



TOWN AND COUNTRY PLANNING ACT 1990

(As Amended)

Appeal by Persimmon Homes Severn Valley against the non-determination of the outline planning application for up to 190no. homes (including 50% affordable homes) to include flats and semi-detached, detached and terraced houses with a maximum height of 3 storeys at an average density of no more than 20 dwellings per net acre, 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, orchards, open space comprising circa 70% of the gross area including children's play with a minimum of 1no. LEAP and 2no. LAPS, bio-diversity net gain of a minimum of 20% in habitat units and 40% in hedgerow units, and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, layout, appearance and landscaping) reserved for subsequent approval.

Land at Rectory Farm (north), Chescombe Road, Yatton, North Somerset

Marcus Hewlett BA (Hons)

**North Somerset Council, Planning Policy Team Lead – Delivery,
addressing the Flood Risk Sequential Test**

PROOF of EVIDENCE – Appendices MH1, MH3, MH4, MH5, MH6, and MH7

Planning Inspectorate reference: APP/D0121/W/24/3343144

Local Planning Authority reference: 23/P/0664/OUT

Contents

MH1: North Somerset Council Press Release addressing Governments proposed changes to NPPF and the new Standard Method housing figure.....	2
MH2: Schedules of ‘reasonably available’ sites arranged by settlement.....	4
MH3: ‘Reasonably available’ site templates	5
MH4: Strategic Housing Land Availability Assessment – sites identified as ‘potential’	42
MH5: Letter from Deputy Prime Minister to local authorities: <i>Playing your part in building the homes we need</i> (30 July 2020)	46
MH6: Plan showing geographic relationship between Yatton and Congresbury	54
MH7: Plan showing geographic relationship between Sandford and Winscombe	55

MH1: North Somerset Council Press Release addressing Government's proposed changes to NPPF and the new Standard Method housing figure

North Somerset Council reviewing Local Plan - 3:00pm - 31 July 2024

Following the launch of consultation on the government's proposed planning reforms, North Somerset Council is reviewing its draft Local Plan.

The plan – which was first consulted on in 2020 and has been shaped by three more rounds of public consultation – was set to go out for a final round of consultation later this year, before being submitted for independent examination. This consultation will not now take place, pending consideration of the updated government guidance and any further work which may be required.

Councillor Mark Canniford, North Somerset Council's executive member who is responsible for spatial planning, placemaking and economy, said: "The government's planning reforms have major implications for our proposed Local Plan.

"The new standard method is 23,805 dwellings in North Somerset over the next 15 years – that's nearly 9,000 dwellings more than our current Local Plan target. This figure also doesn't take into account the needs of our neighbours, as the government has asked all councils to work together to jointly address unmet need.

"In light of this, we will not be proceeding with our planned final consultation on the Local Plan. We're working hard to review our draft plan in the light of the government's announcements, and hope to progress this as quickly as we can.

"As a council, we support the government's commitment to growth and meeting the housing need of our communities. All our communities will need to play a role

in helping to meet this challenging housing requirement, and we'll work closely with them as we develop a revised plan.

“However, we want to create a Local Plan that also reflects the needs of our environment. Around 85 per cent of our land is at risk from flooding, part of the Mendip Hills landscape, high-quality Green Belt or protected in other ways for environmental or heritage reasons. This is a practical geographic constraint on the amount of development that's possible in North Somerset.

“New homes also need to be supported with the right infrastructure, so communities have access to the services they want and need. We want to make sure that infrastructure challenges are being met before we consider further development.

“We appreciate that this has been a long process. It's really important that we get our Local Plan right, as this will shape development in our area for the next 15 years. Thank you to our residents for your patience, and to our officers for their continued hard work.”

MH2: Schedules of 'reasonably available' sites arranged by settlement

See separate document for Appendix MH2.

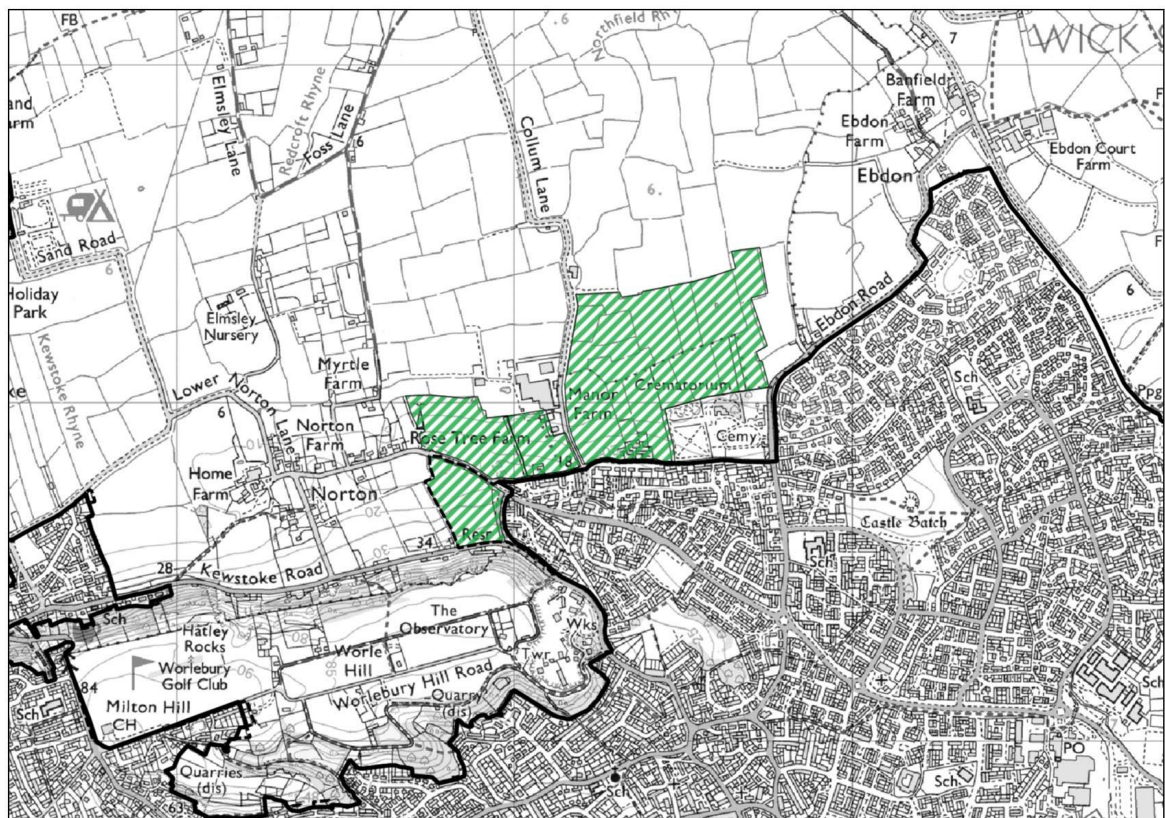
MH3: 'Reasonably available' site templates

Within this appendix I set out a template for each of the 36 sites I consider to be 'reasonably available', shown in diagonal hatch. The site number provided on the top right of each template corresponds to the appellants site referencing and accordingly, the site references used throughout my evidence.

Against the 'Appellants reason for rejection' I set out the Appellant's Flood Risk Sequential Test Report appendix within which the site was considered and summarise the reasons given by the Appellant within the relevant appendix. I then summarise my reasons why I consider those justifications to be insufficient.

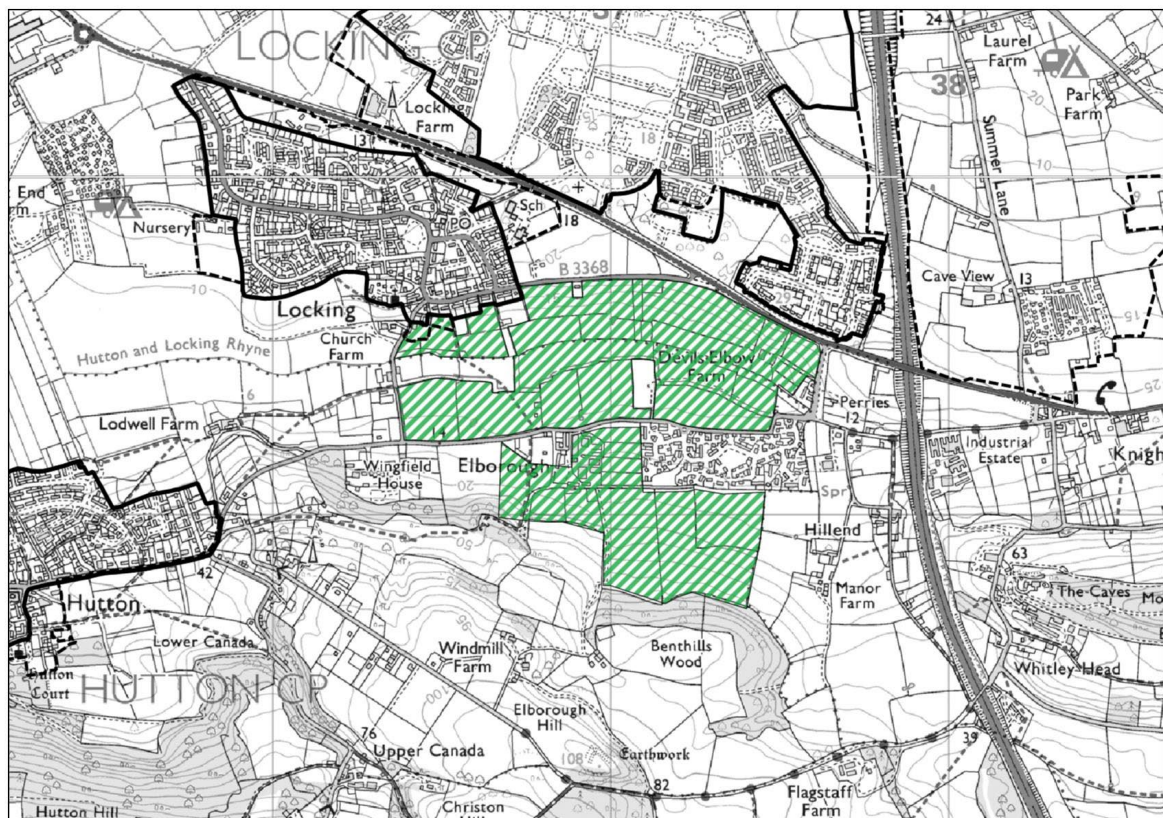
Any reference prefixed 'HE', e.g. HE20611 within the templates refers to a site considered within the North Somerset Strategic Housing Land Availability Assessment (SHLAA).

Site no	125
Settlement	Weston-super-Mare
Site name	Land north of Weston-super-Mare
Site size (ha)	36.6



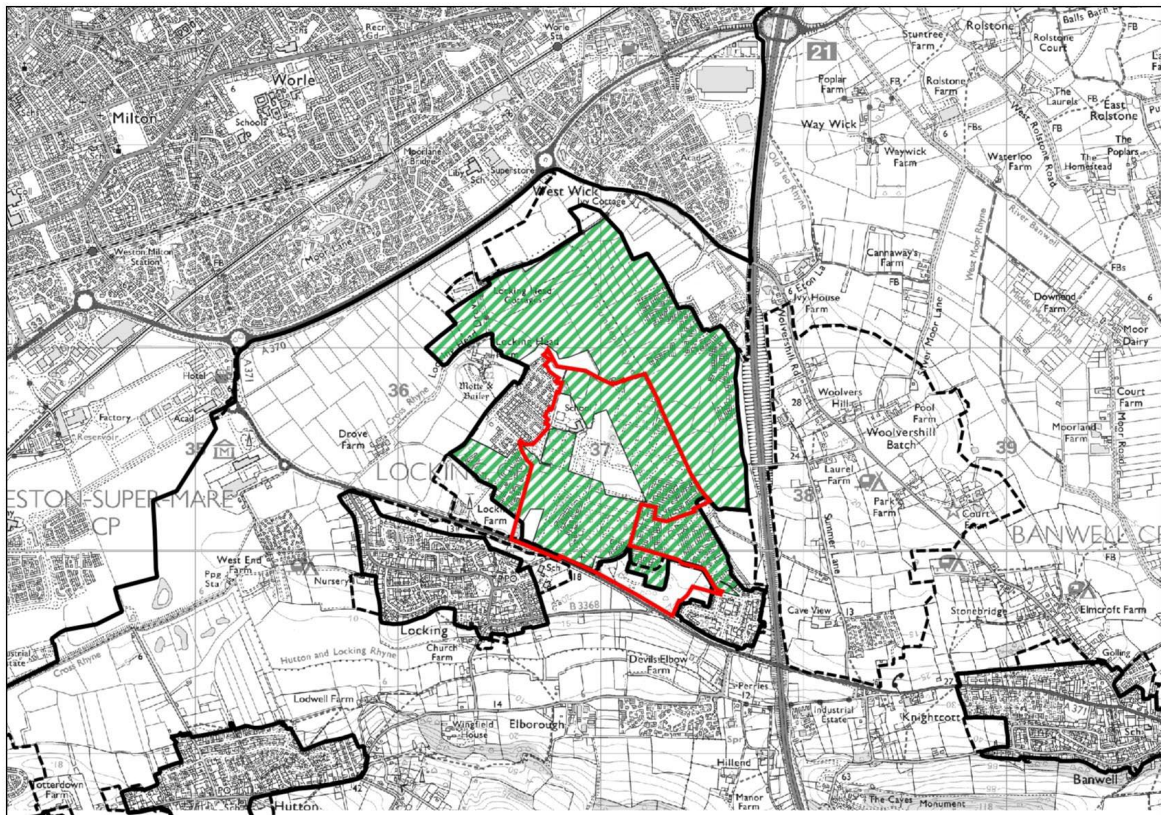
Site details	<ul style="list-style-type: none"> • Adjacent to WsM (Town) • Identified 'potential' in SHLAA • Flood zone 1 (zone 3 on northernmost part to be avoided in open space).
Availability	<ul style="list-style-type: none"> • Part of site has consent for up to 70 homes that forms part of the deliverable supply. • Application submitted on part • All sites submitted to emerging local plan and 285 capacity across sites.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix F' – part of site has permission, applications in progress, and applications refused.
My response to appellants concerns	<ul style="list-style-type: none"> • Application refused (Lynchmead Farm) is not including in the site due to its flood risk status (further to west). • Appellants other reasons for rejection are in my view reasons to include the site.

Site no	140
Settlement	Weston-super-Mare/ Locking
Site name	Land at Elborough
Site size (ha)	60.4



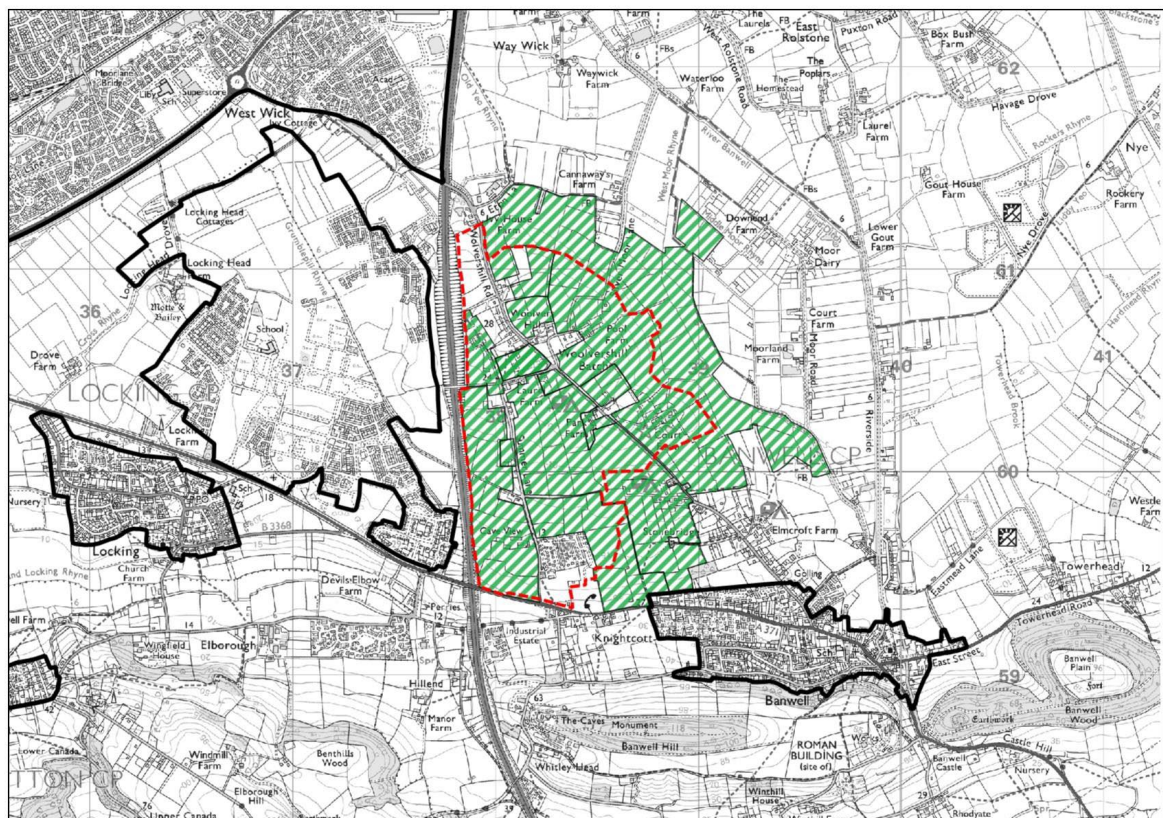
Site details	<ul style="list-style-type: none"> • Located to south of WsM (Town) • Identified 'potential' in SHLAA (excluding southern part in National Landscape) • Flood zone 1 (zone 3 on part to be avoided in open space).
Availability	<ul style="list-style-type: none"> • All sites submitted to emerging local plan • Site promoter submitted northernmost site to local plan for 315 dwellings, open space etc. 385 capacity across both sites.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix F' – land does not adjoin any settlement boundaries
My response to appellants concerns	<ul style="list-style-type: none"> • A submission to the latest Reg 19 consultation by promoters of the site extended the boundary northwards towards the existing WsM settlement boundary.

Site no	143
Settlement	Weston-super-Mare
Site name	Parklands Village - 'Locking Parklands'
Site size (ha)	c.70



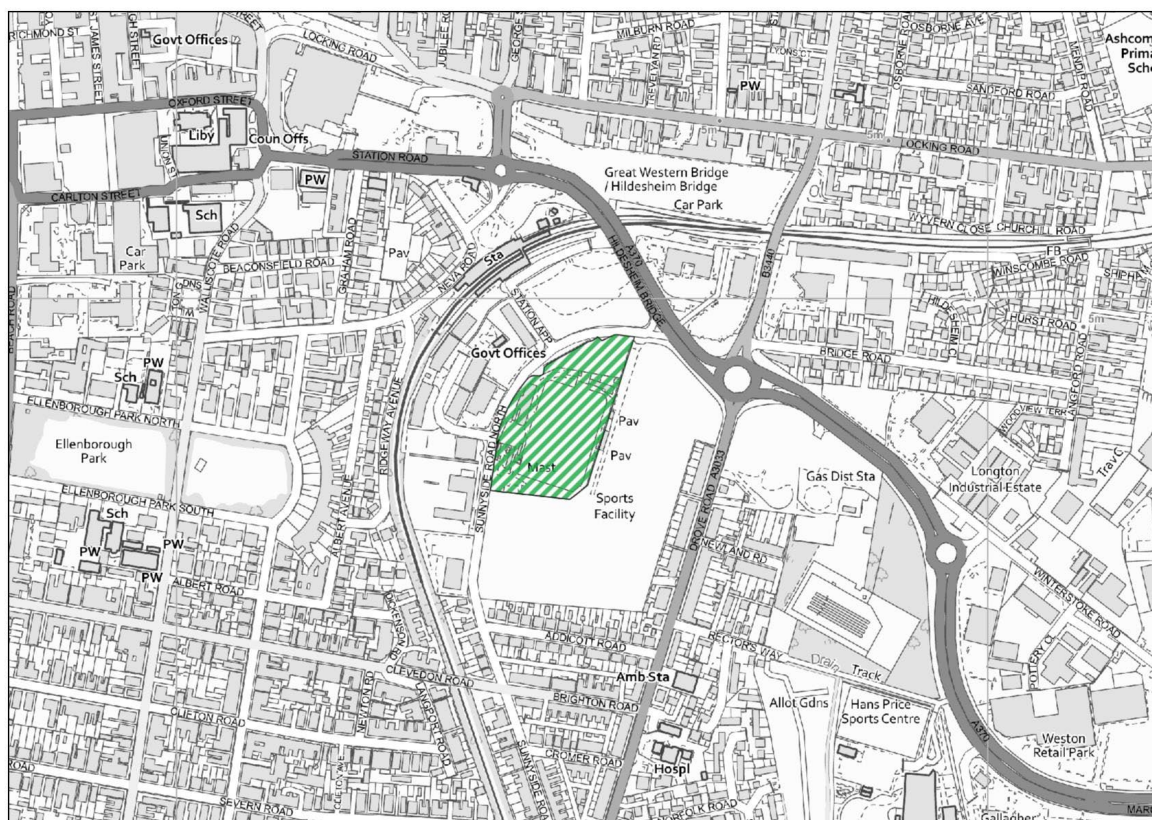
Site details	<ul style="list-style-type: none"> • Site 143 is that part of Parklands Village outlined red on the above plan. • Within WsM settlement (Town) • Flood zone 1 on part identified as 'reasonably available' within the Locking Parklands element of Parklands Village.
Availability	<ul style="list-style-type: none"> • Site has outline consent • Residual capacity at April 2024 of 896 homes, 555 of which forms part of deliverable supply • Site is owned by developer who is bringing site forward
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix E' – residual part of site required to provide 30% AH and is therefore not suitable for the proposed development (that provides up to 50%).
My response to appellants concerns	<ul style="list-style-type: none"> • For reasons set out in my main proof, I do not consider this adequate justification.

Site no	136
Settlement	East of WsM/ north of Banwell
Site name	Wolvershill Strategic Location
Site size (ha)	142



Site details	<ul style="list-style-type: none"> • New emerging Strategic Location • Flood zone 1 on part identified as ‘reasonably available’ as identified in the red dash line above. Much larger extent of land adjacent to proposed allocation to be utilised for open space and other ancillary
Availability	<ul style="list-style-type: none"> • Sites submitted to emerging plan • Consortium of three main parties, including developer looking to submit applications later this year. (See main proof of evidence para 5.75 for further detail) • Site proposed allocation for around 2800 homes, E classes, open space and other uses.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix D’ – not sequentially preferable due to flood risk.
My response to appellants concerns	<ul style="list-style-type: none"> • Not a justification given that the proposed allocation, and available land is in flood zone 1, and the appeal site is in zone 3.

Site no	133
Settlement	Weston-super-Mare
Site name	Rugby Club site
Site size (ha)	2.2



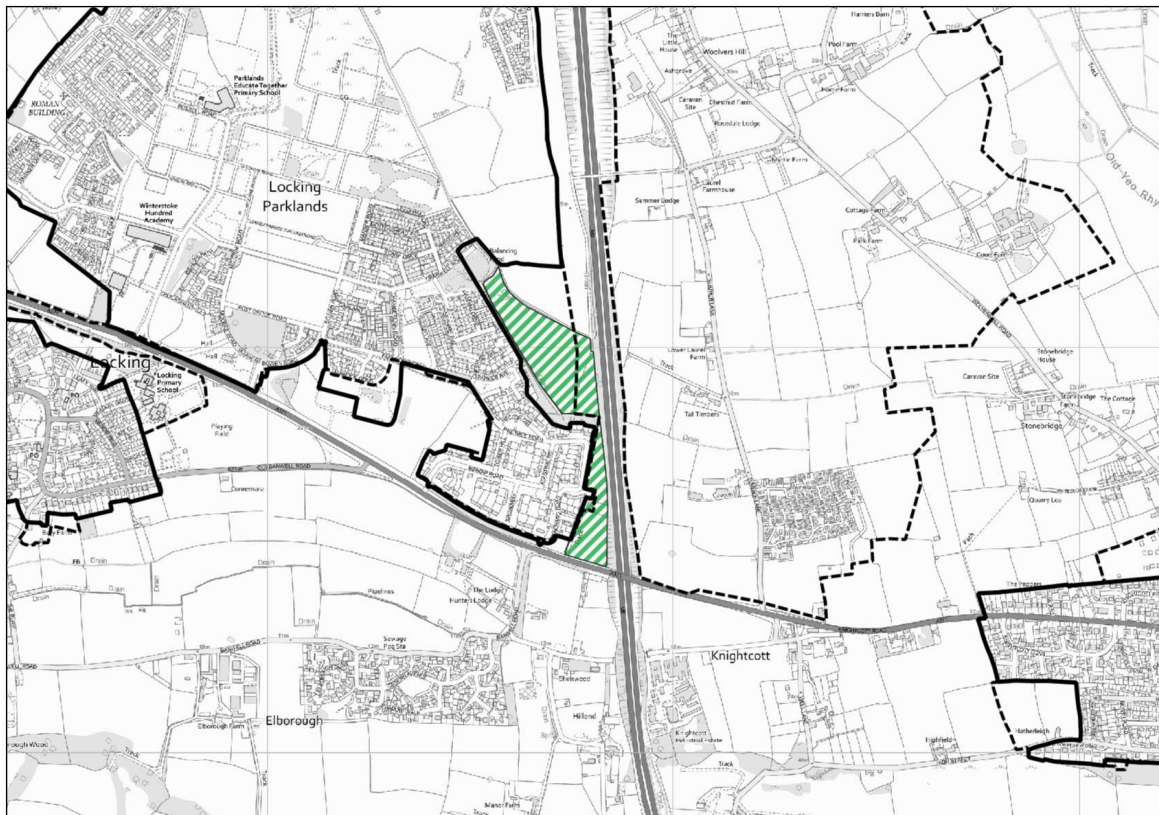
Site details	<ul style="list-style-type: none"> • Site located within Weston-super-Mare • Flood zone 1 on part identified as ‘reasonably available’.
Availability	<ul style="list-style-type: none"> • Site has planning permission for 182 dwellings. • Trajectory provided by agent demonstrating deliverable supply
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM. Notwithstanding that, the site has consent for more dwellings than the appeal site.

Site no	134
Settlement	Weston-super-Mare
Site name	Dolphin Square
Site size (ha)	0.83



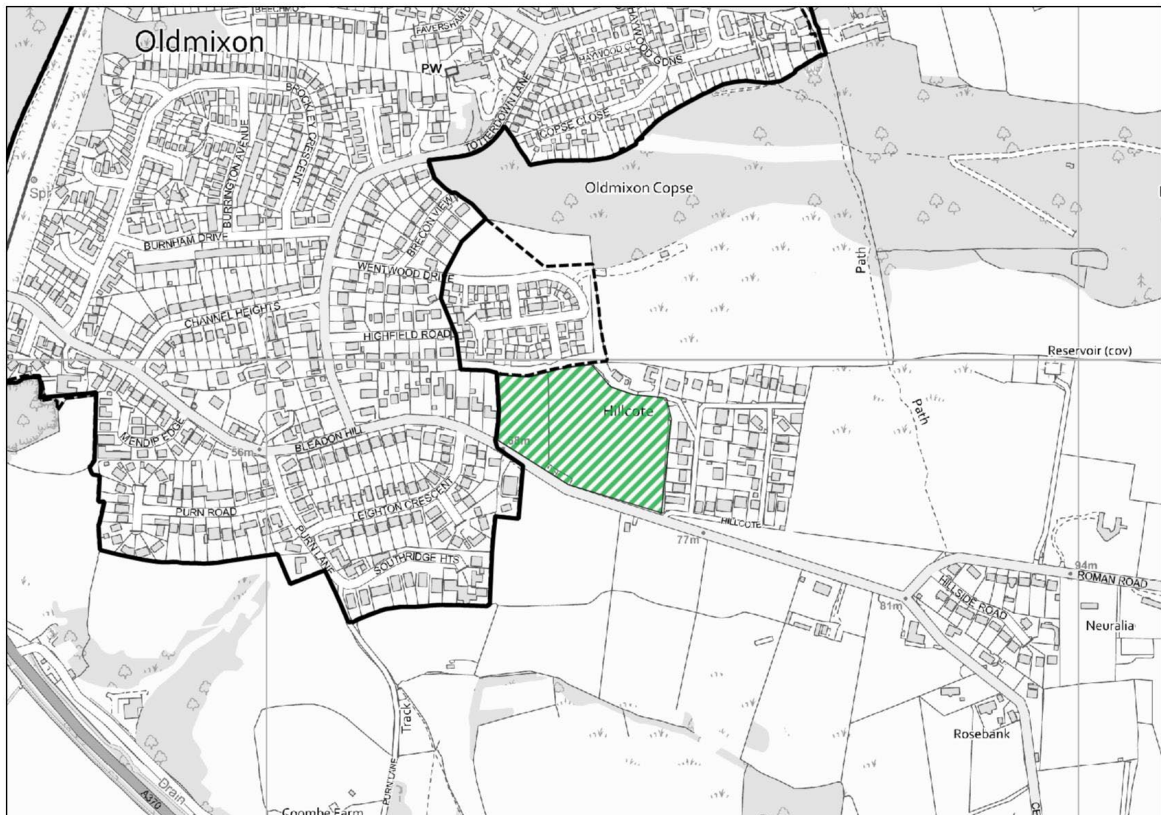
Site details	<ul style="list-style-type: none"> • Site located within Weston-super-Mare centre • Flood zone 1 on part identified as ‘reasonably available’.
Availability	<ul style="list-style-type: none"> • Site has a current pre-application proposal for 126 dwellings all in flatted accommodation, and including 67% affordable. • Potential for short-term supply.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	147
Settlement	Weston-super-Mare
Site name	Trenchard Road
Site size (ha)	6



Site details	<ul style="list-style-type: none"> • Site located at Weston-super-Mare • Flood zone 1.
Availability	<ul style="list-style-type: none"> • Site has planning consent for up to 75 dwellings.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	150
Settlement	Weston-super-Mare
Site name	Leighton Crescent
Site size (ha)	2.7



Site details	<ul style="list-style-type: none"> • Site adjacent to Weston-super-Mare • Flood zone 1. • Relatively recent residential development on sites northern boundary.
Availability	<ul style="list-style-type: none"> • Site submitted to emerging local plan process for residential consideration. • Identified in SHLAA for 81 homes.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	167
Settlement	Weston-super-Mare
Site name	TJ Hughes
Site size (ha)	2.3



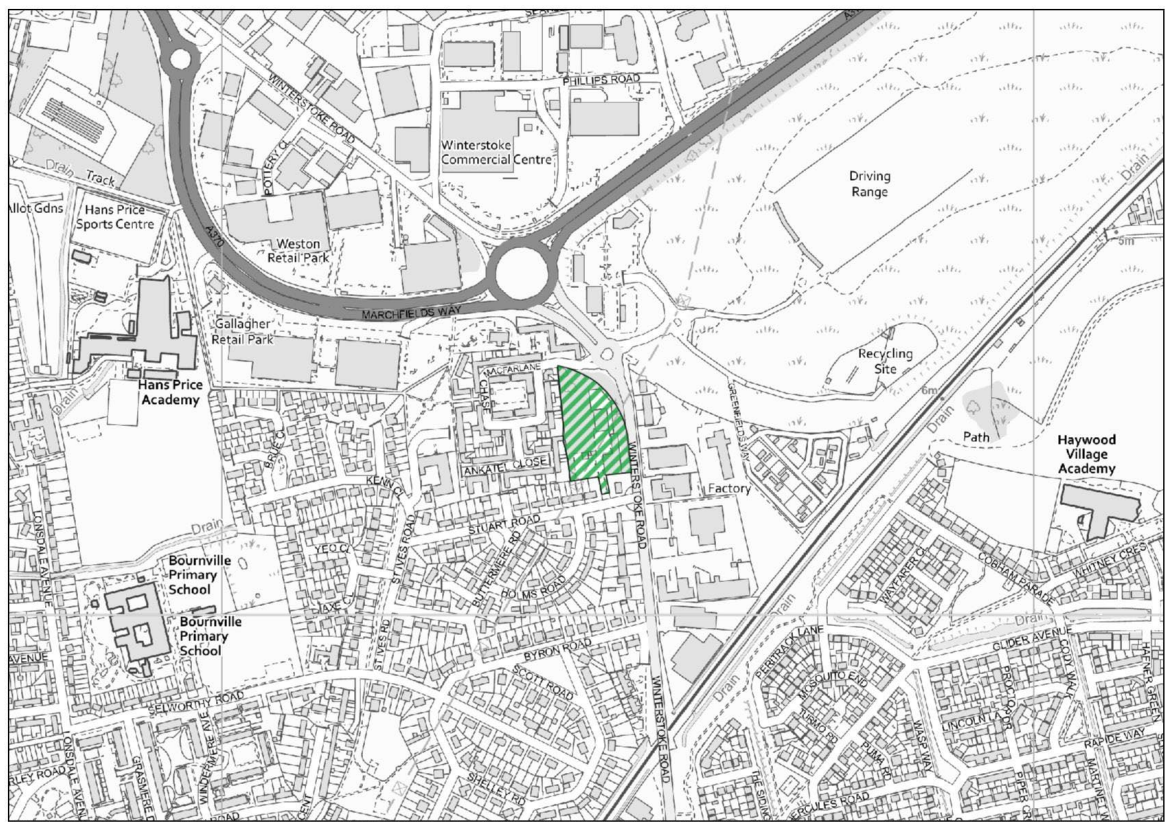
Site details	<ul style="list-style-type: none"> • Site located within Weston-super-Mare town centre • Flood zone 1.
Availability	<ul style="list-style-type: none"> • Site allocated for residential development. • Site has planning permission for 40 units. • Supply included within the deliverable supply.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	180
Settlement	Weston-super-Mare
Site name	Walliscote Place
Site size (ha)	0.7



