North Somerset Site Allocations Plan Examination
Draft Programme for Hearings – version 2
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 1 and should be read in conjunction with the Inspector’s Guidance Note (ID/2).

• 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.

• Hearing Statement deadline: Printed and electronic Statements for the hearings or further written representations from both the Council and the other participants should be received by the Programme Officer by 12:00 midday Tuesday 25 April 2017.

Robert Young, Programme Officer, Site Allocations Plan Examination
c/o PP15, Town Hall, Walliscote Grove Road, Weston-super-Mare BS23 1UJ
tel: 07948 832257   email: robert.young@n-somerset.gov.uk

version 2 - 11 April 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?

Participants
North Somerset Council  Environment Agency
North Somerset Internal Drainage Board  Nailsea Action Group
Taylor Wimpey (Turley)  Edward Ware Homes (Turley)
Persimmon Homes Severn Valley  Redcliffe Homes (G L Hearne)
Oaktree Parks Ltd (Hoddell Associates)
Mactaggart and Mickel Homes (Rocke Associates)
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?
ii Having regard to additional information supplied with examination document CD1 and Appendices, how likely is it that the sites allocated in Schedule 1 and the proposed amendments will deliver the housing requirement of the CS within the Plan period 2006 – 2026?

a. Weston-super-Mare

Continued on following day.../

Participants
North Somerset Council
No Moor Development (Mr S Bridger) Nailsea Action Group
North Somerset CPRE Mrs S Holliman
Congresbury Residents Association Group Fitness Hub (Ms C Cleeves)
Standard Life Investments (G L Hearne) Gleeson Strategic Land
Persimmon Homes Severn Valley Redcliffe Homes (G L Hearne)
Edward Ware Homes (Turley) Taylor Wimpey (Turley)
St Modwen Properties (Belfinger GVA) Gladman Developments
Mr Sanders (PCL Planning) Linden Homes (Barton Willmore)
Brunelcare & St Peter’s Hospice (Hoddell Associates)
Mactaggart and Mickel Homes (Rocke Associates)
Day 2 10:00 - Wednesday 17 May 2017

Matter 2 Housing continued  (Question 2.2 i and ii continued)

   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

   iii Is it appropriate to include an allowance for windfall development within the calculation of housing provision in Table 1 to the SAP?

2.3 In terms of providing for a five year housing land supply (HLS):

   i What is the most up to date calculation of delivery in the period since the start of the Plan period in 2006?
   ii What is the level of shortfall in provision against the CS requirement for the first part of the Plan period?
   iii Does the Sedgefield approach to the calculation of HLS with a 5% buffer as identified by the Inspector in his report on the Core Strategy remain the most appropriate methodology for delivery?
   iv Having regard to the evidence on the delivery of allocated sites under Question 2.2, how likely is it that the SAP would deliver a five year supply of housing at the time of adoption in accordance with either:
      • The Sedgefield approach with a 5% buffer.
      • The Sedgefield approach with a 20% buffer.

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?

See next page for Participants.../
Matter 2 Housing continued - Participants

North Somerset Council
Fitness Hub (Ms C Cleeves)
Mrs S Holliman
No Moor Development (Mr S Bridger)
Congresbury Residents Association Group
Natural England
Persimmon Homes Severn Valley
Gladman Developments
Gleeson Strategic Land
Brunelcare & St Peter's Hospice (Hoddell Associates)
Mactaggart and Mickel Homes (Rocke Associates)
Redcliffe Homes (G L Hearne)
Edward Ware Homes (Turley)
Taylor Wimpey (Turley)
Linden Homes (Barton Willmore)
North Somerset CPRE
Mr Sanders (PCL Planning)
Nailsea Action Group
St Modwen Properties (Belfinger GVA)
Standard Life Investments (G L Hearne)
**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 (Ms C Cleeves)  
Persimmon Homes Severn Valley  
Mr Stowell (Hoddell Associates)  
Gleeson Strategic Land  
Tesco (Amethyst)  
St Modwen Properties (Belfinger GVA)  
Standard Life Investments (G L Hearne)  
Moor Park (North Somerset) (Roke Associates)  
HHGL Ltd (Homebase) (G R Planning Consultancy)

**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  
Nailsea Action Group

Day 3 continues.../
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
Persimmon Homes Severn Valley
Nailsea Holdings LVA (Walsingham Planning)
Oaktree Parks Ltd (Hoddell Associates)
Moor Park (North Somerset) (Rocke Associates)
St Modwen Properties

Churchill Parish Council
Nailsea Action Group
Gladman Developments
UTAS Claverham UK (JLL)
Gleeson Strategic Land
Mr Sanders (PCL Planning)

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
Edward Ware Homes (Turley)
Moor Park (North Somerset) (Rocke Associates)

Churchill Parish Council
Nailsea Action Group

Close of Hearings
V2 - 11/4/17