Chairman’s Report 2025

agenda

- Crime
- New Planning Rules
- Coley Hill
- Questions & answers

Crime

- Hinton Blewett is a very low crime neighbourhood
- However if we want to keep it so low
- Report it!!
- Online or phone 101
- Can be anonymous

New planning rules

North Somerset was 1324 now 1593

South Glos. was 1317 now 1702

BANES was 717 now 1471

Bristol was 3378 now 2986

Green belt

Boundaries need only be reviewed in exceptional circumstances; development may only occur on designated land in very special circumstances; and the fundamental purpose of the Green Belt remains the same.

However

Exceptional circumstances in this context include, but are not limited to, instances where an authority cannot meet its identified need for homes, commercial or other development through other means. If that is the case, authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan.

Very special circumstances

Green belt land is designated to prevent urban ‘sprawl’, protect the countryside, and maintain the character of historic towns. However, with increasing pressure for housing and development, the government introduced the concept of ‘grey belt’ in the new NPPF, issued at the end of 2024, referring to areas within the green belt that may be suitable for development under certain conditions. Essentially, development of sites that meet the ‘grey belt’ definition and the criteria at paragraph 155 of the NPPF, which includes the ‘golden rules’ for major housing schemes, will no longer be an inappropriate development. If developments meet these rules, they do not have to demonstrate that ‘very special circumstances’ exist.

Grey belt is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes of the green belt except:-

Habitats sites and Sites of Special Scientific Interest;

Land designated as Local Green Space

A National Landscape

A National Park

Irreplaceable habitats

Designated heritage assets

Areas at risk of flooding or coastal change

Coley Hill

- Coley will be closed for one week
- To coppice a large proportion of trees & shrups on both sides of the road
- This is to reduce risk of trees falling & mud slides
- The additional benefit is,that with a reduced canopy, the embankment can restabilise and the biodiversity is improved
- Some trees will be removed most will be reduced in size

Questions & answers