Examination into the soundness of the North Somerset Core Strategy: consequential changes to policies CS6, CS14, CS19, CS28, CS30, CS31, CS32 and CS33

Inspector’s matters and issues for examination at hearings

MATTER 1 – SUSTAINABILITY APPRAISAL

1. Are the sustainability appraisals that have previously been carried out sufficient to demonstrate that the consequential changes to the policies continue to represent the most appropriate policy direction and spatial strategy?

MATTER 2 – HOUSING CALCULATION

2. Is the Council’s calculation of a residual housing requirement of 1,715 dwellings for the remainder of the plan period an appropriate figure to incorporate into the consequential changes to the policies?

MATTER 3 – POLICIES

3. In those settlements and locations where the consequential changes have significantly increased the housing requirement, can it be demonstrated that the capacity exists to deliver the increased number of homes to enable the Core Strategy housing requirement, including those of the consequential changes, to be met in the following locations, in terms of overall numbers and housing mix?
   a. Policy CS28: Weston-super-Mare
   b. Policy CS30: Weston Villages
   c. Policy CS31: Clevedon, Nailsea and Portishead
   d. Policy CS32: Service Villages
   e. Policy CS33: Infill villages, smaller settlements and countryside

4. Is the plan, with the consequential changes, flexible and resilient enough to ensure that the housing requirement is met? Are there modifications that need to be made to make it more flexible and resilient? In particular, should there be more flexible wording in respect of:
   a. Policy CS32: Service Villages
   b. Policy CS33: Infill villages, smaller settlements and countryside
   c. Any other location covered by the policies relevant to this examination

5. Does the increased housing requirement justify any modification to:
   a. Policy CS6: Green Belt
   b. Policy CS19: Strategic Gaps
6. Is there any significant risk that the consequential changes to the policies would present any identifiable and unresolvable conflict with any of the Core Strategy’s extant policies, having regard in particular to:

   a. the employment-led strategy of Policy CS20 (which is not before this Examination);
   b. any other extant policy not before this Examination;

and if so, what modifications to the consequential changes might be required?

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Inspector
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