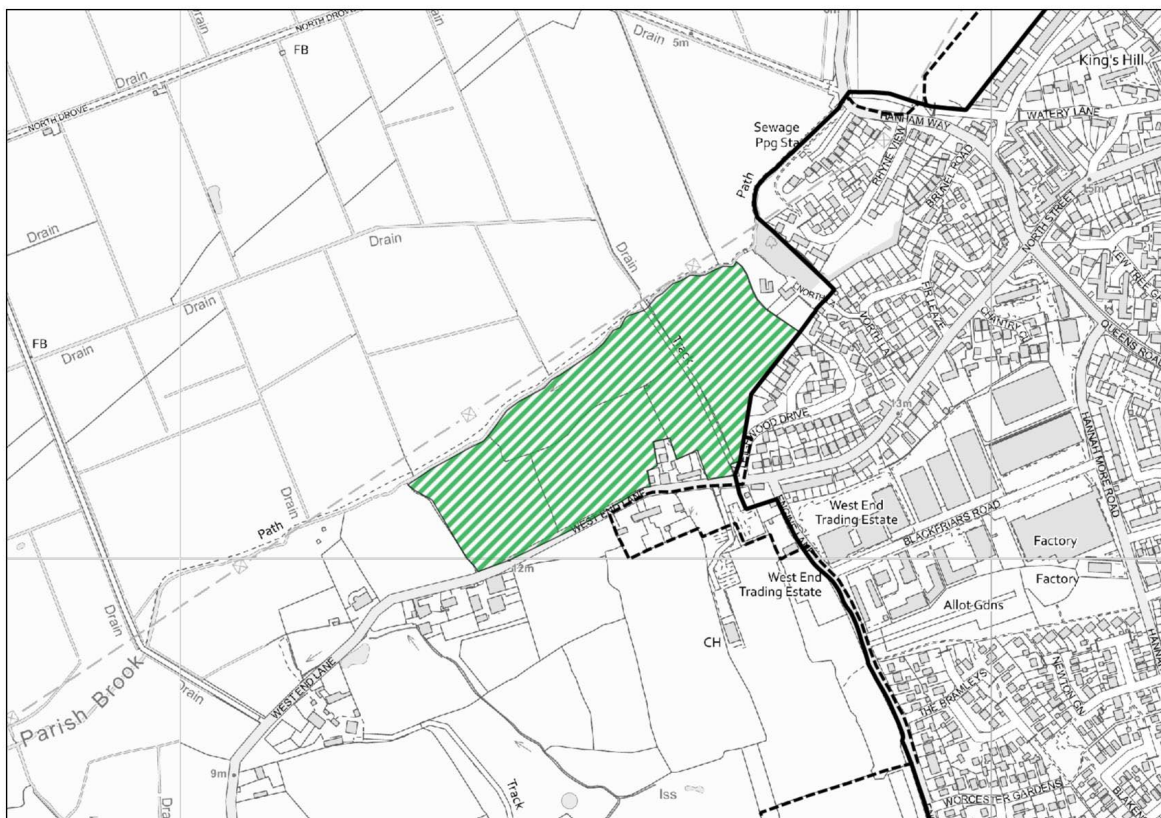
Site details	<ul style="list-style-type: none"> • Site located within Weston-super-Mare centre • Flood zone 1.
Availability	<ul style="list-style-type: none"> • Site allocated for residential development and recently purchased. • NSC own site and have a current pre-application being considered for 19 units.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	194
Settlement	Weston-super-Mare
Site name	Former Police Depo
Site size (ha)	0.9



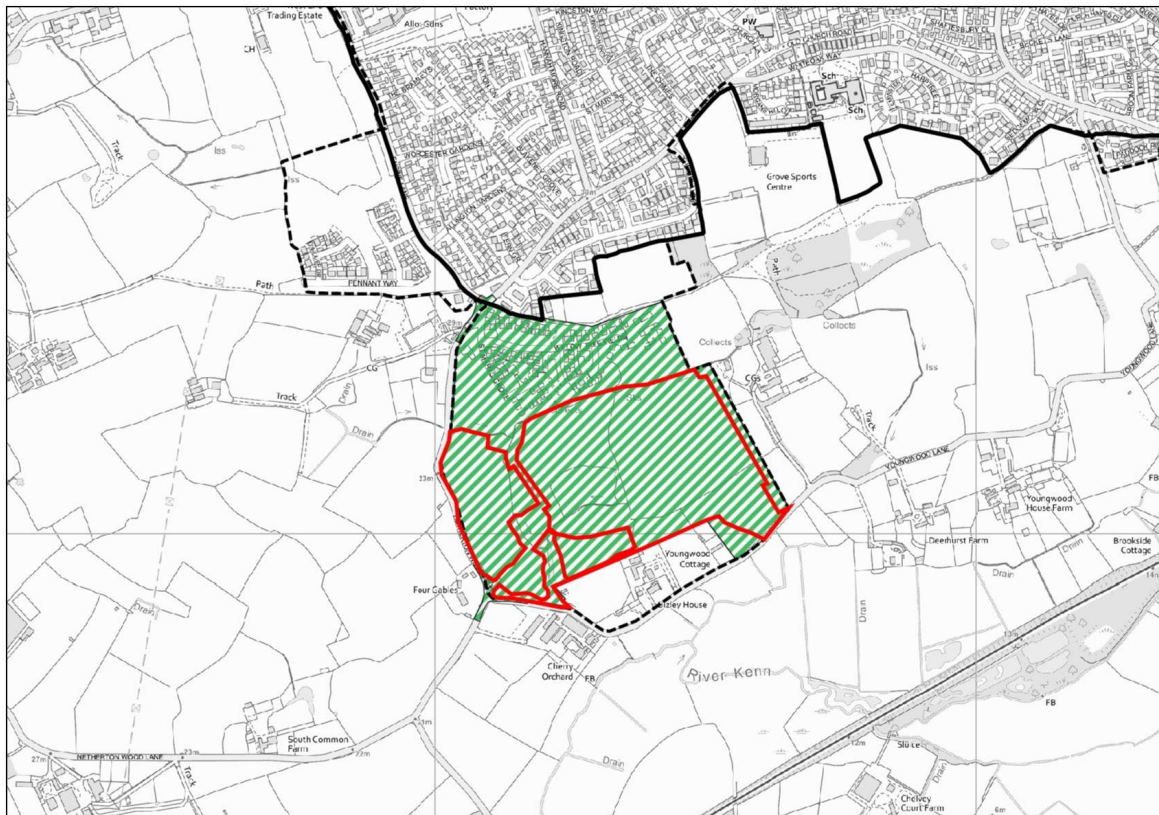
Site details	<ul style="list-style-type: none"> • Site located within Weston-super-Mare centre • Flood zone 1, 2, and 3 – potential to apply sequential approach to avoid higher risk parts of site.
Availability	<ul style="list-style-type: none"> • Site allocated for residential development. • Current pre-application proposal for 39 dwellings
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case WsM.

Site no	100
Settlement	Nailsea
Site name	Poplar Farm
Site size (ha)	0.9



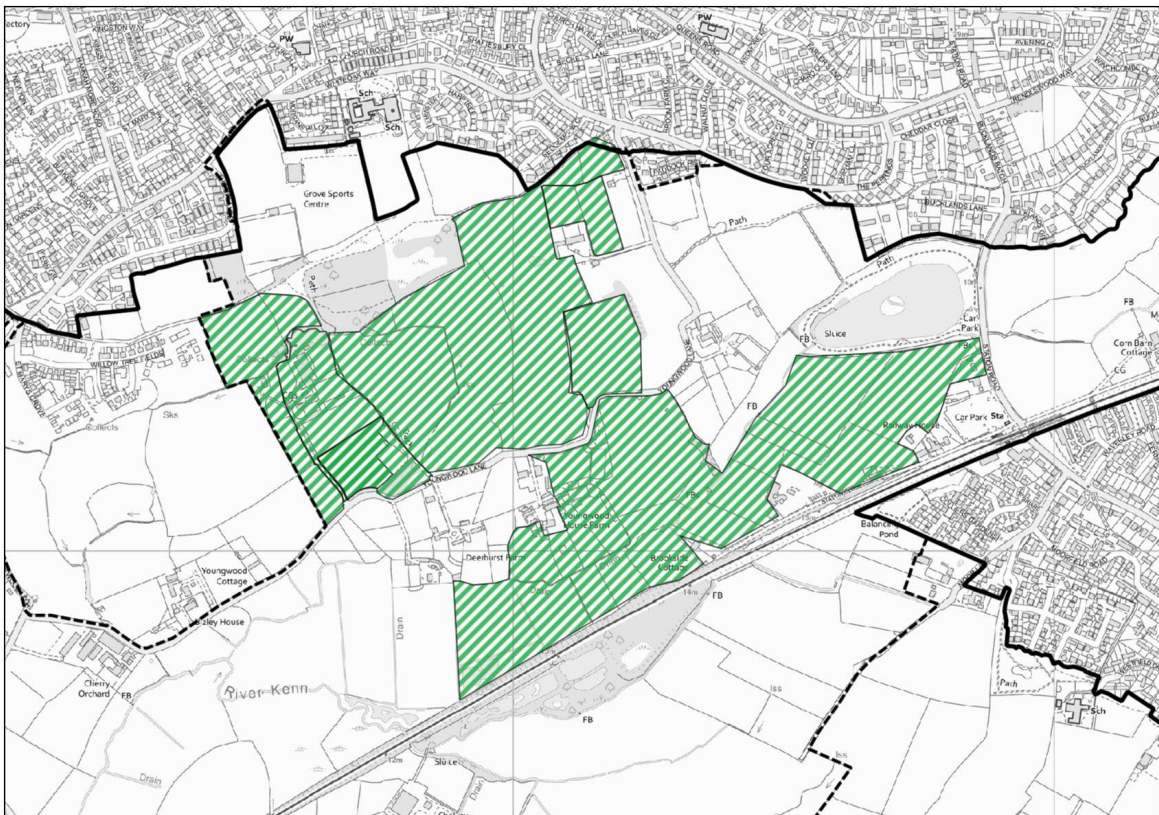
Site details	<ul style="list-style-type: none"> • Site located adjacent to the town of Nailsea • Flood zone 1, potential to apply sequential approach to avoid higher risk parts of site.
Availability	<ul style="list-style-type: none"> • Submission to latest Reg.19 local plan consultation. • Current pre-application proposal for 180 homes and open space • Site submission by developer to local plan for 180 dwellings
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case Nailsea. Notwithstanding the capacity is broadly equivalent to the appeal proposal.

Site no	90
Settlement	Nailsea
Site name	Youngwood Lane
Site size (ha)	24.3



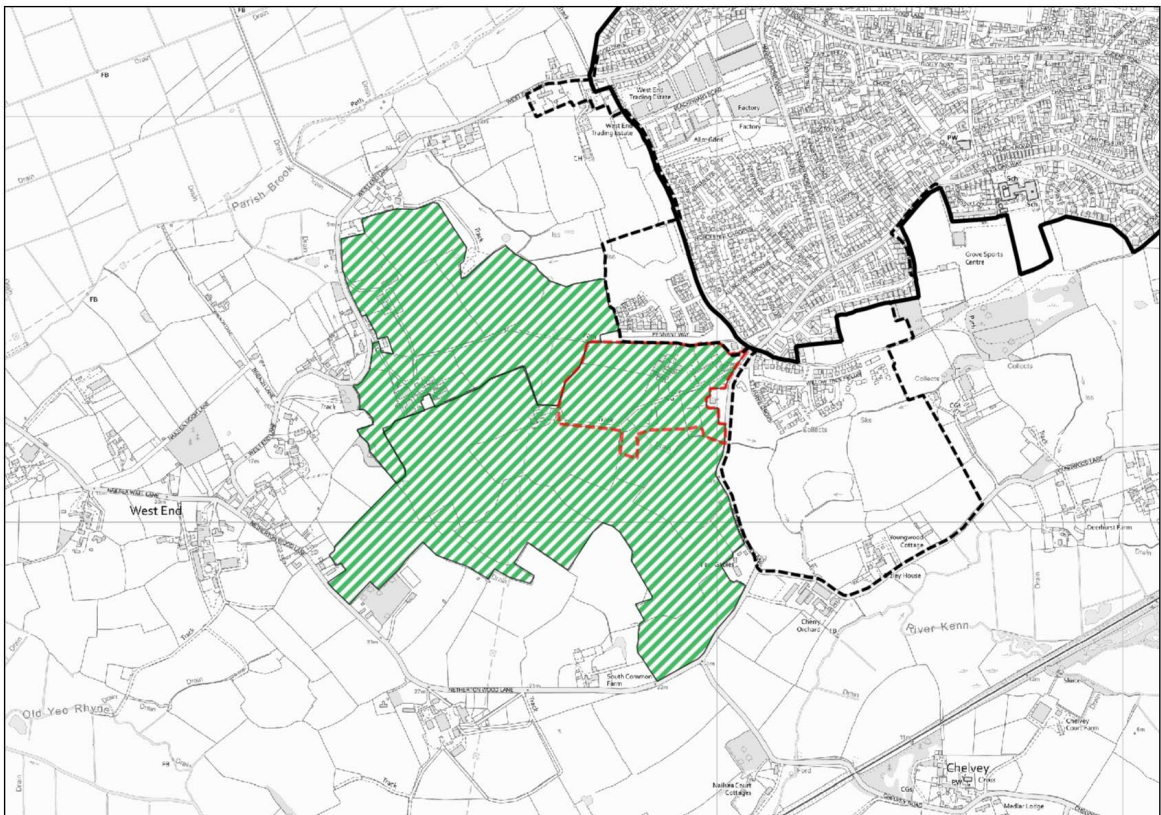
Site details	<ul style="list-style-type: none"> • Site located adjacent to the town of Nailsea, and relates to additional phases as outlined in red above. • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site allocated for residential development and consented under outline for 450 dwellings. • Developer controls site. • Second phase has consent for 282 dwellings with application pending to modify house types. • 282 identified within the deliverable supply.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix E’ – phase in question is consented and being brought forward by another developer.
My response to appellants concerns	<ul style="list-style-type: none"> • I do not consider this is sufficient justification to reject the site as a ‘reasonably available’ alternative.

Site no	91
Settlement	Nailsea
Site name	Land south of Nailsea
Site size (ha)	49.1



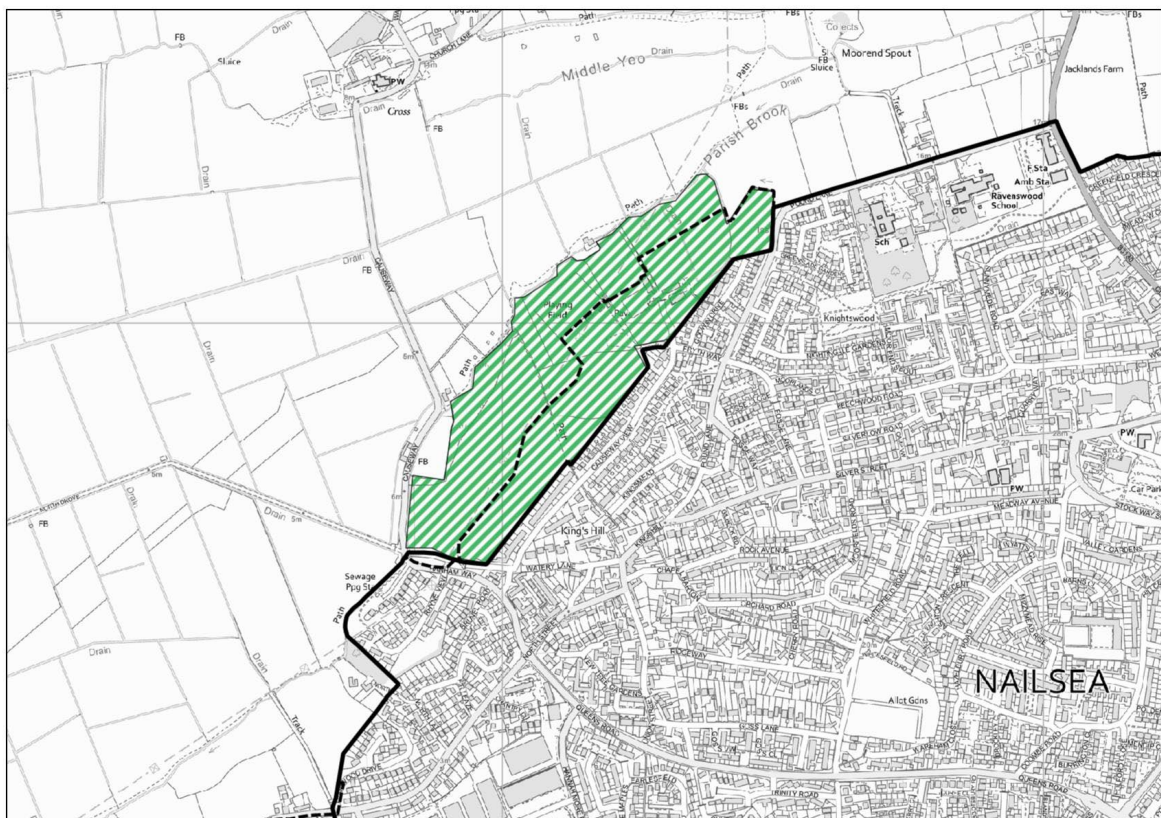
Site details	<ul style="list-style-type: none"> • Site located adjacent to the town of Nailsea • Flood zone 1, 2, and 3 – potential to apply sequential approach to avoid higher risk parts of site.
Availability	<ul style="list-style-type: none"> • Sites identified as potential in SHLAA for 622 homes. • All sites submitted to local plan indicating availability. • Land promoter, NSC and developers (including appellant) control land • Current application proposal for up to 400 dwellings and open space
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix E’ – strategic gap, and proposed Green Belt designation on part of site. Could not accommodate proposed
My response to appellants concerns	<ul style="list-style-type: none"> • The strategic gap and GB could be retained on land outside of the developed area leaving land of a scale to accommodate the proposal.

Site no	92
Settlement	Nailsea
Site name	South west Nailsea
Site size (ha)	68.4



Site details	<ul style="list-style-type: none"> • Site located adjacent to the town of Nailsea • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site submitted to local plan process and identified potential for 575 dwellings • On the southern site above (HE20611), an application is in progress for 200 homes outlined in red dash line by St Modwen. For the purpose of this appeal, this and the northern site are assumed. • Much larger site potential for open space creation.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix F’ – site under option to another developer.
My response to appellants concerns	<ul style="list-style-type: none"> • This is not sufficient basis to reject the site as a ‘reasonably available’ alternative.

Site no	93
Settlement	Nailsea
Site name	Northwest Nailsea
Site size (ha)	17.9



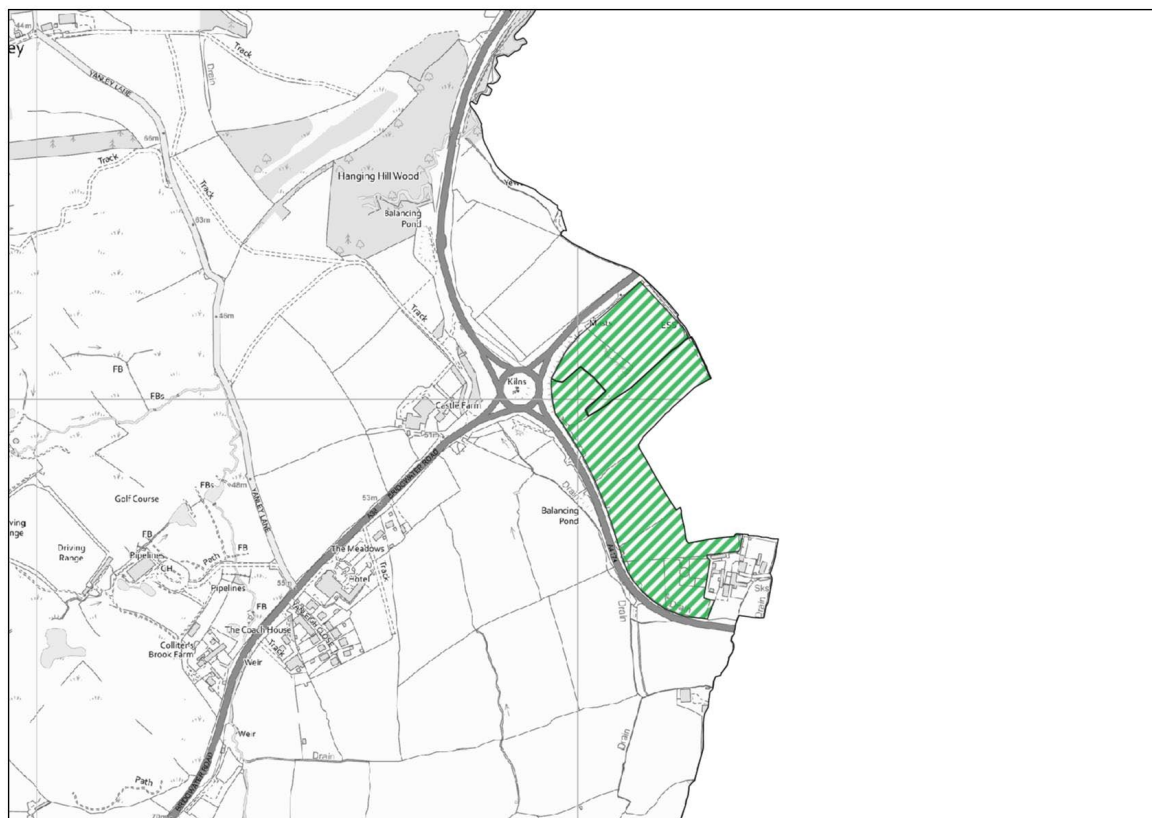
Site details	<ul style="list-style-type: none"> • Site located adjacent to the town of Nailsea • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site allocated for residential development for 225 homes. • Current outline application for 150 dwellings submitted by developer Vistry.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix E' – site allocation reduced to 75 dwellings for flood reasons so cannot accommodate the proposal.
My response to appellants concerns	<ul style="list-style-type: none"> • Upon review of future flood risk to the site, the proposed allocation is increased to 225 dwellings.

Site no	97
Settlement	Nailsea
Site name	Weston College site
Site size (ha)	0.15



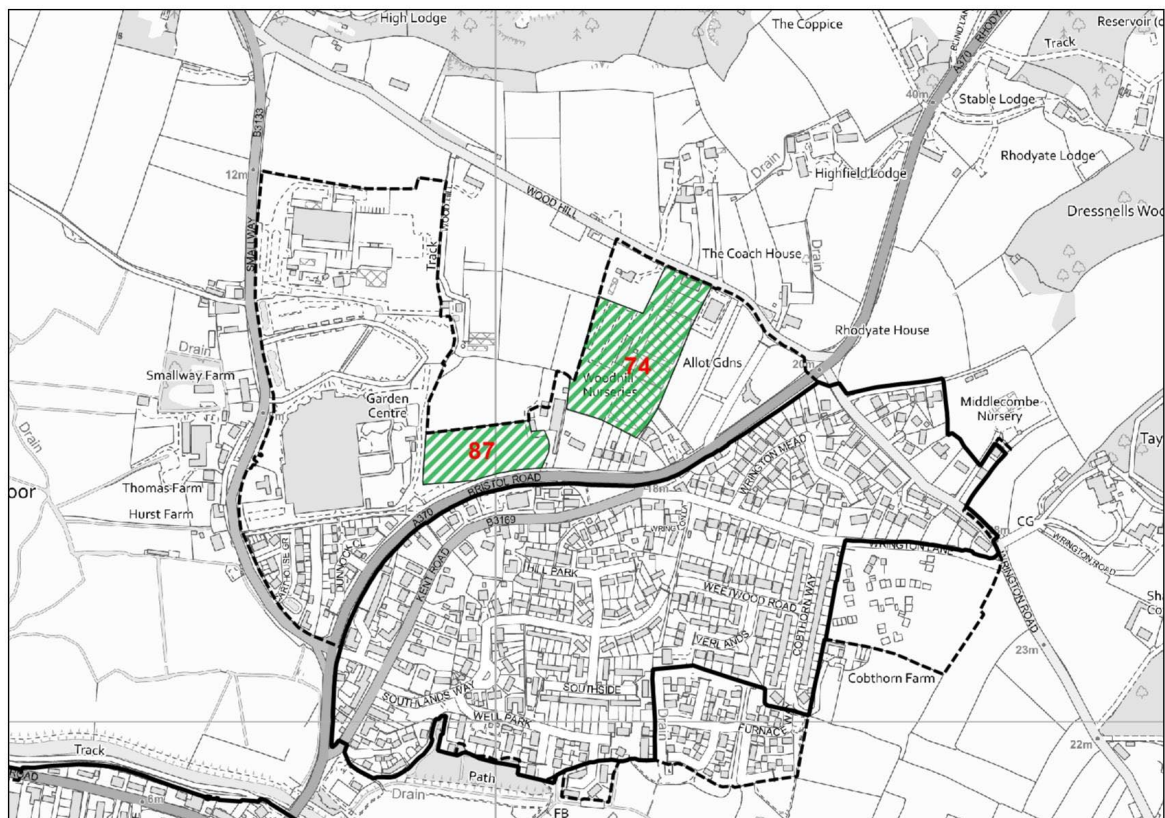
Site details	<ul style="list-style-type: none"> • Site located within Nailsea centre • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site allocated for residential development. • Current application proposal for 38 units.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlement is appropriate, in this case Nailsea.

Site no	198
Settlement	Bristol fringe
Site name	SW Bristol
Site size (ha)	9.7



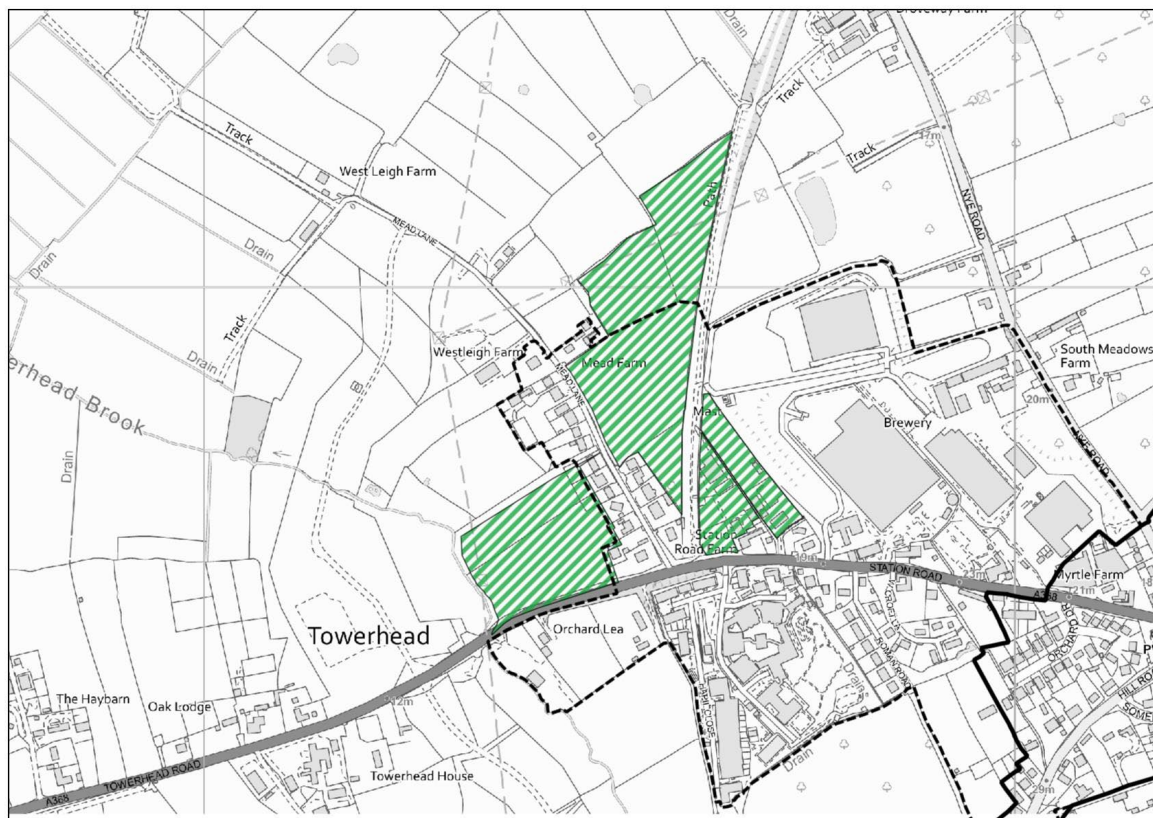
Site details	<ul style="list-style-type: none"> • Site located on Bristol fringe on land within North Somerset • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site proposed allocation for residential development of 215 dwellings • Land owned by developer and promoted to the local plan for development.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix D' – not sequentially preferable due to flood risk.
My response to appellants concerns	<ul style="list-style-type: none"> • Not a justification given that the proposed allocation, is in flood zone 1, and the appeal site is in zone 3.

Site no	74 and 87 consider as a single site
Settlement	Congresbury
Site name	Land at Woodhill and north of Bristol Rd
Site size (ha)	2.9 in total



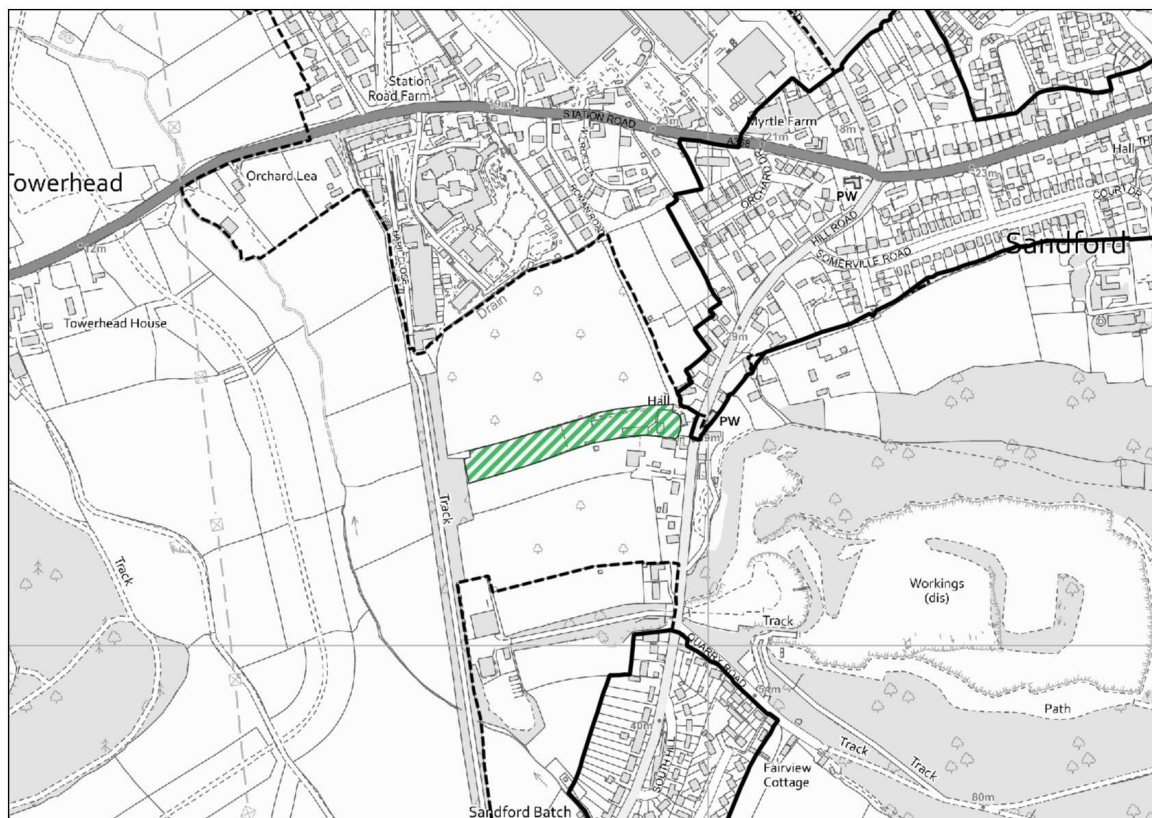
Site details	<ul style="list-style-type: none"> • Sites located between Congresbury and Yatton • Flood zone 1 • Westernmost site (87) is an allocation in the Congresbury Neighbourhood Plan for 20 homes.
Availability	<ul style="list-style-type: none"> • (Proposed) allocation for residential development of 80 dwellings across both sites.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Congresbury and Yatton.

