The closest alternative open space to The Uplands is land at Sedgemoor Close. This 2.1ha, making it one of the three largest open spaces in the ownership of North Somerset Council (but smaller than other forms of green infrastructure).
- The straight line distance from the centre of the site at The Uplands to the centre of land at Sedgemoor Close is approximately 500m, which is in excess of the 480m required for Neighbourhood Open Spaces, but less than the 600m required for Community Parks. The walking distance is further.

c) Availability of open space – other factors

The quantitative information above takes no account of qualitative factors in terms of whether or not the sites are similar to The Uplands, or whether or not the sites are fully publicly accessible (for example, some of the playing fields are for school use).

Six of the sites listed in the SAP are referred to as “informal” in nature, including the Sedgemoor Close site.

The sites listed as ‘open space’ on the council’s asset register will mostly be informal and open in character, as those which are formal are generally designated as other forms of infrastructure (playing fields, parks). However as above, many are very small and only three, including the Uplands site, are more than 2ha in size.

d) Continued provision of open space at The Uplands

The development of The Uplands would significantly change the open nature of the site, but would not result in the wholesale loss of green infrastructure.

Around 35% of the site will remain unchanged, or enhanced, as green areas, most notably the woodland at 0.5ha, the bridleway, and ecological buffer areas adjacent to these. The bridleway and woodland will remain fully accessible to the public.

Overall, more than 50% of the site will remain ‘green’ in some way, although this includes private / shared gardens.

A landscape masterplan of the proposed development is provided below:

