

NORTH SOMERSET COUNCIL
CORE STRATEGY EXAMINATION
CPRE NORTH SOMERSET POSITION STATEMENT

14th December 2011 Hearing Day 4

WE WOULD LIKE TO DRAW ATTENTION TO THE REPORT 'BUILDING IN A SMALL ISLAND? WHY WE STILL NEED THE BROWNFIELD FIRST APPROACH' PUBLISHED NOVEMBER 2011 AND SUBMITTED WITH THIS STATEMENT

Issue 1e-f - District Housing Requirements

e. Affordable Housing

We support the provision of affordable housing to help maintain mixed communities.

Provision should be related to **local need** and should be assessed by studies at parish level that are up-to-date and good quality. The process should be rigorous to ensure those who are genuinely local and with the most need are prioritised. Delivery of homes for people with local connections has the ability to bring families together and for families to give more traditional support providing more flexibility for things like child care, particularly where families have financial pressures.

The bulk of affordable housing provision should be in towns/larger villages where there is access by foot/bicycle/public transport to services such as shops, schools, doctors, etc.

Development should maximise the use of vacant property, redundant building and brown-field land in sustainable locations within the development/settlement boundary. A series of small sites might be preferable to one large one.

Where mixed housing, including a proportion of affordable homes is to be provided, land needs to be identified through the Strategic Housing Land Availability Assessment.

Importantly, affordable housing should remain affordable in perpetuity and not be lost to market housing.

ii. rural exception sites in Green Belt

If exception sites are used they should only be for affordable homes and only where a strict process of assessing local need and a sequential approach has been undertaken to explore land availability within the development/settlement boundary including brown-field land.

Landowners do not always put forward the most sustainable and suitable locations for affordable housing so it is inappropriate to accept a site primarily because it is offered.

h. Appropriateness of Provisions for

i. Bristol Airport and

ii. Portbury Dock

CPRE do not believe changes to Green Belt are necessary to accommodate potential future development for both Bristol Airport and Portbury Dock. The Coalition Government and North Somerset Council have shown commitment to the protection of Green Belt and there is no demonstrated need both now in the future for changes.