Site no	36
Settlement	Sandford
Site name	Four sites to the west of Sandford
Site size (ha)	7.9



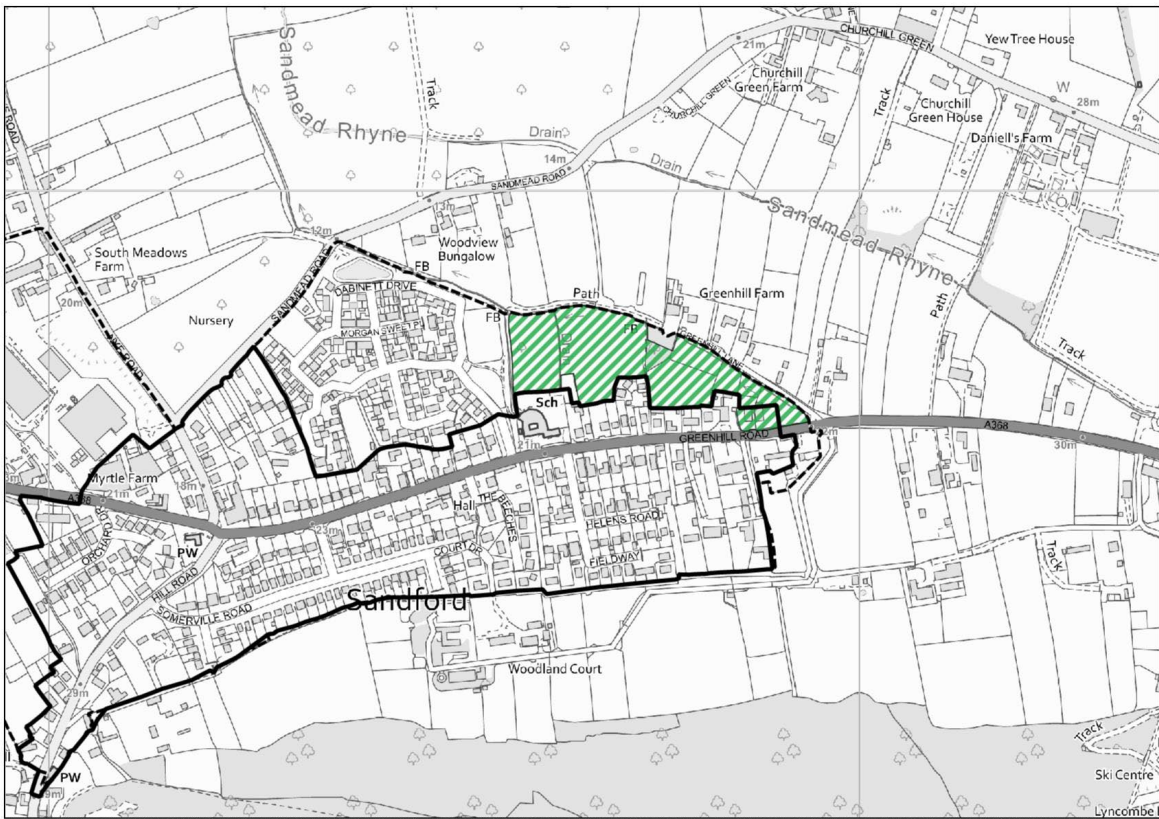
Site details	<ul style="list-style-type: none"> • Site located to the west of Sandford • Flood zone 1
Availability	<ul style="list-style-type: none"> • Part of site proposed allocation for residential development of 35 dwellings • All sites submitted to local plan and identified as potential in SHLAA. Total capacity of 93 homes across sites.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	37
Settlement	Sandford
Site name	Land adjacent to Hill Road
Site size (ha)	0.97



Site details	<ul style="list-style-type: none"> • Site located between Sandford and Winscombe • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site submitted to local plan process and identified as potential in SHLAA for 35 homes.
Appellants reason for rejection	<ul style="list-style-type: none"> • Appellant only considered the larger site. 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	39
Settlement	Sandford
Site name	Land at Greenhill Road
Site size (ha)	2.7



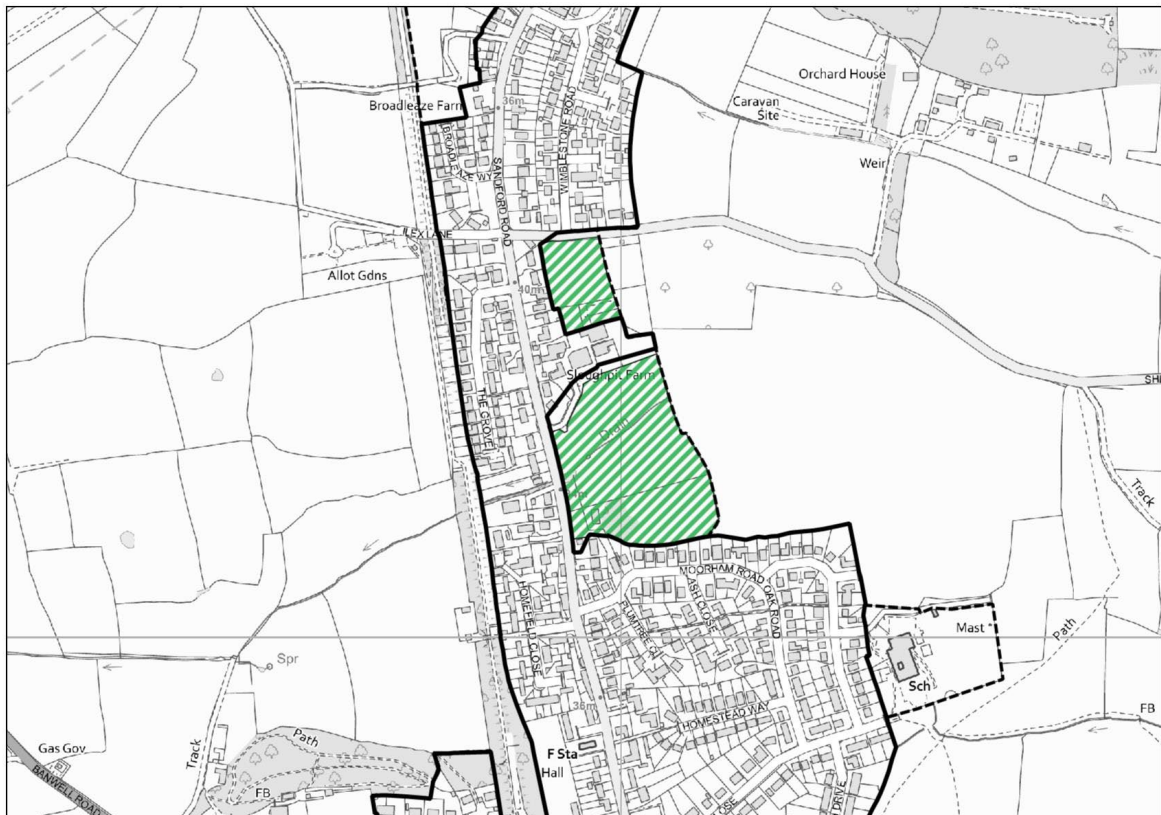
Site details	<ul style="list-style-type: none"> • Site located adjacent to the village of Sandford • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site consented for 49 dwellings and controlled by a developer. • Reserved matters application under consideration. • Supply assumed within the deliverable supply.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	43
Settlement	Sandford
Site name	Broadleaze Farm
Site size (ha)	3.17



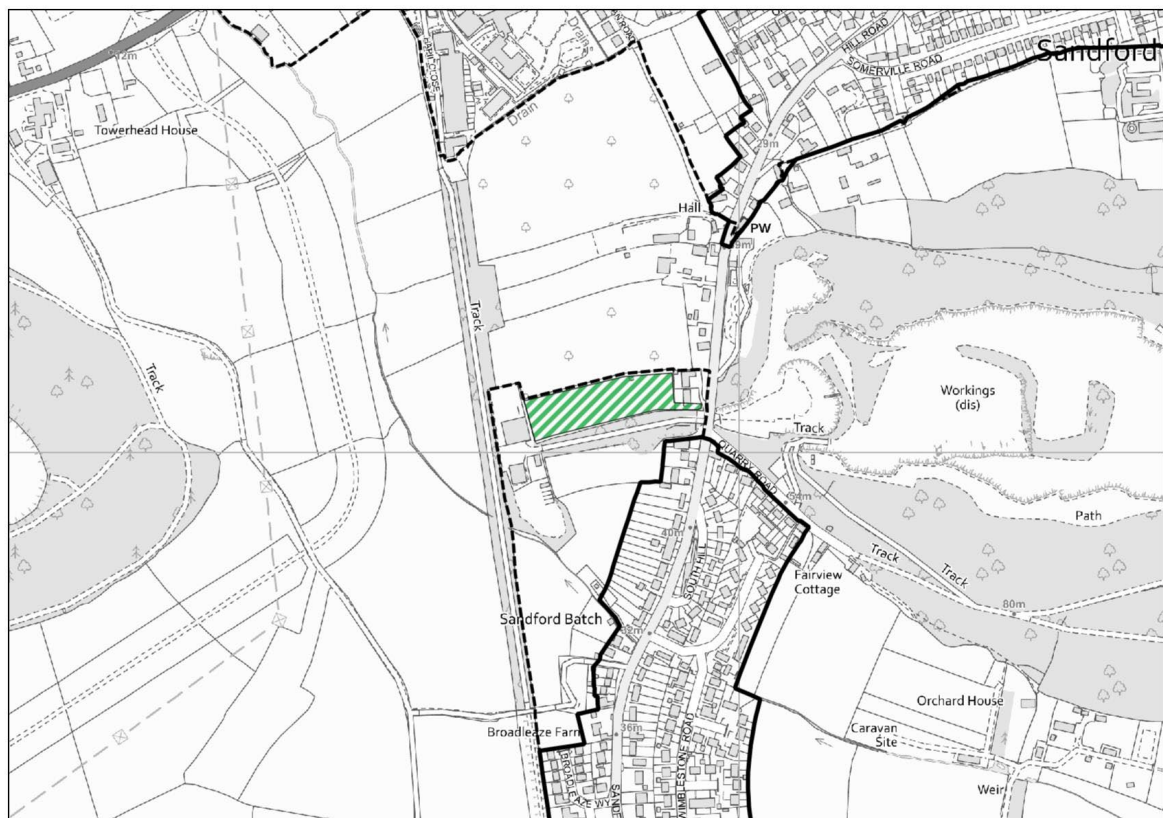
Site details	<ul style="list-style-type: none"> • Site located adjacent to Winscombe • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site allocated for development for 74 dwellings and controlled by a developer.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	45
Settlement	Sandford
Site name	Coombe Farm and Shipham Farm
Site size (ha)	4.1



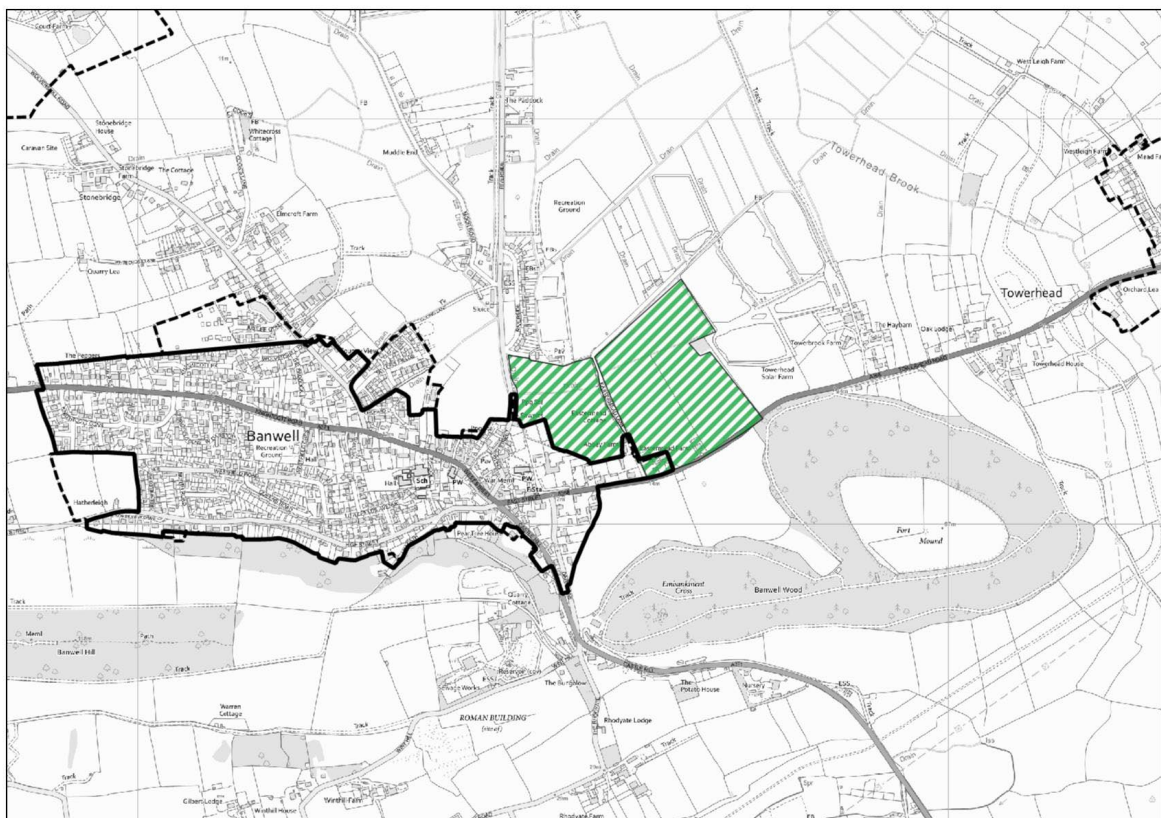
Site details	<ul style="list-style-type: none"> • Site located adjacent to Winscombe • Flood zone 1
Availability	<ul style="list-style-type: none"> • Full application with resolution to grant consent for 68 dwellings, and controlled by a developer. • Capacity assumed within the deliverable supply.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	46
Settlement	Sandford
Site name	Land adjacent to Quarry Lane
Site size (ha)	0.9



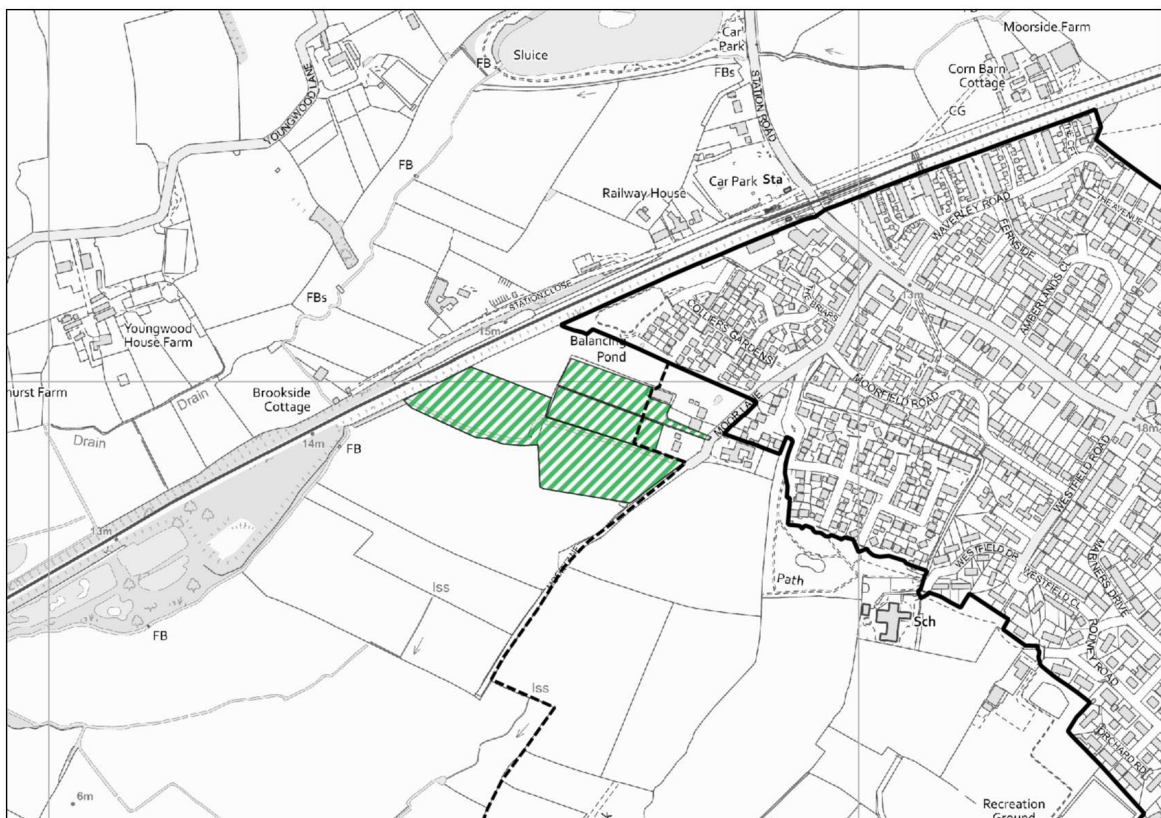
Site details	<ul style="list-style-type: none"> • Site located between Sandford and Winscombe • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site proposed allocation for residential development of 30 dwellings
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Sandford and Winscombe.

Site no	138
Settlement	Banwell
Site name	Land to the east of Banwell
Site size (ha)	15.6



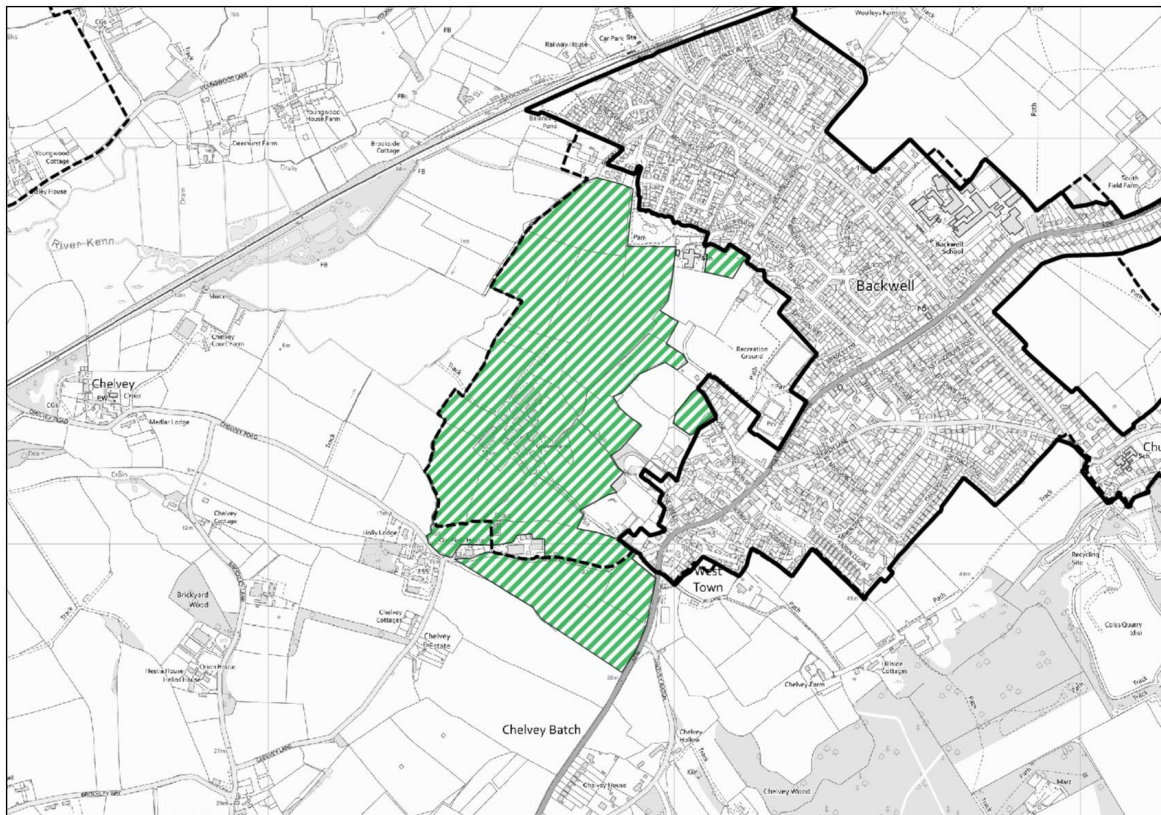
Site details	<ul style="list-style-type: none"> • Site located adjacent to Banwell • Flood zone 1 and 3
Availability	<ul style="list-style-type: none"> • Sites identified as potential in SHLAA for 165 units and submitted to local plan 2040.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • Site available for only marginally less than the appeal site, but in context of nearby Wolvershill proposal (no. 136), offers considerable availability in the Banwell area.

