North Somerset Site Allocations Plan Examination
Draft Programme for Hearings – version 3
Matters and Issues for investigation
Inspector Wendy J Burden BA(Hons) DipTP MRTPI

Commencing: 10:00am - 16-18 May 2017

Venue: The Ballroom
Grand Atlantic Hotel
Beach Rd
Weston-super-Mare
BS23 1BA

- This Programme replaces version 2 and should be read in conjunction with the Inspector’s Guidance Note (ID/2).

- Please note that –
  - the specific sites originally scheduled for Wednesday morning (17 May) will now be discussed on Tuesday afternoon (16 May).

  - Matter 5 will be discussed Thursday morning and Matter 4 Thursday afternoon (18 May).

- This Programme is subject to change and Representors should consult the Examination webpage or the Programme Officer regarding the progress of the Examination.

- In the event of any topic overrunning the programmed time, it may be adjourned to a further session to be held on Tuesday 23 May.

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version 3 - 12 May 2017
Day 1  10:00  Tuesday 16 May 2017

Inspector’s introduction

1  Matter 1 – Sustainability Appraisal

1.1 Is the SAP based on a sound process of sustainability assessment (SA) and testing of reasonable alternatives, in a proportionate manner (Doc SD7)?

1.2 Is there any correlation between the position of a settlement in the sustainability hierarchy (SD9) and the quantity of development allocated to that settlement?
   i  Why does Backwell as the most sustainable village have an allocation of 65dws, whereas Yatton as the 3rd most sustainable have an allocation of 676 dws, and Churchill in 6th place in the hierarchy have an allocation of 219 dwellings?
   ii Long Ashton is in second place in the hierarchy but has no allocated housing sites. Can this be explained?
   iii Bleadon is identified as having few job opportunities – is this correct, and if not was it considered for a higher level of housing allocations?

1.3 How does the assessment of the sustainability of service and infill villages relate to the process of assessing the sustainability of potential residential site allocations as set out in SD7?
   i  The site allocation West of Engine Lane, Nailsea has a number of red and amber ratings compared with other sites which are not allocated. Why has this site been chosen instead of other sites with a lower number of amber and red ratings?

1.4 To what extent has the development proposed to be allocated in the Plan been assessed for its overall impact on drainage and flooding?
   i  As the allocated sites are developed, can access to the rhyne network be guaranteed for the North Somerset Internal Drainage Board?
   ii The Environment Agency requires contributions for managing flood risk on Uphill, Cross Rhyne and Banwell catchments. Are these viable and deliverable, and how will they be secured?

1.5 Does the Plan provide sufficient safeguards for those sites which have been identified as likely to have or to contribute to flood or drainage issues?

Matter 1 Participants

North Somerset Council
Nailsea Action Group [14823809]
North Somerset Levels Internal Drainage Board [16130337]
Mactaggart and Mickel Homes (Rocke Associates) [11936993]
Oaktree Parks Ltd (Hoddell Associates) [14824225]
Persimmon Homes Severn Valley [3361153]
Redcliffe Homes (G L Hearne) [14394465]
Taylor Wimpey (Turley) [14828865]
**Day 1  14: 00 Tuesday 16 May 2017**
(or following the completion of Matter 1 if later)

**Matter 2 – Housing**

2.1 Would the scale of housing to be delivered on allocated sites in the SAP provide for new housing in accordance with the requirements of the CS in relation to:

   i  The scale of development identified in Policy CS13.
   ii The distribution of development in accordance with Policy CS14.

2.2 In terms of the delivery of the housing sites allocated in the SAP and by the Council in the proposed further amendments of February 2017 (SD20), taking each of the following settlements in turn:

   i  Are there any sites which should be excluded from the list of sites identified in Schedule 1 to the SAP and by the Council in the proposed further amendments of February 2017 (SD20) in order for the SAP to be sound?
      a. Weston-super-Mare
      b. Clevedon
      c. Nailsea
      d. Portishead
      e. Winscombe
      f. Yatton
      g. Backwell
      h. Congresbury
      i. Churchill
      j. Banwell
      k. Bleadon
      l. Uphill
      m. Barrow Gurney
      n. Failand
      o. Sandford
      p. Tickenham

**Matter 2 Participants**
North Somerset Council
Congresbury Residents Action Group [15569185]
Nailsea Action Group [14823809]
No Moor Development (Mr S Bridger) [16100417]
CPRE North Somerset [931233]
Natural England [15687777]
Gladman Developments [11199745]
Gleeson Strategic Land [4602593]
Linden Homes (Barton Willmore) [10208289]
Mactaggart and Mickel Homes (Rocke Associates) [11936993]
Persimmon Homes Severn Valley [3361153]
Redcliffe Homes (G L Hearne) [14394465]
St Modwen Properties (GVA) [3568545]
Standard Life Investments (G L Hearne) [16123553]
Taylor Wimpey (Turley) [14828865]
Day 2 10:00 - Wednesday 17 May 2017

Matter 2 Housing continued

Questions 2.2 i; 2.2.ii; 2.3:

The discussion will focus on the issue of five year housing land supply, having regard to documents SCG-2 and SCG-3 produced on the 11 May 2017.

2.4 What provision could be made if the evidence suggests that the submitted SAP would not able to deliver a five year supply at the time of adoption?

