



The Planning  
Inspectorate

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# Report to North Somerset Council

by **Brian J Sims BSc CEng MICE MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 15 March 2012

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT on the EXAMINATION of the  
NORTH SOMERSET CORE STRATEGY  
DEVELOPMENT PLAN DOCUMENT**

Document submitted for examination on 8 July 2011

Examination hearings held between 23 November and 14 December 2011

File Ref: PINS/D0121/429/8

91. However, the broad provisions of Policy CS22 clearly apply across all urban and rural areas of the District and no further modification is necessary. Any site-specific matters are for the future Sites and Policies DPD.

***Issue 7 - Whether the CS makes appropriate provision for Sites for Gypsies and Travellers***

*[Examination Issue 1f Hearing 4]*

92. Quantitative provision for gypsy sites in North Somerset within the dRSS is now outdated and a call for sites has been unsuccessful. Policy CS18 is a criterion-based general commitment to provide sufficient sites to meet identified need. These criteria are in line with emerging Government guidance and repeat the established principle that such development is classed as inappropriate (and requiring very special circumstances to justify it) in terms of Green Belt policy.
93. As NSC is currently undertaking an assessment of need for gypsy and traveller sites within the District, it is for the future Sites and Policies DPD to allocate specific sites. Policy CS18 is sound as submitted but **MM21** to para 3.232 of its supporting text is necessary to remove reference to Government Circulars that are to be replaced, and to provide for compliance with fresh Government advice once available.

***Issue 8 - Whether the CS makes appropriate provisions under the heading of Living within Environmental Limits***

*[Examination Issues 3f Hearing 1 and 4h(iii) Hearing 3]*

*Climate Change and Sustainable Construction*

94. Policies CS1 and CS2 set out a range of requirements and guidance to address climate change and carbon reduction by way of sustainable design and construction. These provisions generally comply with national policy but have given rise to some confusion over whether, once adopted as statutory policy, they would duplicate or exceed mandatory targets, in particular those imposed by the Building Regulations and the progressively rising code levels for sustainable homes. The increasing costs of compliance are crucial to the viability of new development, especially with regard to affordable home contributions (see also Issue 4 above). Such uncertainty is therefore to be avoided.
95. It is evident that it is not the intention of the CS to exceed mandatory requirements and that therefore, whilst compliance might be onerous, the cost has to be counted into viability calculations in any event, including the sliding scale for housing sites of fewer than 10 units. However, **MM03** to para 3.28 of the supporting text is necessary to make clear that the CS does no more than follow the national timetable for the delivery of sustainable design standards and that its detailed requirements may need revision to comply with any alteration nationally.

*Flood Risk*

96. Policy CS3 provides for the application of the Sequential and Exception tests in terms compliant with national policy on flood risk in PPS25.