

Town and Country Planning Act 1990

Appendices to the Proof of Evidence

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On behalf of Mead Realisations Ltd

**Land at Lynchmead Farm, Ebdon Road,
Weston-super-Mare**

PINS Ref: APP/D0121/W/22/3313624

LPA Ref: 20/P/1579/OUT

Our Ref: PR.41

Date

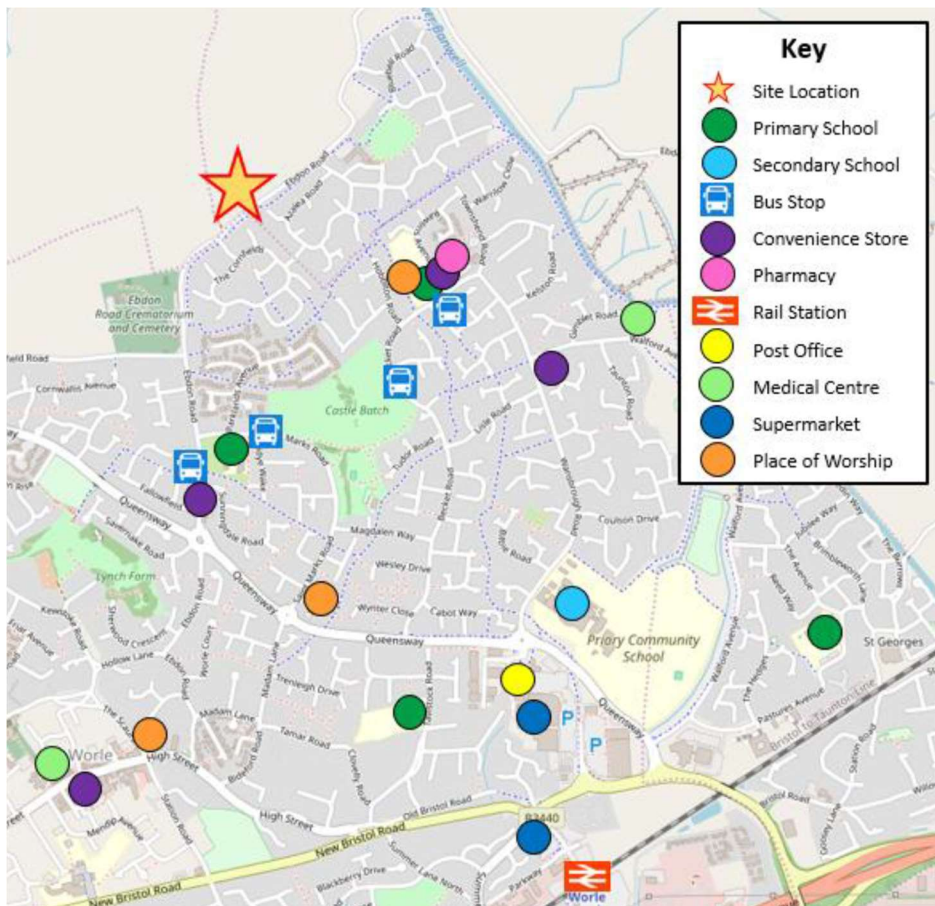
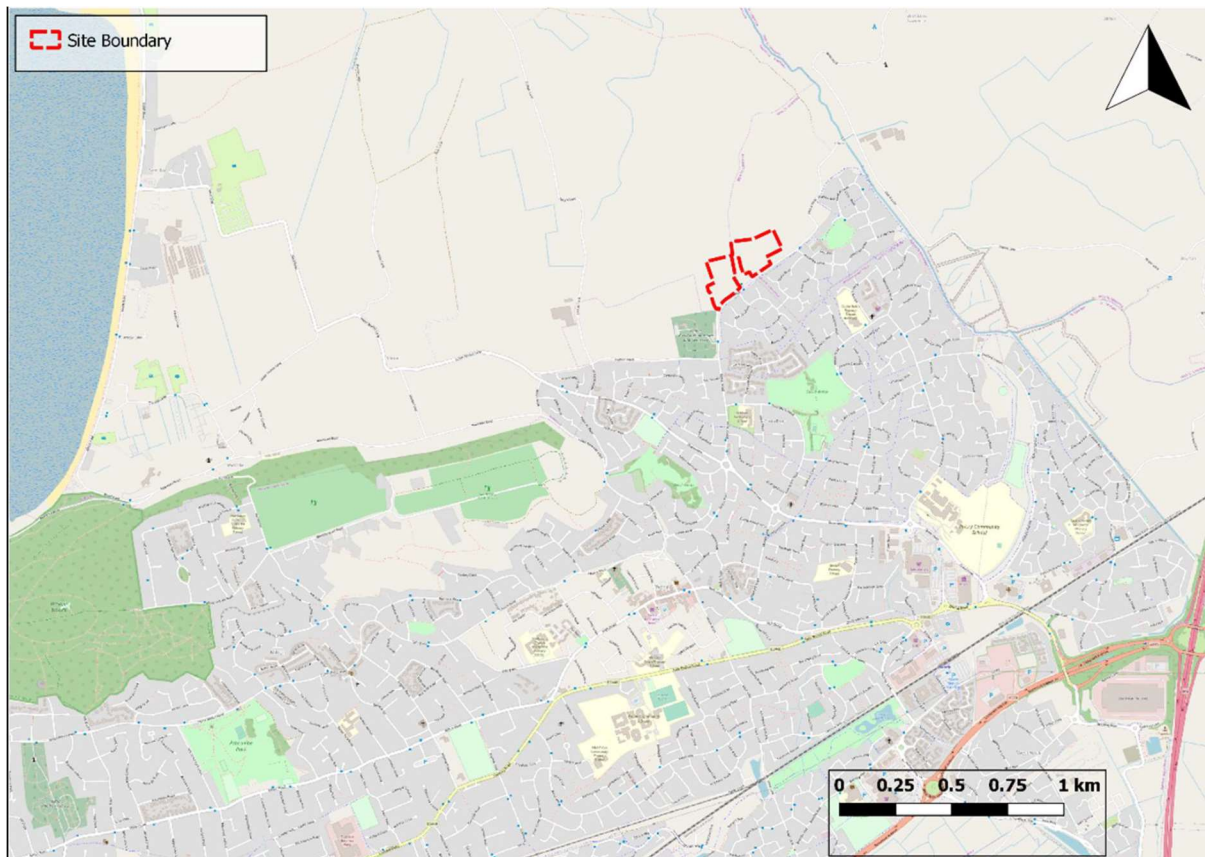
25th April 2023

APPENDICES

1	Site Location Plan and Context Plan
2	Constraints Plan: Extract from North Somerset Challenges and Choices Part 2
3	Lyons Report Extract
4	Correspondence from Priory Community School and Statement from Weston-super-Mare Hockey Club

Appendix 1

Appendix 1: Site Location Plan and Context Plan



Appendix 2

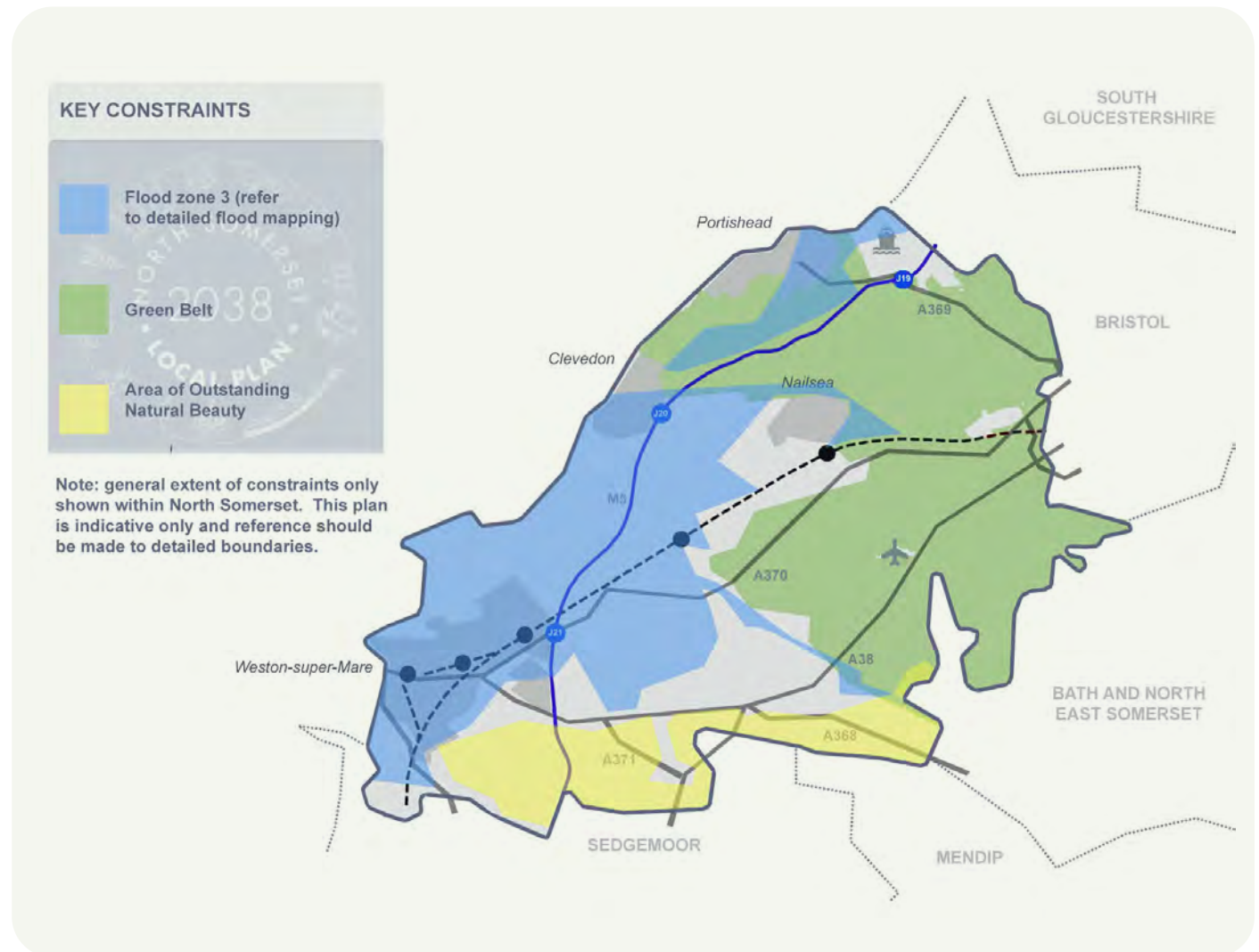
Constraints to Development

North Somerset contains sensitive areas (referred to as constraints) which limit where new development can take place.

Some constraints mean that certain areas are unsuitable for new development. These include, for example, flood plain, nature reserves or ancient woodland.

Other constraints don't completely rule out new development. This plan shows three key constraints in North Somerset which cover the majority of the district: the Green Belt (a policy constraint), Flood Zone 3 and the Mendip Hills Area of Outstanding Natural Beauty.

North Somerset also has a wide range of other constraints that need to be taken into account when considering the location of new development. These are shown on our more detailed [interactive map](#).



Appendix 3



The Lyons
Housing Review

Mobilising across the
nation to build the homes
our children need

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Foreword

When Ed Miliband established the Housing Commission nine months ago and asked me to chair it, I knew it was going to be a big challenge and so it has proved. What is clear, however, is the need for concerted Government action to encourage a step change in the building of new homes. We currently build half the number of homes we need each year and the consequences in terms of overcrowding, thwarted ambition, rapidly rising rents and the impact of house price inflation on the management of the national economy are clear for all to see. We simply have to do better as a nation, not only because our children and grandchildren will need the homes that we should be building now, but also because greater house building will make a direct contribution to our national economic recovery. How can we tolerate a situation where this domestic industry has consistently shrunk further and further over three economic cycles?

Our work does, of course, build upon the earlier, very substantial work of Kate Barker, who demonstrated that the single biggest constraint on building more houses is the shortage of land made available for building. We have tried to get behind the, sometimes over-simplified, public discussion about the constraints imposed by land use planning to understand more fully why communities are so often resistant to new development and see it as imposing costs which greatly outweigh any benefits.

So we are clear, the problem is not about those who sit on planning committees, or even those who advise them, it is about addressing the public's concern that houses are often built in the wrong place, for the wrong people and without adequate attention to the pressures created for existing infrastructure.

We therefore emphasise the importance of creating attractive places and housing for all. That is founded on the recognition that every community must provide for its future and that everyone deserves access to housing which they can afford. This calls for a new balance between a national drive to ensure that the needs of the future are properly reflected in the plans of today but also, steps to give local communities, through their local authorities, the power to ensure that homes are appropriate to their needs; are built in the right places; and that the infrastructure and social housing essential to a balanced, sustainable community are put in place from the very beginning.