Site no	15
Settlement	Backwell
Site name	Land adjacent to Moor Lane
Site size (ha)	3.2



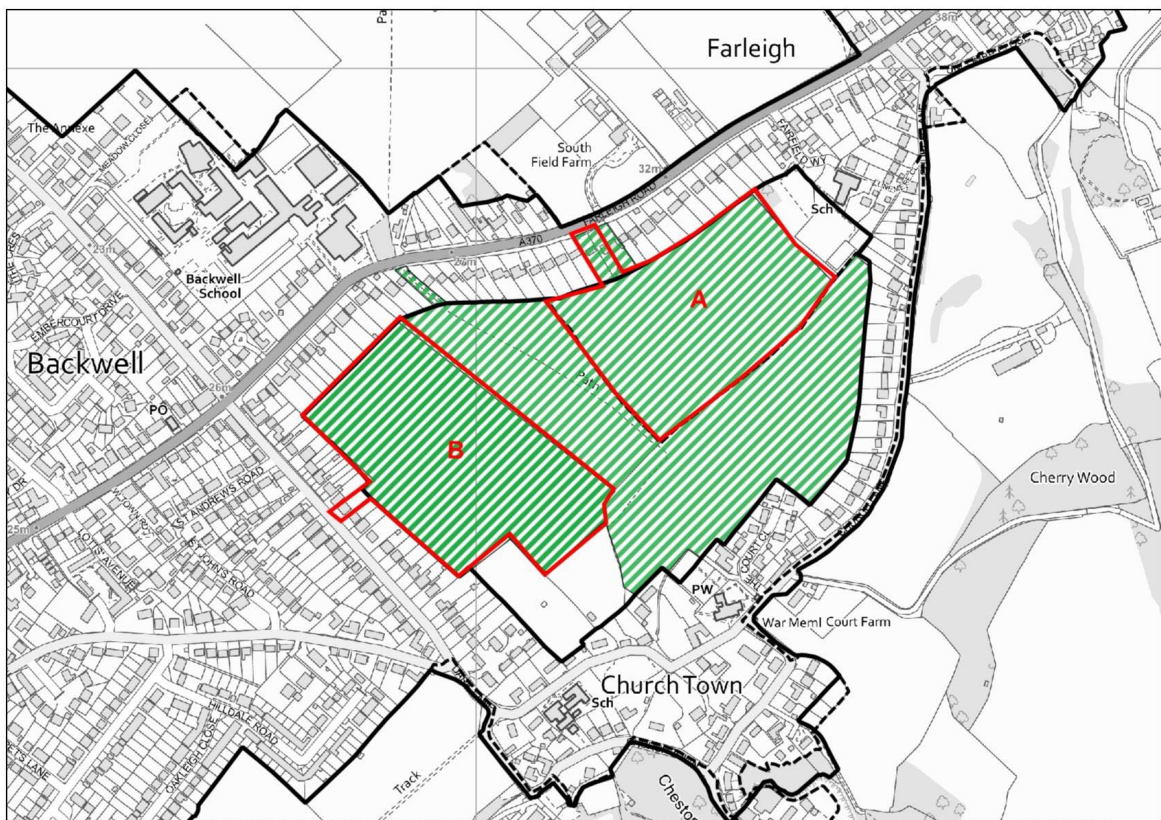
Site details	<ul style="list-style-type: none"> • Site located to west of Backwell • Flood zone 1
Availability	<ul style="list-style-type: none"> • Sites submitted to emerging local plan process. • Northern site was part of a recently refused proposal that included land further northeast. For this appeal the smaller site is included reflecting the local plan site submission. • Assumed potential for 65 units across three sites.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Backwell.

Site no	16
Settlement	Backwell
Site name	Land around Grove Farm
Site size (ha)	47



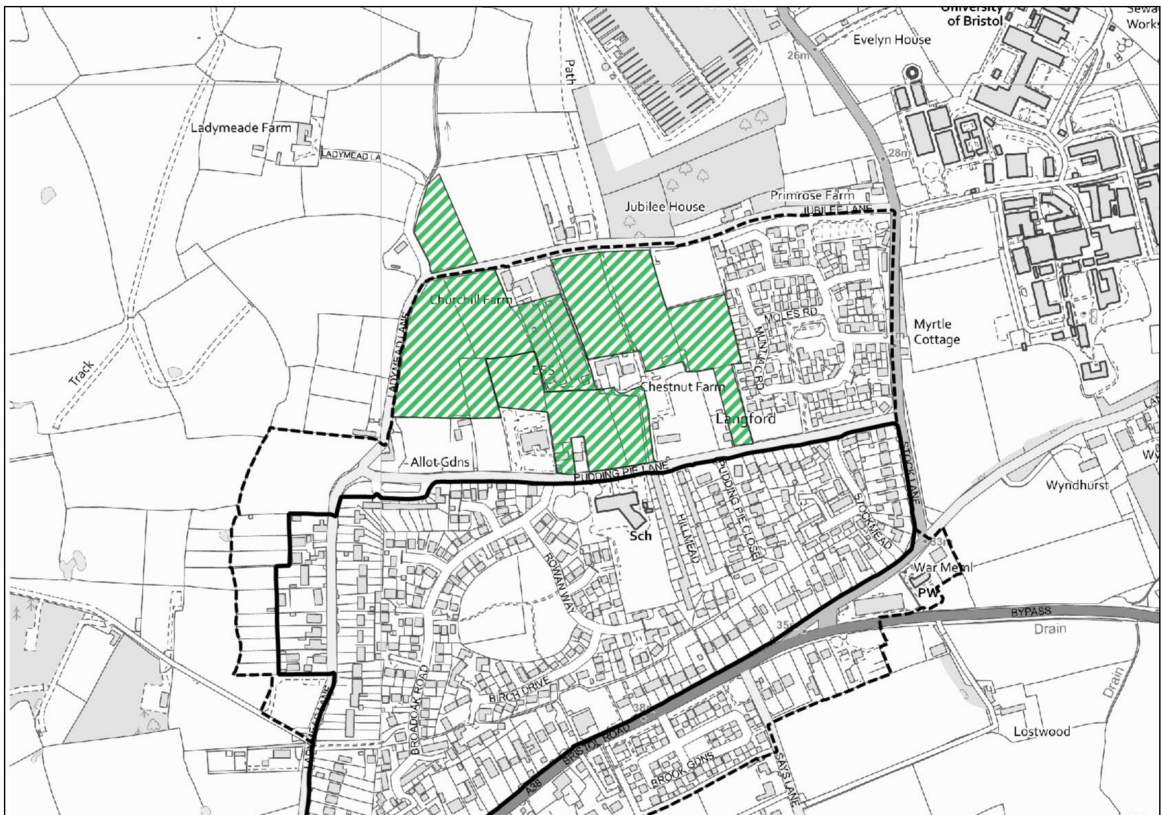
Site details	<ul style="list-style-type: none"> • Site located to west of Backwell
Availability	<ul style="list-style-type: none"> • Site proposed allocation for residential development of 515 dwellings • Land controlled by developer with a current outline application in for 515 homes and other uses.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix F’ –site under option to another developer, and small part in the Green Belt.
My response to appellants concerns	<ul style="list-style-type: none"> • Not sufficient justification – this is an emerging allocation and sites can still be ‘reasonably available’ under the control of another developer.

Site no	17
Settlement	Backwell
Site name	Farleigh Fields
Site size (ha)	26.7



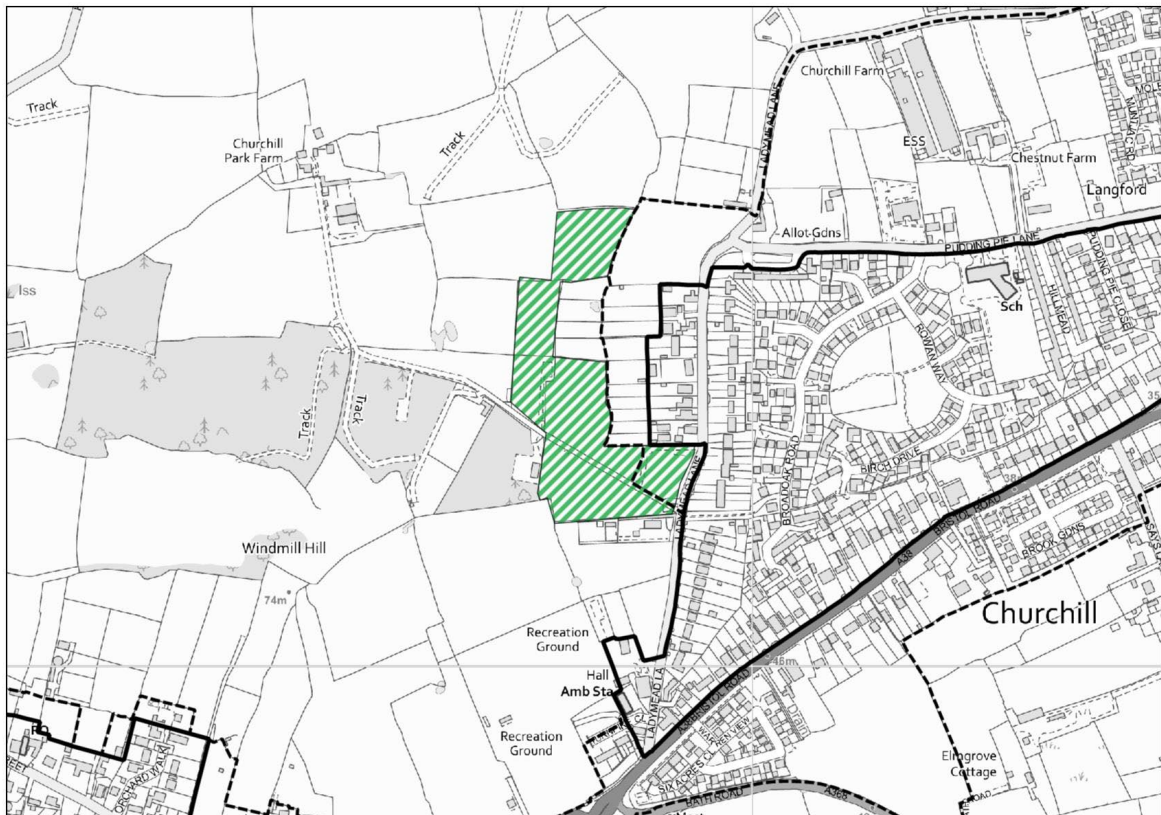
Site details	<ul style="list-style-type: none"> • Sites located at Backwell and comprise two parcels (A and B edged red), both controlled by the appellant – Farleigh Fields East (A) and Farleigh Fields West (B). • Flood zone 1
Availability	<ul style="list-style-type: none"> • Farleigh Fields East (A) has planning consent for 88 dwellings. Some preparatory works on site but dwellings not yet under construction and pre-commencement conditions required to be discharged. • Farleigh Fields West (B) has an application in progress for up to 125 dwellings.
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix E’ – part of site already being developed by the appellant and residual part too small.
My response to appellants concerns	<ul style="list-style-type: none"> • Residual part not yet under construction. • The capacity of these two sites exceeds the appeal proposal.

Site no	26
Settlement	Langford
Site name	Land north of Langford
Site size (ha)	7.4



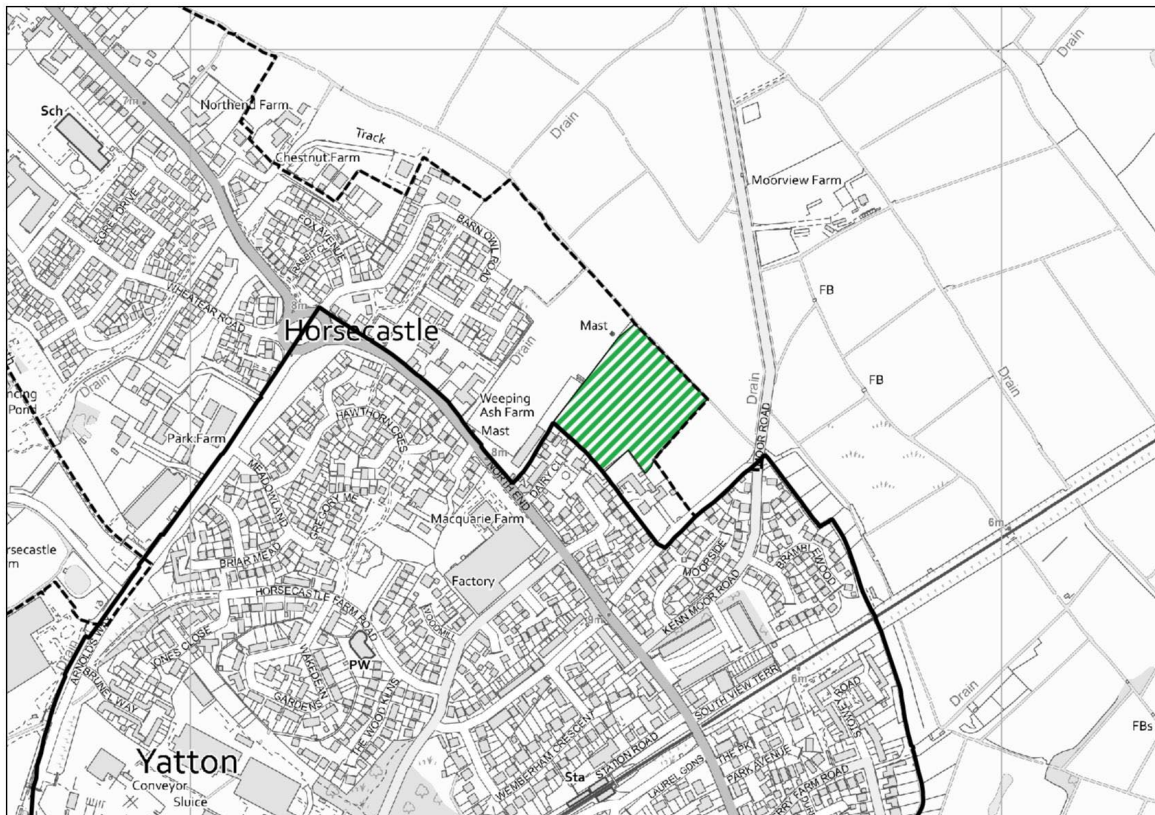
Site details	<ul style="list-style-type: none"> • Site located between Congresbury and Yatton • Flood zone 1
Availability	<ul style="list-style-type: none"> • Sites submitted to the local plan process and proposed for allocation for 190 dwellings
Appellants reason for rejection	<ul style="list-style-type: none"> • ‘Appendix C’ – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Langford. Notwithstanding that, the residential capacity is equivalent to the appeal site.

