



## Department for Communities and Local Government

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**1 8 SEP 2015**

*Dear Cllr Ashton*

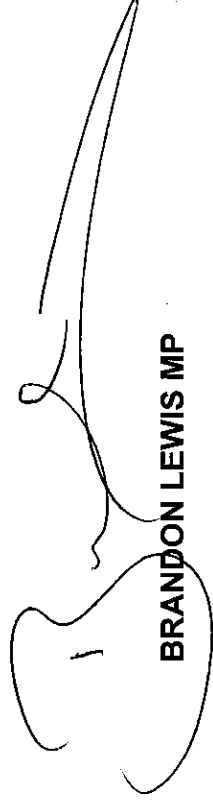
On 27 March 2015 the then Secretary of State, in exercise of powers under section 21(4) of the Planning and Compulsory Purchase Act 2004, directed that Policy CS13: Housing requirement and supporting text of the North Somerset Council Core Strategy is submitted to him for his approval.

I am very aware of the importance of ensuring that there is maximum clarity for the community at the soonest opportunity as to what level of housing is appropriate in North Somerset, in line with the Government's planning policy. This is in the context of a complex and protracted examination of North Somerset's Core Strategy at a time of transition in national planning policy. I would also note that there has been complex evidence put forward at examination relating to a range of potential levels of housing need as high as 25,950 under certain assumptions.

The Government has undertaken a thorough review of the conclusions of the Inspector appointed to examine the policy. I am satisfied that the inspector's recommendations, set out in his report of 11 March 2015, apply and reflect national policy correctly. I am satisfied that the inspector has taken a pragmatic approach to establishing the housing requirement for North Somerset in the context of national planning policy as a whole and I agree with his recommendations, chiefly that a housing target of 20,985 over the plan period is appropriate.

Therefore, in exercise of the powers under section 21(9) of the Planning and Compulsory Purchase Act 2004, and having regard to the Local Development Scheme, I approve 'Policy CS13: Housing requirement' and supporting text of the North Somerset Core Strategy without modification. This has the effect of making policy CS13 part of the development plan for North Somerset in accordance with section 38 of the Planning and Compulsory Purchase Act 2004.

The Government now expects North Somerset Council to move forward with the other elements of its Local Plan and to deliver the homes its communities need.



**BRANDON LEWIS MP**

*Copied to: John Penrose MP and Rt Hon Dr Liam Fox MP*