We have been struck, as we have travelled around the country, by the outstanding examples of good leadership, effective partnership working and community engagement which are delivering great places and quality homes. It gives us confidence that, as a nation, we can meet a challenge which has confronted us now for over 30 years.

The second major issue that we have addressed is 'Who will build and commission these new homes?'

It is clear that we cannot rely on the volume house builders, important as they are. They have responded to constrained land availability and fluctuating demand by developing a business model which builds mainly homes for sale and, by and large, only at the rate at which they are being purchased. Our conclusion is that we need to attract new entrants into house building, by supporting SME house builders and encouraging a greater contribution from the wider construction industry. We will also need to empower a wider range of organisations commissioning housing, including councils, Housing Associations; existing landowners and other developers to play a larger part, if we are to get the mix and number of homes that we need.

Public investment will clearly be important, especially if we are to meet the promise of investment in essential infrastructure before homes are built. The Commission has been acutely sensitive to the challenges that will face whichever Government wins the next general election. We have therefore based our recommendations on current levels of public expenditure and those planned for the coming years. It is for the new Government to decide whether further investment is possible, but we are clear that housing must be a key priority for capital expenditure in the next Parliament.

There is also clearly room for mobilising more private investment, both by existing landowners and our major investment institutions, and we have demonstrated the contribution that they can make.

I would like to take this opportunity to thank my colleagues on the Commission for their combined wisdom and the enthusiasm with which they have shared this work. We have received literally hundreds of contributions, most of them well considered, and we have held a wide range of meetings and workshops. Drawing all this together into a readable report, with clear recommendations for future policy has been a challenge and there are many areas which we would like to have researched more fully. Indeed, one thing our work highlighted is the absence of reliable, impartial evidence about exactly who is doing what in the housing market and the exact pattern of current public expenditure in terms of the cost of subsidy for different types of housing. Given the very diverse views amongst the commission members, it was never going to be possible to ensure that everyone agreed with every word of the final report. I believe we have listened carefully to each and every contribution.

Most of all, I need to thank Caroline Green, who was seconded to us by the Local Government Association, and has proved an outstanding research director, both for the work of the Commission and the drafting of this final report. I must also thank others who have contributed directly to our work and they include notably Gary Smith, Charlie Blagbrough, Rachel Hallam and Neal Hudson.

Our work is now done and we pass our conclusions and recommendations back to Mr Miliband and his shadow team. We do that with the advice that, across the industry, time after time, we found a desire for a radical improvement in house building and recognition of the importance of strong and consistent leadership by Government. Ideally, this should be a matter of consensus between the parties but there is certainly an opportunity here to change this country for the better by building the homes that our children need.



Sir Michael Lyons

The Lyons Review Commissioners

- Tom Bloxham, Chairman and Co-Founder, Urban Splash
- Mark Clare, Group Chief Executive, Barratt Developments Plc
- Julia Evans, formerly Chief Executive, National Federation of Builders, now Chief Executive, BSRIA
- Kate Henderson, Chief Executive, Town and Country Planning Association
- Bill Hughes, Managing Director, Legal and General Property
- Grainia Long, Chief Executive, Chartered Institute of Housing
- Simon Marsh, Head of Planning Policy, RSPB
- David Orr, Chief Executive, National Housing Federation
- Richard Parker, Partner and Head of Housing, PwC
- Malcolm Sharp, Immediate Past President, Planning Officers' Society
- Cllr Ed Turner, Deputy Leader, Oxford City Council and Lecturer, Aston University
- Prof. Cecilia Wong, Professor of Spatial Planning, University of Manchester

Executive Summary

We need to build more homes

We face the biggest housing crisis in a generation.

For decades we have failed to build enough homes to meet demand. We need to build at least 243,000 homes a year to keep up with the number of new households being formed, but last year we only built 109,000 homes. Indeed, we have only managed an average of 137,000 homes a year over the last ten years. Without a change of course, it is predicted that the country will be short of up to two million homes by 2020.

The consequences of this are widely felt. House prices and rents are going up faster than earnings because demand massively outstrips supply. The average home now costs 8 times the average wage. The 2011 Census shows that there were one million more children living in the private rented sector than ten years previously. Millions of working people are unable to afford the homes they want, and their children and grandchildren face the fear of never being able to afford the homes they need.