Site no	31
Settlement	Langford
Site name	Land off Ladymeard Lane
Site size (ha)	3.84



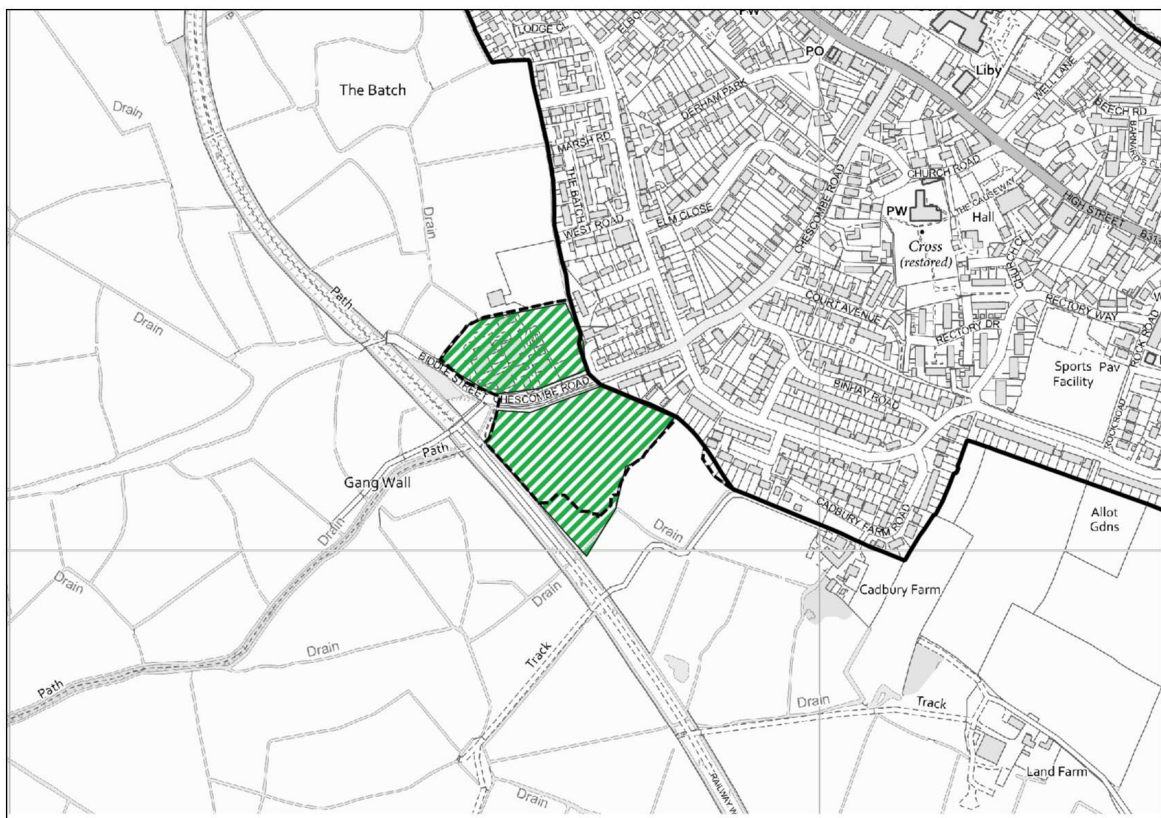
Site details	<ul style="list-style-type: none"> • Site located to west of Langford • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site submitted to local plan process. • 114 SHLAA capacity.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Langford.

Site no	112
Settlement	Yatton
Site name	Moor Road
Site size (ha)	1.9



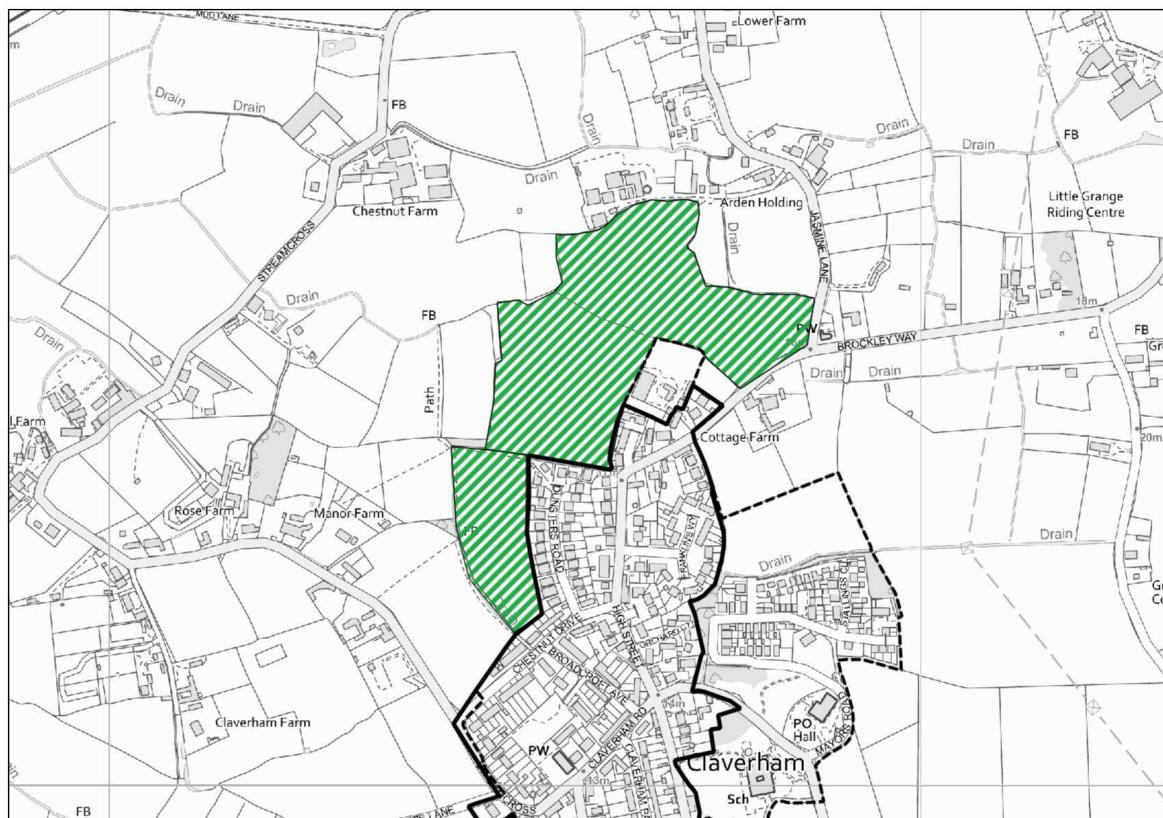
Site details	<ul style="list-style-type: none"> • Site located adjacent to Yatton • Flood zone 1 across majority of site.
Availability	<ul style="list-style-type: none"> • Site has planning consent secured by appellant for 60 dwellings • Capacity assumed within the deliverable supply. • Pre-commencement conditions are yet to be discharged in relation to surface water drainage. At the time of writing, an application is in progress (23/P/2440/AOC) and a letter from the Internal Drainage Board has raised concerns and additional requirements.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix E' – the appellant is developing the site
My response to appellants concerns	<ul style="list-style-type: none"> • Not sufficient basis to reject the site.

Site no	113
Settlement	Yatton
Site name	Rectory Farm
Site size (ha)	3.8



Site details	<ul style="list-style-type: none"> • Site located adjacent to Yatton • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site has planning permission for up to 100 dwellings.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix E' – site too small and has consent by another developer.
My response to appellants concerns	<ul style="list-style-type: none"> • Site should be considered together with other opportunities across Yatton and Congresbury. • Consent by another developer is not sufficient basis to reject the site.

Site no	52
Settlement	Yatton
Site name	Land north of Claverham
Site size (ha)	8.5



Site details	<ul style="list-style-type: none"> • Site located adjacent to Claverham and within Yatton Parish • Flood zone 1
Availability	<ul style="list-style-type: none"> • Site promoted by developer for 120 dwellings including submission to latest Reg.19 local plan consultation.
Appellants reason for rejection	<ul style="list-style-type: none"> • 'Appendix C' – site does not meet site size threshold
My response to appellants concerns	<ul style="list-style-type: none"> • I explain in my main proof why I feel the contribution of a range of sites across the settlements is appropriate, in this case Congresbury and Yatton.

MH4: Strategic Housing Land Availability Assessment – sites identified as ‘potential’

This appendix provides an extract of the SHLAA (Nov 2023) findings in relation to sites identified as ‘potential’ for consideration through plan making. These include site opportunities available to be considered as part of the ongoing local plan preparation and are at a lower flood risk than the appeal site.

Site entries highlighted green are emerging allocations in the North Somerset Local Plan 2040. Sites not highlighted form additional available options.

The end column identifies those sites considered ‘reasonably available’ for the purposes of this appeal.

The column headed ‘Reg 19 entry’ reflects the capacity submitted by promoters of the site to the latest Reg 19 Local Plan consultation.

Notes on specific entries in tables MH4a and MH4b

Site ref: HE20273 capacity changed to 225 to reflect review of site capacity and inclusion within the Reg 19 Local Plan.

Site ref: HE20716 and HE20717 capacity totals 68 reflecting resolution to grant consent.

Site ref: HE20471 capacity reflects current planning application.

Site ref: HE20501, HE201014, and HE201071 are adjoining sites with a reviewed capacity of 65 units.

Site ref: HE20110. This is a very large site with a capacity recording in Table **MH4b** of 2500. The site submission through the local plan ‘call for sites’ advanced a capacity of 4500 as recorded in the published SHLAA.

Table MH4a: SHLAA potential outside of the Green Belt						
Site reference	Site name (green = proposed allocation)	Area (ha)	Settlement	Capacity	Reg. 19 entry	‘Reasonably available’ site
HE202008	Land off Rushmoor Lane	0.64	Backwell	23		Yes, 16
HE20595	Land around Grove Farm	44.77	Backwell	515		Yes, 16
HE203013	Western part of Farleigh Fields	6.09	Backwell	125		Yes, 17
HE203034	Land off Westfield Drive	0.61	Backwell	15		Yes, 16
HE20358	South of Knightcott Gardens	2.82	Banwell	66		
HE20195	East of Riverside	4.8	Banwell	30		Yes, 138
HE201055	Eastermead Lane	10.74	Banwell	135		Yes, 138
HE2024	Land to north of Purn Way	0.82	Bleadon	14		
HE2051	Land north of Amesbury Drive	1.64	Bleadon	65		
HE2083	Purn House Farm Industrial Estate	3.55	Bleadon	60		

HE20590	Land to west of Wyndhurst Road	3.5	Churchill		89	Yes, 30
HE201074	North of Pudding Pie Lane	2.41	Churchill	65		Yes, 26
HE20122	Land south of A38	5.6	Churchill	168		Yes, 25
HE20196	Land to southeast of Langford	2.6	Churchill	78		Yes, 25
HE20608	West of Ladymead Lane	3.8	Churchill	114		Yes, 31
HE20629	Bath Road	0.5	Churchill	18		Yes, 25
HE201013	Land off Says Lane	2.9	Churchill	87		Yes, 25
HE2023	Land east of Ladymead Lane	3.45	Churchill	90		Yes, 26
HE20489	North Field, Claverham Works	1.44	Claverham	50		
HE201072	North of Brockley Way	8.6	Claverham		120	Yes, 52
HE20375	Pineapple Farm, Congresbury	3.31	Congresbury	81		
HE20178	Woodhill Nurseries	2	Congresbury	60		Yes, 74
HE202010	Land at Cobthorn Farm	14.87	Congresbury	20		
HE202017	Grange Farm, Hutton	4.38	Hutton	40		
HE207	Elm Grove Nurseries	6.8	Locking	35		
HE20611	West of Netherton Wood Lane	45.66	Nailsea		200	Yes, 92
HE20273	Land at northwest Nailsea	17.96	Nailsea		225	Yes, 93
HE20504	Land at West End	22.69	Nailsea	375		Yes, 92
HE20591	Land south of Nailsea	4.68	Nailsea	130		Yes, 91
HE203006	Poplar Farm	8.22	Nailsea		200	Yes, 100
HE203007	Land north of Youngwood Lane	2.61	Nailsea	78		
HE203016	Land at Youngwood Lane b	1.8	Nailsea	36		
HE20612	North and south of Youngwood Lane	37.05	Nailsea	316		
HE202016	Land at Youngwood Lane	2.22	Nailsea	66		
HE203020	Land near the Perrings	1.19	Nailsea	32		
HE20U05	Weston College Site	0.15	Nailsea	28		
HE20U06	Downside		Portishead	24		
HE2075	Land at Mead Farm	4.3	Sandford	56		Yes, 36
HE2034	Land at Mead Lane	2.34	Sandford	30		Yes, 36
HE20587	North of Sandford (b)	13	Sandford	260		
HE20617	South of Greenhill Road	1.9	Sandford		35	
HE201012	Land west of Sandford	0.63	Sandford	18		Yes, 36
HE201015	Land off Hill Road	0.97	Sandford	35		Yes, 37
HE201022	Land north of Greenhill Road	3.4	Sandford		37	
HE203008	Land near Mead Lane	0.66	Sandford	10		Yes, 36
HE203036	Land north of Sandford	0.55	Sandford	2		
HE2076	West of Hill Road	0.9	Winscombe	30		
HE20187	Broadleaze Farm, Winscombe	3.17	Winscombe	74		Yes, 43
HE20716	Land at Shipham Lane, Winscombe	0.81	Winscombe		34	Yes, 45

HE20717	Land at Coombe Farm, Winscombe	3.30	Winscombe		34	Yes, 45
HE20120	South of Fullers Lane	2.1	Winscombe	64		
HE20121	Fullers Lane	1.1	Winscombe	40		
HE201034	Land east of Wolvershill Road	2.8	Wolvershill	84		
HE201086	Land at East of M5	43.2	Wolvershill	560		
HE203005	Land adjacent Summer Lane bridge	4.9	Wolvershill	30		
HE20500	Land adjacent to M5 and Summer Lane	41.4	Wolvershill	700		
HE20592	Summer Lane	2.9	Wolvershill	85		
HE203002	Land north of Summer Lane	4.4	Wolvershill	10		
HE203003	Land north of Wolvershill	3.3	Wolvershill	100		
HE201016	Myrtle Farm	1.3	Wolvershill	30		
HE20607	Land east of Wolvershill Road	99.2	Wolvershill	800		
HE20594	Park Farm	1.3	Wolvershill	44		
HE202000	Land off Summer Lane	0.9	Wolvershill	36		
HE20498	Land adjacent to Summer Lane and Knightcott Road	2.6	Wolvershill	78		
HE2010113	Land north of Oldmixon Road	1.54	WSM	16		
HE2027	Greenways Farm, Lyefield Road	24.7	WSM	80		
HE20354	South of Manor Farm, North of Lyefield Road	2.57	WSM	60		
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	3.64	WSM		75	
HE201040	Land south of Elborough	22.86	WSM	70		
HE201030	Leighton Crescent	2.69	WSM	81		
HE20501	Moor Lane		Backwell		21	Yes, 15
HE20637	Elborough		WsM		315	
HE201014	Moor Lane		Backwell		21	Yes, 15
HE201071	Moor Lane		Backwell		21	Yes, 15
				6522	1427	
				7949		

Table MH4b: SHLAA potential in the Green Belt						
Site reference	Site name	Area (ha)	Settlement	Capacity	Reg. 19 entry	Reasonably available' site
HE203001	Land near Wooleys Farm	0.77	Backwell	14		
HE2068	Land at Tower Farm	27.97	Portishead	478		
HE20110	The Vale	290.36	Edge of Bristol		2500	

HE20124	North of Clevedon Road	8.54	Portishead	243		
HE20133	South of Cedar Way	4.5	Portishead	135		
HE20136	Land north of Nailsea	25.1	Nailsea	236		
HE20286	South east of A38/A4174 roundabout, Dundry	2.70	Edge of Bristol	80		Yes, 198
HE20328	North of Nortons Wood Lane	3.46	Clevedon	20		
HE201061	Wooleys Farm	3	Backwell	90		
HE203009	Land at Barrow Wood a	2.82	Edge of Bristol	85		
HE203010	Land at Barrow Wood b	3.68	Edge of Bristol	110		
HE20225	Land off Pound Lane	5.63	Nailsea	100		
HE202012	Land east of Backwell	46.11	Backwell	500		
HE20615	Land north of Colliters Way	7.05	Edge of Bristol	200		Yes, 198
HE203035	Land at east of Backwell	28.59	Backwell	340		
HE20233	Northeast of Nailsea	13.28	Nailsea		120	
				2631	2620	
				5251		

MH5: Letter from Deputy Prime Minister to local authorities: Playing.your.part.in.building.the.homes.we.need.(30 July 2020)

The appendix sets out the latter in full. I have highlighted two extracts in yellow and included the references [MH5A], and [MH5B] corresponding to sections in my main proof of evidence where I refer to the latter.

To: all local authority Leaders in England

Cc: all local authority Chief Executives in
England

Playing your part in building the homes we need

Earlier today, I set out to the House of Commons the Government's plan to build the homes this country so desperately needs. Our plan is ambitious, it is radical, and I know it will not be without controversy – but as the Prime Minister said on the steps of Downing Street, our work is urgent, and in few areas is that urgency starker than in housing.

As the Leaders and Chief Executives of England's local authorities, you know how dire the situation has become and the depth of the housing crisis in which we find ourselves as a nation. You see it as you place record numbers of homeless children in temporary accommodation; as you grapple with waiting lists for social housing getting longer and longer; and as your younger residents are priced out of home ownership.

It is because of this I know that, like every member of the Government, you will feel not just a professional responsibility but a moral obligation to see more homes built. To take the tough choices necessary to fix the foundations of our housing system. And we will only succeed in this shared mission if we work together – because it falls to you and your authorities not only to plan for the houses we need, but also to deliver the affordable and social housing that can provide working families with a route to a secure home.

To that end, and in a spirit of collaboration and of shared endeavour, I wanted to set out the principal elements of our plan – including what you can expect of the Government, and what we are asking of you.

Universal coverage of local plans

I believe strongly in the plan making system. It is the right way to plan for growth and environmental enhancement, ensuring local leaders and their communities come together to agree the future of their areas. Once in place, and kept up to date, local plans provide the stability and certainty that local people and

developers want to see our planning system deliver. In the absence of a plan, development will come forward on a piecemeal basis, with much less public engagement and fewer guarantees that it is the best outcome for your communities.

