

# Parish Councils Airport Association

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Jo Walker,  
Chief Executive,  
North Somerset Council,  
Town Hall,  
Walliscote Grove Road,  
Weston-super-Mare,  
BS23 1UJ

31<sup>st</sup> October 2019

Dear Ms Walker,

**18/P/4007/FUL | Application to vary condition no.3 attached to planning permission 16/P/1486/F (development of car parking with associated temporary lighting, fencing and landscaping on agricultural land, providing approximately 3,650 long stay car parking spaces for use in peak months May-October and forming an extension to the existing Silver Zone Car Park) to allow year-round use of car park for a temporary period of one year**

The PCAA met and agreed this letter at our quarterly meeting on Thursday 26 September.

The PCAA notes that the above condition on seasonal car park land known as ‘Cogloop’ terminated at the end of April 2019 and expects that, from the end of October 2019, **no** further extensions will be permitted and the timeline will be enforced. The PCAA did not object to the application in 2018 as refusal would have meant more car parking within villages, directly impacting on local residents. The PCAA has now changed its stance as delivery of the Multi Storey Car Parks are always delayed in favour of more low-cost car parking on green belt land. The situation commenced in 2016 with application 16/P/1486/F. The PCAA have the following comments and questions regarding this situation:

It is obvious by reference to the Planning Performance Agreement that BAL assumed that planning consent would have been granted for the application 18/P/5118/OUT by the end October 2019.

The Agreement point 1.6 states *‘that alongside proposals for the expansion of the Airport to accommodate 12 mppa, BAL is continuing to implement existing 10 mppa permission through reserve matter applications and non-material amendments (NMA) to the extant content as well as a minor planning application. A number of proposals are also being brought forward which respond to the ongoing operational needs to the Airport; these include works being progressed under BAL’s permitted development rights’*. The PCAA point out, again, that the Multi Storey Car Park (MSCP) 2 and the public transport interchange have not yet been delivered.

The Environmental Statements to the airport application 18/P/5118/OUT show that BAL wish to commence extending additional car parking for 2,700 in December 2019, on open, greenbelt land before delivery of the MSCP 2 and public transport interchange.

The MSCP phase 1 was finally delivered for May 2019. However, the PCAA notes (from the Officers report to application 18/P/7004/FUL) that even if MSCP 1 was completed in the autumn 2018 there would not have been sufficient car parking on site due to other construction works being carried out. Meanwhile the airport growth has continued and the airport predicts 9 mppa in 2019.

There will be a loss of 3,650 car parking spaces with the closure of the seasonal car park in October.

The PCAA requests that North Somerset Council answers the questions below:

**Is car parking at the airport on the seasonal land unlawful from 1 November 2019?**

**Has Bristol Airport enough car parking spaces to accommodate the loss of 3,650 spaces from closure of the seasonal land ‘Cogloop’ for the months of November 2019 – April 2020?**

**What is North Somerset Council going to do to enforce closure of the seasonal car parking as expected?**

**Alternatively, will North Somerset Council request Bristol Airport to submit a new application for temporary use of seasonal land immediately?**

**Will North Somerset Council consider the Mead Realisation application 19/P/0704/FUL Junction 21 for 3,000 car parking spaces as an alternative site for car parking, outside the green belt?**

Application 18/P/5118/OUT is expected to regularise conditions which includes application 18/P/4007/FUL. Even if the airport application for growth to 12 mppa is granted consent before Christmas it will take another couple of months to complete the 106 Agreement and conditions, with a possible timeframe of Spring 2020. But if no

consent is granted the process will be more drawn out. The timeframe shows that the airport may still require use of the land which was only to be temporary.

BAL argued 'very special circumstances' in order to gain consent for car parking in the green belt for a temporary period of one year. BAL argued that the car park would not compromise the openness of the green belt. But, in the words of the Officers Report to application 18/P/4007/FUL: *'Officers disagree with the latter point because the very nature of parking up to 3650 vehicles on land that is unused (and open) between November to April is bound to adversely affect the openness of that land during these months. This is inappropriate development in the Green Belt, which, by definition, is harmful to the Green Belt. Retaining vegetation around the edge of the site does not change the loss of openness within the site, but it does, for the reasons set out in the 'Landscape Impact' section of this report, reduce its wider landscape and visual impact'*.

The PCAA concludes that BAL simply does not adhere to phasing of infrastructure development as agreed in planning consents granted by North Somerset Council. Conditions on airport applications seem to be ineffective in bringing forward delivery of infrastructure which protects residents and the environment from adverse impacts of its activities. BAL should deliver the MSCP 2 and public transport interchange now before any consent is given on planning application 18/P/5118/OUT and before any more green belt land is provided, such as the seasonal 'Cogloop' land/Silver Zone Extension (phase 1).

The PCAA look forward to receiving a response in the near future,

Yours sincerely

Hilary Burn  
Chair

Cc:

Cllr Don Davies – Leader of the Council NSC

Cllr James Tonkin Executive Member for Planning and Transport NSC

All NSC District Councillors

Richard Kent – Head of Development Management, Development and Environment, NSC

Neil Underhay - Principal Planning Officer, Development & Environment, NSC