

Please see below officer responses to the points raised at the public meeting.

General policy position

The current Local Plan for North Somerset comprises the North Somerset Core Strategy (NSCS) (adopted January 2017), the Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016) and the Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018). Policy CS28 of the Core Strategy, amongst others, is relevant to the current application.

When the 2039 Local Plan is adopted it will supersede the current development plan and will be the basis for all subsequent planning decisions by the Council. That includes planning applications submitted before adoption.

National Policy and Guidance is also a material consideration. Legislation regarding 'Street Vote Development Orders' is still being drafted and has not yet come into force.

The current development plan requires sufficient developable land to deliver a minimum of 20,985 dwellings between 2006 and 2026. The Council cannot currently demonstrate sufficient housing supply. Therefore, there is considerable pressure for new housing to be delivered in North Somerset in general (including Kewstoke). This is a significant material consideration in any planning application for housing.

Impact on Local Roads

Increased traffic, visitor parking, the impact on cycle networks, road noise, carbon dioxide emissions and highway safety are all relevant planning considerations. The assessment of highway impact would be expected to take into account the cumulative impact of development. The Highways Assessment accompanying the application does reference the Anson Road outline permission (21/P/3529/OUT).

There is scope to make changes to the highways network in association with a planning permission, if justified.

The Highways Authority has produced a consultation response to the current planning application, which I attach. This has been uploaded to the public website.

Environmental Impact

An Ecological Impact Assessment has been provided with the application. This is currently being reviewed by the Council's ecologists. It does include an assessment of the impact on badgers and bats (though not foxes as these are not a protected species). Again, cumulative impact would be assessed. However it is not practical to wait for the Anson Road development to be completed before considering the impact on the current application site.

The impact on views is a material consideration and a Landscape and Visual Impact Assessment has been provided with the application. The extent of any impact would be weighed against other material considerations.

Procedural issues

The applicant did not have any pre-application discussions with the Council. Officers have yet to complete their review of the application, though they have visited the site.

The site is not in an area at significant risk of flooding and so an assessment of alternative sites (the Sequential Test) is not relevant to this application.

Public consultation is an important part of the planning process and officers look forward to receiving any comments or concerns that Kewstoke Paris Council and/or members of the public have with the planning application at Lyefield Road.

I hope this is helpful. Please let me know if you need anything else.

Kind regards

Max

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