Our failure to build enough homes also causes volatility in the national economy and damages the prospects for growth by reducing labour mobility and undermining the ability of our towns and cities to attract new businesses.

Why we don't build enough homes

There are two major causes of this crisis.

First, there is not enough land being brought forward for new homes. This artificial scarcity of land for housing has created distortion in the land market, limiting the rate at which new homes are built and incentivising the acquisition and trading of land. This is compounded by the fact that communities do not have all the powers they need to ensure that homes are built in the places they want, and some are not taking responsibility for meeting local housing need. There are limits on the scope for local authorities to play an active "place-shaping" role and to actively promote the creation of new homes. Whilst some authorities have sought to overcome these constraints others have not, relying instead largely on the reactive use of their planning powers.

Secondly, the nation's capacity to build homes has shrunk drastically. Fifty years ago, the public and private sectors between them built over three hundred thousand homes a year. Now, we rely on just a small number of volume house builders and as a result we build far fewer homes. There has also been a change in the shape of the house building industry itself. During the 1980s there were on average 10,000

active SME builders (those building 500 units or less) delivering around 57 per cent of all output; last year there were only around 2,800 active small builders producing 27 per cent of all new homes.

Meanwhile the public sector's contribution has declined significantly despite Housing Associations' great efforts to fill the gap left by councils' retreat. For much of the period between 1948 and 1978, local authorities were responsible for building more than 90,000 homes a year. Last year it was just 1,000 homes. Housing Associations have played a crucial role, building on average 18,800 new homes per year between 1978 and 2013, but this is only a fraction of what the public sector built in the post war era.

A roadmap to tackle the housing crisis

This report sets out a roadmap to tackle these underlying issues and increase house building to at least 200,000 homes a year by 2020. To solve our housing crisis, we must of course go beyond this figure over time and ensure that both the public and private sectors develop the capacity they need. We must also change minds and build public support for housing. This means building high quality homes that people want to live in, in places that will thrive, where communities can prosper and where the environment is protected for future generations. And we must provide more choice and affordability too. With private rental market affordability stretched, a shortage of homes for affordable and social rent and an ageing population, we will need to build more of all tenures.

Our approach seeks to refocus public and private investment for the longer term, making better use of land and assets and encouraging a longer term equity stake in development to provide a return for investment; and highlight priorities for future investment when this becomes possible. Public expenditure is a matter for the next government but housing must be a key priority for capital expenditure in the next Parliament.

The type of homes and the action needed to get them built will be different in different areas of the country. The pressure for new homes is particularly acute in London and the South East, but there is no community in the country that does not face the challenge of providing homes for its children. Every one of these communities must accept this challenge, but they must also have a stronger say locally so they can make sure the new homes really do meet the needs of local people, are in the places they want to see them built, and deliver benefits to the wider community.

National leadership and a focus on delivery

The Government must provide long term political leadership by making housing a national priority. Decisions about how and where new homes should be built should be taken locally by local authorities and their communities with the tools, flexibilities and devolution of funding needed, but on the basis of clear commitments that housing need will be met.

We propose a new cross government task force to support Ministers; with an independent commission to provide independent scrutiny and evaluation of progress; and stronger objective information on trends in housing supply through the creation of a housing observatory. The Homes and Communities Agency should become the Government's development agency with sharper focus on delivery and a new role in attracting private investment. Current funding programmes for housing should be consolidated and devolved to local authorities in city and county regions.

Making more land available for housing in the right places and ensuring that it is developed

Constraints on the supply of land do more than limit the number of building plots available; they also encourage a business model for developers that limits the rate at which those plots are then built out.

The responsibility of councils to identify sufficient land for new homes in local plans should be strengthened, as should their ability to deliver these plans. Where there is a failure to cooperate across boundaries to meet needs in a housing market area, councils will be required to produce a joint strategic plan, with the Secretary of State having the ability to intervene and instruct the Planning Inspectorate to ensure that it happens. This will address the weaknesses in the current Duty to Cooperate and ensure that places that need it can exercise a “Right to Grow”. We also advocate stronger partnership working through the planning system, timely response to planning conditions and full cost recovery to ensure planning is properly funded.