That is why **our goal has to be for universal coverage of ambitious local plans as quickly as possible**. I would therefore like to draw your attention to the proposed timelines for plan-making set out in Chapter 12 of the National Planning Policy Framework (NPPF) consultation. My objective is to drive all plans to adoption as fast as possible, with the goal of achieving universal plan coverage in this Parliament, while making sure that these plans are sufficiently ambitious.

This will of course mean different things for different authorities.

- For **plans at examination** this means allowing them to continue, although where there is a significant gap between the plan and the new local housing need figure, we will expect authorities to begin a plan immediately in the new system.
- **[MH5A] For plans at an advanced stage of preparation (Regulation 19), it means allowing them to continue to examination unless there is a significant gap between the plan and the new local housing need figure, in which case we propose to ask authorities to rework their plans to take account of the higher figure.**
- **Areas at an earlier stage of plan development**, should prepare plans against the revised version of the National Planning Policy Framework and progress as quickly as possible.

I understand that will delay the adoption of some plans, but I want to balance keeping plans flowing to adoption with making sure they plan for sufficient housing. I also know that going back and increasing housing numbers will create additional work, which is why we will provide financial support to those authorities asked to do this. The Government is committed to taking action to ensure authorities have up-to-date local plans in place, supporting local democratic engagement with how, not if, necessary development should happen. On that basis, and while I hope the need will not arise, I will not hesitate to use my powers of intervention should it be necessary to drive progress – including taking over an authority's plan making directly. The consultation we have published today sets out corresponding proposals to amend the local plan intervention criteria.

We will also empower Inspectors to be able to take the tough decisions they need to at examination, by being clear that they should not be devoting significant time and energy during an examination to 'fix' a deficient plan – in turn allowing Inspectors to focus on those plans that are capable of being found sound and can be adopted quickly.

Strategic planning

We know however that whilst planning at the local authority level is critical, it's not enough to deliver the growth we want to see. That is why the Government was clear in the Manifesto that housing need in England cannot be met without planning for growth on a larger than local scale, and that it will be necessary to introduce effective new mechanisms for cross-boundary strategic planning.

This will play a vital role in delivering sustainable growth and addressing key spatial issues – including meeting housing needs, delivering strategic infrastructure, building the economy, and improving climate resilience. Strategic planning will also be important in planning for local growth and Local Nature Recovery Strategies.

We will therefore take the steps necessary to enable universal coverage of strategic planning within this Parliament, which we will formalise in legislation. This model will support elected Mayors in overseeing the development and agreement of Spatial Development Strategies (SDSs) for their areas. The Government will also explore the most effective arrangements for developing SDSs outside of mayoral areas, in order that we can achieve universal coverage in England, recognising that we will need to consider both the appropriate geographies to use to cover functional economic areas, and the right democratic mechanisms for securing agreement.

Across all areas, these arrangements will encourage partnership working but we are determined to ensure that, whatever the circumstances, SDSs can be concluded and adopted. The Government will work with local leaders and the wider sector to consult on, develop and test these arrangements in the months ahead before legislation is introduced, including consideration of the capacity and capabilities needed such as geospatial data and digital tools.

While this is the right approach in the medium-term, we do not want to wait where there are opportunities to make progress now. We are therefore also taking three immediate steps.

- First, in addition to the continued operation of the duty to cooperate in the current system, we are strengthening the position in the NPPF on cooperation between authorities, in order to ensure that the right engagement is occurring on the sharing of unmet housing need and other strategic issues where plans are being progressed in the short-term.
- Second, we will work in concert with Mayoral Combined Authorities to explore extending existing powers to develop an SDS.
- Third, we intend to identify priority groupings of other authorities where strategic planning – and in particular the sharing of housing need – would provide particular benefits, and engage directly with the authorities concerned to structure and support this cooperation, using powers of intervention as and where necessary.

Housing targets

Underpinning plan making – at the strategic and local level – must be suitably ambitious housing targets. That is why we have confirmed today that we intend to restore the standard method as the required approach for assessing housing needs and planning for homes, and reverse the wider changes made to the NPPF in December 2023 that were detrimental to housing supply.

But simply going back to the previous position is not enough, because it failed to deliver enough homes. So, we are also consulting on **a new standard method** to ensure local plans are ambitious enough to support the Government's commitment to build 1.5 million new homes over the next five years. The new method sees a distribution that will drive growth in every corner of the country. This includes a stretching yet credible target for London, with what was previously unmet need in the capital effectively reallocated to see homes built in areas where they will be delivered. The new method increases targets across all other regions relative to the existing one, and significantly boosts expectations across our city regions – with targets in Mayoral Combined Authority areas on average growing by more than 30%.

[MH5B] I want to be clear that local authorities will be **expected to make every effort to allocate land in line with their housing need as per the standard method**, noting it is possible to justify a lower housing requirement than the figure the method sets on the basis of local constraints on land and delivery, such as flood risk. Any such justification will need to be evidenced and explained through consultation and examination, and local authorities that cannot meet their development needs will have to demonstrate how they have worked with other nearby authorities to share that unmet need.

And we are also committed to making sure that **the right kind of homes are delivered through our planning system as quickly as possible**. That is why we are proposing to remove the prescriptive approach to affordable home ownership products, which can squeeze out Social and Affordable rent homes despite acute need. This will free authorities to secure more Social Rent homes, ensuring you get the homes you need in your local areas. We also want to promote the delivery of mixed use sites which can include a variety of ownership and rental tenures, including rented affordable housing and build to rent, and which provide a range of benefits – including creating diverse communities and supporting timely build out rates.

Green Belt and Grey Belt

If targets tell us what needs to be built, the next step is to make sure we are building in the right places. The first port of call is rightly brownfield land, and we have proposed some changes today to support such development.

But brownfield land can only be part of the answer, which is why we are consulting on changes that would see councils **required to review boundaries and release Green Belt land where necessary to meet unmet housing or commercial need**.

I want to be clear that this Government is committed to protecting nature. That is why land safeguarded for environmental reasons will maintain its existing protections. But we know that large parts of the Green Belt have little ecological value and are inaccessible to the public, and that the development that happens under the existing framework can be haphazard – too often lacking the affordable homes and wider infrastructure that communities need. Meanwhile, low quality parts of the Green Belt, which we have termed ‘grey belt’ and which make little contribution to Green Belt purposes, like disused car parks and industrial estates, remain undeveloped.

We will therefore ask authorities to prioritise sustainable development on previously developed land and other low quality ‘grey belt’ sites, before looking to other sustainable locations for meeting this need. We want decisions on where to release land to remain locally led, as we believe that local authorities are in the best position to judge what land within current Green Belt boundaries will be most suitable for development. But we also want to ensure enough land is identified in the planning system to meet housing and commercial need, and so we have proposed a clear route to bringing forward schemes on ‘grey belt’ land outside the plan process where delivery falls short of need.

To make sure development on the Green Belt truly benefits your communities, we are also **establishing firm golden rules**, with a target of at least 50% of the homes onsite being affordable, and a requirement that all developments are supported by the infrastructure needed – including GP surgeries, schools and transport links - as well as greater provision of accessible green space.

Growth supporting infrastructure

Building more homes is fundamental to unlocking economic growth, but we need to do so much more. That is why we are also proposing changes to make it **easier to build growth-supporting infrastructure** such as laboratories, gigafactories, data centres, electricity grid connections and the networks that support freight and logistics – and seeking views on whether we should include some of these types of projects in the Nationally Significant Infrastructure Projects regime.

Having ended the ban on onshore wind on our fourth day in office, we are also proposing to: boost the weight that planning policy gives to the benefits associated with **renewables**; bring larger scale onshore wind projects back into the Nationally Significant Infrastructure Projects regime; and change the threshold for solar development to reflect developments in solar technology. In addition, we are testing whether to bring a broader definition of water infrastructure into the scope of the Nationally Significant Infrastructure Projects regime.

And recognising the role that planning plays in the **broader needs of communities**, we are proposing a number of changes to: support new, expanded or upgraded public service infrastructure; take a vision-led approach to transport planning, challenging the now outdated default assumption of

automatic traffic growth; promote healthy communities, in particular tackling the scourge of childhood obesity; and boost the provision of much needed facilities for early-years childcare and post-16 education.

Capacity and fees

I recognise that delivering on the above ambition will demand much from you and your teams, and your capacity is strained. We want to **see planning services put on a more sustainable footing**, which is why we are consulting on whether to use the Planning and Infrastructure Bill to allow local authorities to set their own fees, better reflecting local costs and reducing financial pressures on local authority budgets.

While legislative change is important, we also do not want to wait to get extra resource into planning departments – which is why I am consulting on increasing planning fees for householder applications and other applications, that for too long have been well below cost recovery. We know that we are asking a lot more of local authorities, and we are clear that this will only be possible if we find a way to give more resource.

It is also important that you are supported in the critical role you play when the infrastructure needed to kickstart economic growth and make Britain a clean energy superpower is being consented under the Nationally Significant Infrastructure Projects regime. I am therefore consulting on whether to make provision to allow host upper and lower tier (or unitary) authorities to recover costs for relevant services provided in relation to applications, and proposed applications, for development consent.

Social and affordable housing

Overhauling our planning system is key to delivering the 1.5 million homes we have committed to build over the next five years – but it is not enough. We need to diversify supply, and I want to make sure that you have the tools and support needed to deliver quality affordable and social housing, reversing the continued decline in stock. This is vital to help you manage local pressures, including tackling and preventing homelessness.

Within the current Affordable Homes Programme (AHP), we know that particularly outside London, almost all of the funding for the 2021-2026 AHP is contractually committed. That is why I have confirmed that we will **press Homes England and the Greater London Authority (GLA) to maximise the number of Social Rent homes in allocating the remaining funding**.

The Government will also bring forward details of future Government investment in social and affordable housing at the Spending Review, so that social housing providers can plan for the future and help deliver **the biggest increase in affordable housebuilding in a generation**. We will work with Mayors and local areas to consider how funding can be used in their areas and support devolution and local growth.

In addition, I have confirmed that the Local Authority Housing Fund (LAHF) 3 will be going ahead, with £450 million provided to councils to acquire and create homes for families at risk of homelessness. This will create over 2,000 affordable homes for some of the most vulnerable families in society.

I recognise that councils and housing associations need support to build their capacity if they are to make a greater contribution to affordable housing supply. We will set out plans at the next fiscal event to **give councils and housing associations the rent stability they need** to be able to borrow and invest in both new and existing homes, while also ensuring that there are appropriate protections for both existing and future social housing tenants.

As we work to build more affordable homes, we also need to do better at maintaining our existing stock – which is why I have announced three updates on the Right to Buy scheme:

- First, we have started to review the increased Right to Buy discounts introduced in 2012, and we will bring forward secondary legislation to implement changes in the autumn;
- Second, we will review Right to Buy more widely, including looking at eligibility criteria and protections for new homes, bringing forward a consultation also in the autumn; and
- Third, we are increasing the flexibilities that apply to how councils can use their Right to Buy receipts.

With respect to the third point, from today we are removing the caps on the percentage of replacements delivered as acquisitions (which was previously 50%) and the percentage cost of a replacement home that can be funded using Right to Buy receipts (which was also previously 50%). Councils will also now be able to combine Right to Buy receipts with section 106 contributions. These flexibilities will be in place for an initial 24 months, subject to review. My department will be writing to stock-holding local authorities with more details on the changes, and I would encourage you to make the best use of these flexibilities to maximise Right to Buy replacements and to achieve the right balance between acquisitions and new builds.

Finally, I would like to emphasise the importance of homes being decent, safe and warm. That is why this Government will introduce Awaab's Law into the social rented sector. We will set out more detail and bring forward the secondary legislation to implement this in due course. We also intend to bring forward more detail in the autumn on our plans to raise standards and strengthen residents' voices.

Next phase of reform

The action we have announced today will get us building, but as I said to the House of Commons it represents only a downpayment on our ambitions.

As announced in the King's Speech, we will introduce a Planning and Infrastructure Bill later in the first session, which will: modernise planning committees by introducing a national scheme of delegation that focuses their efforts on the applications that really matter, and places more trust in skilled professional planners to do the rest; enable local authorities to put their planning departments on a sustainable footing; further reform compulsory purchase compensation rules to ensure that what is paid to landowners is fair but not excessive; streamline the delivery process for critical infrastructure; and provide any necessary legal underpinning to ensure we can use development to fund nature recovery where currently both are stalled.

We will consult on the right approach to strategic planning, in particular how we structure arrangements outside of Mayoral Combined Authorities, considering both the right geographies and democratic mechanisms.

We will say more imminently about how we intend to deliver on our commitment to build a new generation of new towns. This will include large-scale new communities built on greenfield land and separated from other nearby settlements, but also a larger number of urban extensions and urban regeneration schemes that will work with the grain of development in any given area.

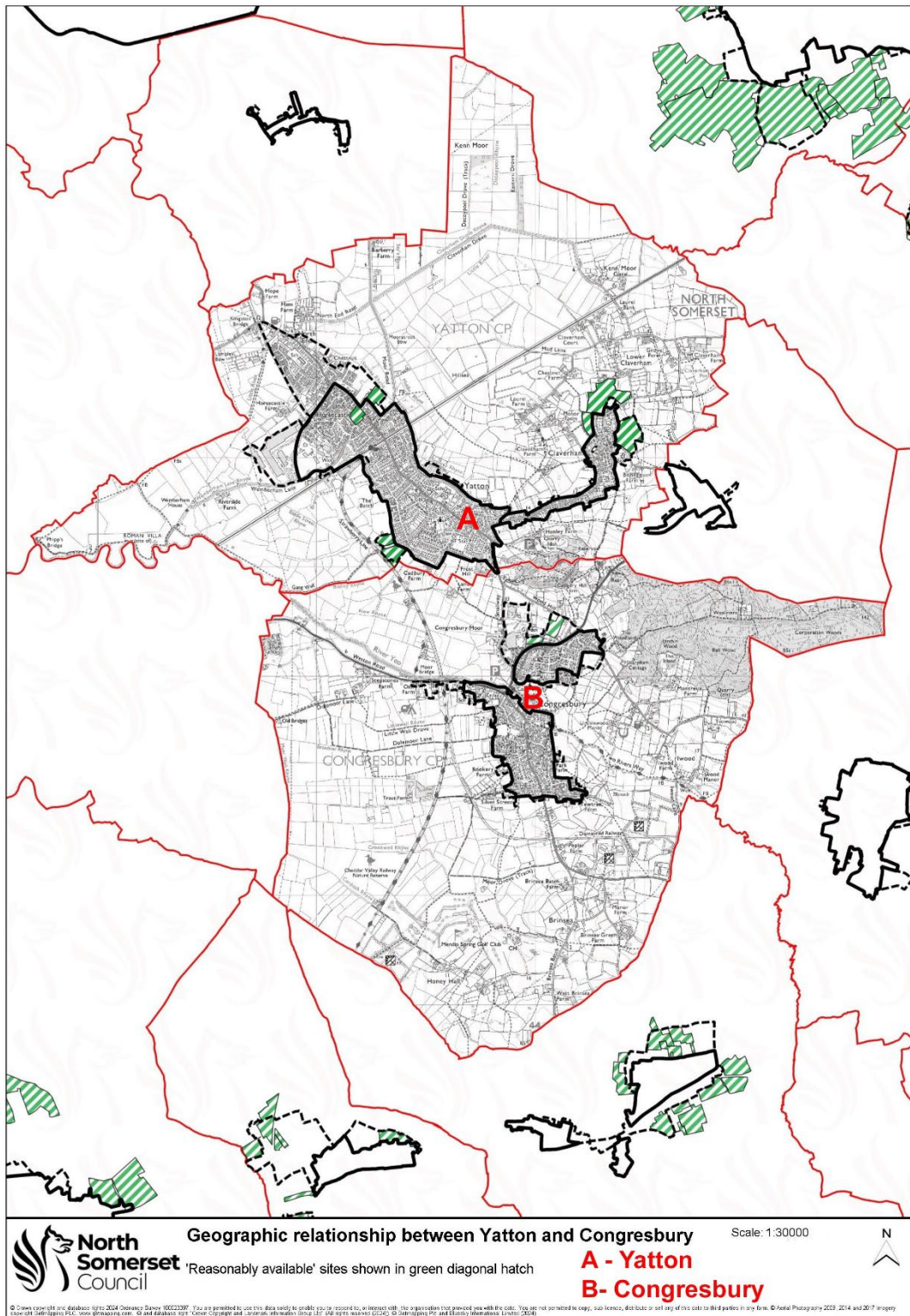
And because we know that the housing crisis cannot be fixed overnight, the Government will publish a long-term housing strategy, alongside the Spending Review, which the Chancellor announced yesterday.

We have a long way to go, but I hope today proves to be a major first step for all of us as we seek to put the housing crisis behind us. I look forward to working with you all, and am confident that together, we can achieve significant improvements that will benefit our citizens.

RT HON ANGELA RAYNER MP

Deputy Prime Minister and Secretary of State for Housing, Communities & Local Government

MH6: Plan showing geographic relationship between Yatton and Congresbury



MH7: Plan showing geographic relationship between Sandford and Winscombe

