



Mr David Turner
Director, Development and Environment,
North Somerset Council

21 April 2016

Dear Mr Turner,

As you will know, on 14th April, the people of Yatton overwhelmingly (98.6%) voted “**Yes**” when asked in a parish poll if North Somerset Council should conduct an immediate and comprehensive Environmental Impact Assessment on the collective impact of all the proposed and approved housing developments at North End, Yatton.

I am grateful to the Elections Office for preparing and organising the poll, which I proposed on 21st March. I now respectfully demand that the Council respect the wishes of the community, does 'a proper job', and produces impact assessments for each of the four sites¹ (at North End) identified in the Site Allocations Plan - and then combines them to give a prediction of their cumulative impact on our village.

We know from previous correspondence with Officers that there are some legal restrictions on the extent to which cumulative impacts can be taken into account. However, circumstances have evolved significantly - especially now that all four North End applications have now come forward.

The Council must not 'cherry-pick' when it suits them to look at the housing developments 'in the round' (e.g. when 'pooling' s106 contributions), but apply common sense and consistency to its decision-making.

¹ 15/P/1498/RM Land off Arnolds Way (150 dwellings)
15/P/0946/O Land east of North End (170 dwellings)
15/P/1488/O Land off Arnolds Way (200 dwellings)
16/P/0888/F Land off Moor Road (83 dwellings)

The Rt Hon Dr Liam Fox MP is also on record as saying what is needed now is “a holistic impact assessment of the collective impact of all the proposed and approved housing developments in Yatton.”

A quarter of registered voters cast their ballots between 4 - 9pm on the 14th (with no polling or postal voting). Despite the understandable absence of many people who had booked holidays during the deferred second week of the Easter school break, the result was decisive and unequivocal.

I would suggest to you that perception is 9/10's of the law, and that **there is a great deal of difference between doing what is *required*, and doing what is *right***. I therefore look forward to your earliest reply confirming the Council's readiness to respect the poll result - and if not, your detailed reasons for not doing so.

Yours sincerely,

Steve Bridger

on behalf of No Moor Development

cc. The Rt Hon Dr Liam Fox MP
Cllr Nigel Ashton
Cllr Elfan Ap Rees
Cllr Jill Iles
Cllr Judith Hadley
Mr Richard Kent, Head of Development Mgt