Councils should also have “use it or lose it” powers to incentivise faster development, giving them the ability to levy council tax on plots allocated for housing in plans where homes are not built within reasonable timescales – as if the houses had been built, and to compulsorily purchase such land where necessary. We also recommend shortening the life of planning permissions and creating greater transparency in the land market to make it clear not only who owns what land, but also to make public which developers have taken out options on land with the potential for new homes. This openness will help communities to ensure that where they have made land available for the homes they need, these homes get built.

Giving communities the power they need to shape the places in which they live and deliver the homes they need

The public is frequently concerned that houses are often built in the wrong place, for the wrong people and without adequate attention to the pressures created for existing infrastructure. As new housing changes and shapes the places in which people live, communities should make the decisions about how they grow. It is the job of elected local authorities to do this with their communities and to ensure the homes they need are provided. We therefore recommend that local authorities play a much more energetic role in leading housing development for their communities. They should be provided with greater powers to bring forward developments working with partners, through Housing Growth Areas. This will give councils the ability to act as lead developers on behalf of their communities, with greater control over: where the homes should go; the speed of development; the design and quality of schemes; and the specification of a greater mix of tenures so that they can attract a wider range of house builders into the market. This is not intended to displace existing development activity where it is working well but to bring forward additional homes and to accelerate delivery where there are problems in bringing schemes forward.

We also propose the creation of a generation of New Homes Corporations to act as delivery agencies working across housing market areas with a particular focus on development in Housing Growth Areas. Led by local authorities, they will bring together private developers, Housing Associations, and investment partners to use powers and funding to deliver the new homes, with clear and accountable outcomes to local communities.

Housing Growth Areas and New Homes Corporations should be supported by a range of powers including a stronger role in land assembly and the ability to ensure that infrastructure can be provided

Appendix 4

20th April 2023

Dear Sian

Thank you for your email.

Here at Priory Community School Academy we pride ourselves on community involvement through offering both sporting facilities and opening up the school buildings for community use. Local groups as well as community groups from out of area use these facilities.

The school currently has 12 community sports groups that use the sporting facilities, using the grass pitches, artificial hockey pitch and the two sets of netball/ tennis courts. We would welcome your contribution of £50,000 towards improving the artificial hockey pitch or recreating a new multi use games area in one of the netball/tennis court areas.

The artificial hockey pitch is nearing end of use within the next 5 years and we currently have a maintenance agreement in place to keep it in a good state of repair. Being able to change the netball/courts to a MUGA would open up more sporting options for community use with the area being able to be used for after school clubs, during the evenings and during the school holidays.

As a school we aim to provide the best facilities we can. I have attached the site map showing the 3 areas that we are savings funds towards rejuvenating.

Again thank you for considering Priory Community School Academy within your planning application.

Yours sincerely,



Helen Morton
Academy Operations Manager



Re-surface existing artificial hockey pitch with either

- * A new sand dressed surface and shockpad
- or
- * 50mm 3G artificial grass

Budget Cost : £187,000.00 plus VAT

Re-surface existing tennis court, new sockets and posts,
new farmac overlay, acrylic anti-slip paint finish, including line markings.

Budget Cost : £55,000.00 plus VAT

Re-surface existing tennis court with 50mm 3G surface, including line markings,
fencing to divide courts into thirds, new individual access gates,
self weighted free standing goals, new access footpaths.

Budget Cost : £85,000.00 plus VAT

Statement from Weston-super-Mare Hockey Club

The potential Contribution from the Mead Development to Priory Community School in order to rejuvenate the existing astroturf will go a long way to ensuring the future of the Hockey Club within Weston itself. As it currently stands the existing pitch has exceeded its lifespan and with limited funding available to the club at this present moment in time the welcome contribution to Priory will go a long way.

The catchment area for Weston Super Mare Hockey Club is mainly the Worle area which includes Ebdon Road and Wick St Lawrence. We also have a few players from the wide Weston Super Mare area.

A new pitch has the opportunity to attract new players to our club to play on an improved surface which will ensure the safety of our club for the future, currently we operate 2 senior sides and a very large junior section but it is the senior section which we need to grow in order to survive as a sports club going forward. We hope you will take this into consideration and allow for our partnership with Priory Learning Trust to use this contribution to support local sport and the local community.

Kind Regards

Callum Neate
Weston-super-Mare Hockey Club
Chairperson