2.5 Having regard to the distribution of new housing in CS Policy CS14 with its concentration in the Weston urban area and Weston Villages, how appropriate would it be to consider a stepped trajectory for the delivery of new housing over the Plan period?

2.6 The SAP currently makes no specific site allocations for particular groups of people such as specialist housing for the elderly. Is this a soundness issue?

Matter 2 Housing continued - Participants

North Somerset Council
Congresbury Residents Action Group [15569185]
Nailsea Action Group [14823809]
No Moor Development (Mr S Bridger) [16100417]
CPRE North Somerset [931233]
Gladman Developments [11199745]
Gleeson Strategic Land [4602593]
Linden Homes (Barton Willmore) [10208289]
Mactaggart and Mickel Homes (Rocke Associates) [11936993]
Persimmon Homes Severn Valley [3361153]
Redcliffe Homes (G L Hearne) [14394465]
St Modwen Properties (GVA) [3568545]
Standard Life Investments (G L Hearne) [16123553]
Taylor Wimpey (Turley) [14828865]
McCarthy and Stone (The Planning Bureau) [2884417]
Anchor (Pegasus Planning)
Day 3 10:00 - Thursday 18 May 2017

3 Matter 3 – Employment

3.1 Does the SAP provide for the distribution and delivery of employment land as required in CS Policy CS20?

3.2 Are Policies SA4, SA5 and SA6 in accordance with Government policy and the CS?
   i. Are there any employment sites within Schedules 2 or 3 which should be excluded or amended in order to make the Plan sound?
   ii. In Policy SA6, what does the term “economic use” cover?
   iii. Would the policies allow for an extension to an existing employment site such as Stowell Concrete at Yatton?
   iv. Should more employment land be allocated at Nailsea in order to secure employment led development?

Participants
North Somerset Council
Fitness Hub (Councillor Knight for Mrs Cleeves) [15864257]
T & G Woodware (Patrick Gardner) [15978273]
Portishead Town Council [4193569]
Gleeson Strategic Land [4602593]
Moor Park (North Somerset) (Rocke Associates) [11854273]
Persimmon Homes Severn Valley [3361153]
St Modwen Properties (GVA) [3568545]
Standard Life Investments (G L Hearne) [16123553]
McCarthy and Stone (The Planning Bureau) [2884417]
Anchor (Pegasus Planning)

Day 3 continues.../
Day 3 - Thursday 18 May 2017 continued

Matter 5 - Local Green Space and Strategic Gaps

5.1 Do the sites allocated for Local Green Space comply with the criteria in paras 76 and 77 of the NPPF?

5.2 Has the Council been consistent in its approach to the designation of LGS? Are there other sites which meet the criteria which should be included in the Plan?

5.3 Is Policy SA8 relating to undesignated green space justified?

5.4 Has the identification of Strategic Gaps (SG) been the subject of SA? Have the proposed boundaries been tested? How would the SG perform in terms of tests for sustainability?

5.5 Do the SG listed at para 4.52 of the SAP, and shown on the Policies Map deliver CS Policy CS19?

  i  Has the Council considered whether SG should be included around service and infill villages?
  ii  Are the SG between Locking and Weston’s Mare, and Nailsea and Backwell justified?
  iii  Would it be necessary to amend the SG between Yatton and Congresbury if the need for a development of a medical centre within the SG was demonstrated?

Participants
North Somerset Council
Churchill Parish Council [1190177]
Nailsea Action Group [14823809]
Gladman Developments [11199745]
Gleeson Strategic Land [4602593]
Moor Park (North Somerset) (Rocke Associates) [11854273]
Oaktree Parks Ltd (Hoddell Associates) [14824225]
Persimmon Homes Severn Valley [3361153]
St Modwen Properties (GVA) [3568545]
UTAS Claverham UK (JLL) [16119617]

Day 3 continues.../
Day 3  14:00 Thursday 18 May 2017
(or following the completion of Matter 5 if later)

4  Matter 4 – Transport

4.1 To what extent has the SAP been tested against any requirement for new or improved transport infrastructure?

   i Highways England (HE) is concerned about the impact of the scale of development on the strategic road network (SRN), and on M5 junctions 19, 20 and 21. What assessments of impact on the SRN and M5 junctions have been undertaken and to what extent has any impact been taken into account in the choice of allocated sites?

4.2 Should site specific requirements in relation to transport infrastructure be identified within the schedules of housing and employment sites?

Participants
North Somerset Council
Highways England [8141345]
Nailsea Action Group [14823809]

6  Other matters

6.1 Is there evidence to demonstrate that each of the sites listed under Policy SA10 Schedule 5 (in particular The Batch Mendip Road, Yatton) are required to be safeguarded?

6.2 It is stated at para 4.12 that the settlement boundaries have been reviewed as part of the SAP – can the Council identify any documents which set out the process followed in this review?

6.3 Does the Policies Map correctly reflect the proposals in the SAP?

Participants
North Somerset Council
Portishead Town Council [4193569]
Churchill Parish Council [1190177]
Moor Park (North Somerset) (Rocke Associates) [11854273]
Mr Sanders (Sutherland PLS) [14829185]
Nailsea Holdings LVA (Walsingham Planning) [16098881]

Close of Hearings