

Sent: 07 June 2016 16:05

Subject: YATTON HOUSEBUILDING 6/16

Dear Mr Bridger

Further to my earlier emails on this subject, I enclose a copy of the reply from the Chief Executive to my letter which raised the issue of Section 106 funding. **This letter does not really tell us anything we do not already know** but I thought you would like to see a copy for the sake of completeness. There is absolutely no need for any response.

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Dear Dr Fox

Thank you for your letter dated 20 May concerning the proposed developments at Yatton. These have indeed been painful decisions that have had to be taken by NSC in connection with the numerous applications that have been received in the villages which have affected others as well as Yatton, notably Churchill and Congresbury, where applications have been the subject of resolutions to approve, subject to legal agreements and Backwell where it is proposed to approve an application at Moor Lane. This has been a consequence of the residential numbers that have been imposed on the council, the inability to adopt the Core Strategy and the shortfall in its five year land supply that we have therefore had to achieve.

Please be assured that wherever it can the council has sought to use s106 powers to secure infrastructure that addresses the impacts of these developments. Throughout the assessment of the applications, the cumulative impacts of the proposed developments has been a feature of our considerations and accordingly the nature of the package of mitigation measures that is being negotiated. In the case of Yatton, that has included funding for improvements through the High Street, a range of other transport contributions, provision of sections of the Strawberry Line, school place contributions and land, community provision, open space and drainage and flood risk. Other conditions have sought ecological mitigation. **In addition there is a working group that has been established with local members and the local council that is working to ensure engagement and a comprehensive approach where possible over details of the mitigation.**

These contributions are however limited by the rules governing s106 contributions and of course, as you will be aware, this precludes the council from seeking contributions to remedy existing problems, deficiencies or shortfalls. **Our issues over land supply that have prevented us from adopting the Core Strategy has also prevented us from being able to adopt a CIL that might have enabled us to take a more comprehensive approach to the identification of strategic infrastructure needs.** Additionally we have to be aware of the difficulty, in traffic terms, of demonstrating a severe impact that would justify refusal on highways grounds. We are acutely aware of the limitations and pressure points within the North Somerset road network, but have been limited to securing mitigation measures, albeit potentially a significant range of measures, rather than being able to identify and fund a more radical solution that might address the current problems. **Any more radical solution would almost**

inevitably require a level of residential development to fund new roads that is not before us currently and would in itself attract a significant degree of local opposition.

I hope that this provides you with the reassurance that we are very aware of the concerns of our local residents and are doing our best to ensure your concerns are addressed.

Regards

Mike Jackson  
Chief Executive

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Yours sincerely

LIAM FOX

Parliamentary Office of the Rt Hon Dr Liam Fox MP