Core Strategy Hearing Statement
Matter 1 – Sustainability Appraisal

On behalf of Gallagher Estates

May 2016
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1.0 BACKGROUND

1.1 We act on behalf of Gallagher Estates who own the majority of land at Pill Green (see enclosed plan).

1.2 We have previously made substantive submissions in respect of land in this area acting for the previous landowners RS Hill Settlement. Gallagher now owns “the Hill land” and we continue to promote the land on their behalf. Given that we have submitted significant and comprehensive representations in respect of the site to the North Somerset Core Strategy and Site Allocations Plan documents previously, we have kept our comments as succinct as possible. We will expand on the points made within these participant statements in person at the Hearing Sessions.
2.0 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?

2.1 The Sustainability Appraisal is five years out of date and needs to be updated. In its current form it does not take into account the full impact of some significant changes in North Somerset, such as the re-opening of the Portishead to Bristol railway line, reinstatement of a railway station at Pill and the introduction of MetroBus.

2.2 In the absence of an up to date Sustainability Appraisal to accompany the Core Strategy, we do not consider that there is sufficient justification to demonstrate how the strategy is consistent with national policy and how NSC has used their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, including identifying key sites which are critical to the delivery of the housing strategy over the plan period (Paragraph 47, NPPF).

2.3 It is our view that the Sustainability Assessment is out of date and as such the Local Plan should be found unsound, as it does not meet the NPPF tests of soundness.
APPENDIX A
SITE LOCATION PLAN
bartonwillmore.co.uk

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
PROJECT MANAGEMENT
& COST CONSULTANCY
ENVIRONMENTAL
& SUSTAINABILITY ASSESSMENT
GRAPHIC DESIGN
PUBLIC ENGAGEMENT
RESEARCH

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