

North Somerset Council

Additional housing sites: Response to Inspector's letter of 26 June 2017

6 September 2017

1. The Council's approach to the assessment of potential additional housing sites was set out in document CD2 dated 20 July 2017. The assessment process has now been finalised and the outcomes considered at Executive Committee on 5 September 2017 (the committee report can be viewed at <http://apps.n-somerset.gov.uk/cairo/docs/doc28276.pdf>).
2. Executive Committee resolved that following the testing of additional sites, 22 sites comprising 821 dwellings be recommended for inclusion in the Site Allocations Plan to address the concerns regarding housing delivery identified in the Inspector's letter of 26 June 2017.

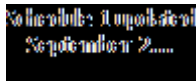
Site	Capacity up to
Barrow Hospital	66
Barrow Hospital	14
Winford Coach Station, 10 High Street, Winford	11
Waverley House, Clevedon	21
Harbour Road/Gordano Gate, Portishead	93
Dauncey's Hotel, Clarendon Crescent, Weston-super-Mare	10
Site V2, Harbour Road, Portishead	10
2-6 Bay Road, Clevedon	19
26 Bristol Road Lower, Weston-super-Mare	16
Court Farm, All Saints Lane, Clevedon	10
Queensway/Midhaven Rise, Weston-super-Mare	35
Weston College, Somerset Square, Nailsea	28
F Sweeting and Son, Station Road, Sandford	16
Land south of Cadbury Garden Centre, Congresbury	21
Land at Shipham Lane, Winscombe	28
Land adjoining Coombe Farm, Winscombe	24
Broadleaze Farm, Winscombe	74
Land at Cox's Green, Wrington	28
Land at Wilson Gardens/Scot Elm Drive, Weston-super-Mare	51
Land at Wyndham Way, Portishead	35
Youngwood Lane, Nailsea	170
South of Bristol Road, Churchill	41
Total	821

3. These 821 additional dwellings represent a significant boost to supply which would increase the overall supply figure to 22,285 dwellings, providing the necessary reassurance that the Core Strategy housing requirement of 20,985 dwellings would be delivered by 2026.
4. In document CD2 the Council presented a table of different approaches to determining what quantity of additional dwellings could provide sufficient contingency.

Amount of the housing requirement to apply uplift to	Rate to be applied	
	10%	20%
Option B: 12,138	1,214	2,428
Option C: 6,473	647	1,295
Option D: 3,859	386	772

The 821 additional dwellings are sufficient to address that element of the 5 year supply which was not agreed with the development industry representatives at the examination hearings (option D). It is also sufficient to address those sites over the plan period to 2026 not agreed with the development industry applying a rate of over 10%. All of these dwellings are identified as being deliverable within 5 years. The proposed contingency is therefore considered appropriate to provide the additional flexibility to ensure that the Core Strategy requirement will be delivered by 2026, particularly as the Core Strategy is being reviewed by the end of 2018 through the Joint Spatial Plan/new Local Plan.

- The anticipated delivery trajectory for each site as provided by the development industry is published at <http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/site-allocations-plan-examination-further-residential-site-assessments/>. The attached spreadsheet identifies the anticipated build rates for both the additional 22 sites (tab 1 – and summarised in the table below) and for all supply expected within the plan period (tab 2) including the additional sites highlighted in red text.



Year	Anticipated delivery trajectory
2017/18	10
2018/19	234
2019/20	457
2022/21	92
2021/22	28
Total in 5 years	821