

1. Is the Government pressuring the District Council to build houses in Kewstoke.
2. Will the planning Officers come out on site to assess the impact of the development?
3. How much weight do you give to Kewstoke Parish Councils recommendations?

**There were several questions regarding Planning Policy**

4. Can you confirm that CS28 of the NSC Core strategy Policy is the primary documentation referred to in respect of deciding this application, or confirm which policies will be referred to?
5. How much weight will the 2039 local plan give to the decision if the decision is made prior to its adoption?
6. What is the current position with the proposed bill by Michael Gove's which purports to give local communities more say in Planning decisions?
7. Would the Planning Officer give any weight to this proposed bill in arriving at a decision on the application?
8. If the 2039 plan is adopted, before the decision is made will this be the policy used to determine the outcome or original CS28 Policy from the existing Core strategy be used.
9. To refuse the application CS28 requires it be shown that the adverse impacts of the development "significantly and demonstrably" outweigh the benefits of providing the additional homes. What are the main factors to consider & how would the Planning Officer expect them to be presented?

**There were several questions relating to the effect of traffic on local Roads.**

10. It is anticipated that such a development will result in increased traffic on the Queensway, this will impact the road surface which will require resurfacing. Will this be implemented if the application is passed?

There was concern as to the impact on other country roads such as Lyefield Road all along Lower Norton lane to the junction with Crookes lane and around Kewstoke Primary School. These are not currently able to meet the increase in anticipated traffic.

Will the concern of the close proximity of the Pier to Pier cycle way be a factor in assessing the traffic safety of a combination of both developments?

11. Will traffic safety requirements be implemented if the application is passed and how?

12. Will there be a traffic survey undertaken factoring in the effect of the adjacent Anson Road development?

13. What mitigating action will be undertaken to make the roads safer if this application is passed. There is a particular ongoing current concern regarding speeding, noise and general safety of the roads.

14. There is particular concern of increased traffic using Lyefield Road as a result of this development, Can a one way system be implemented or weight restriction put in place?

15. Will factors such as visitor parking be taken into account by the Planning Officers when arriving at a decision?

16. Will concerns regarding additional green house gases and the general increase in pollution as a result of increased traffic in relation to a combination of both developments be a factor in arriving at a decision?

**There were several questions relating to wildlife and the destruction of habitat.**

17. If the development is approved what mitigating actions can be taken or conditions imposed to protect badger, fox and bat environments

18. Will NSC undertake a survey on how the development will affect the wildlife in the area?

19. How can there be any credibility or confidence in a survey until the adjacent Anson Road housing development is completed and the impacts observed first hand.

20. Is the fact that existing views would be adversely affected a factor to consider in reaching a decision and how much weight would this be given. ?

Noting CS28 of the NSC Core strategy requires such a development to meet the criteria;- “support the enhancement of its green infrastructure and biodiversity, including the ridges and hinterland to the north and south, the woodland areas, the rhynes network, and the seafront”

21. Have the developers already been in conversation with NSC planning Officer and how are they currently minded regarding the application?

22. Is there not a more suitable site in North Somerset for such a development?

23. Does the destruction of a view a factor taken into account by the Planning Officer when arriving at a decision, and if so how much weight is given to this?

