

PLANNING POLICY STATEMENTS

1 Economic Development

Benefit to area – Look favourably on any proposed development within its policy parameters which would offer marked public benefit and/or improvements in traffic and road safety or increased local employment

2 Community Services & Facilities

Encourage mixed and multi purpose uses that maintain community vitality and quality of life (e.g. children's play area / multi purpose village hall)

3 Housing - a place to live

All applications must be considered against the need for the village to be a community to live in.

3.1 Affordable housing – Consider sympathetically the merits of any suitable scheme put forward for affordable housing if there is proof of a local housing need even if just outside the settlement area.

3.2 When dealing with Granny flats and holiday annexes care should be taken not to permit a sizeable unit that could become a semi-detached separate dwelling, in particular if it falls outside the settlement boundary.

3.3 Infill within an existing boundary could be supported as long as it is not to the detriment of the neighbour's amenity and does not contribute to creating a dormitory settlement, with high levels of out-commuting. The word infill is to be interpreted as development on vacant unused land amid an existing group or settlement.

3.4 Flats, conversions and Houses of Multiple Occupation. Conversion of dwelling will be permitted if it does not have an effect on the character and amenities of the property or adjoining properties. The standard of the accommodation does not create an over intensive use of the site. The converted property will not have an effect on the character of the wider area.

3.5 The provision of off street parking is encouraged. Developments that impact on on-street parking and potentially harm the safety of the highway for road users and pedestrians are strongly discouraged.

3.6 New developments which have used the 'Designing out Crime' Service run by Avon & Somerset Police will be looked upon favourably.

4 Conservation Area & Design / Character of Bleadon

Ensure development respects and where possible enhances local character. Designs should be of good quality using appropriate materials. It is essential that a cohesive impression of the distinctive character of the area be respected and enhanced.

4.1 The character, appearance and setting of the Conservation area should be preserved and enhanced.

4.2 Cables should be placed underground wherever possible and Tele Communications companies should be required to share masts wherever possible.

4.3 Open recreation spaces within the village should be retained.

4.4 All traditional stone boundary walls should be retained and repaired where necessary and encouragement given to the planting of native hedging where appropriate. Where new development adjoins existing stone walls, it should incorporate matching stone boundary walls.

4.5 Existing/original features such as windows, doors, and railings which contribute to the character of the building/area should be retained. Replacement windows and doors should match the original in terms of size, design, colour and material.

4.6 The scale, design and materials of any redevelopment or new development (including extensions) must be appropriate to the area in which it is located.

4.7 Scheduled Ancient Monuments and Listed Buildings must be protected and preserved; the County Archaeologist is to be kept informed of any proposed plan.

5 Settlement Boundary & Countryside around Bleadon

The overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscape, heritage and wildlife, so it may be enjoyed by all.

5.1 Reuse of an existing building can be accepted provided it meets the following criteria

- It is suitable for conversion
- And/or there is need to preserve a building of historical or architectural importance
- It makes no significant impact on the countryside, landscapes or wildlife
- Has no detrimental impact on the surrounding infrastructure.

5.2 In order to protect the character of the village residential development should not be permitted outside the settlement boundary as defined in the North Somerset Local Plan, with the exception of affordable housing.

5.3 All approaches into and out of the village should be protected.

6 Character of Landscape

6.1 Revised Planning Policy document permits no development on areas that have been statutorily designated for their landscape, wildlife or historic qualities and areas which give the village its unique character.

7 Agricultural Land & Farm Diversification

7.1 Encourage development that delivers diverse and sustainable farming enterprises.

8 Open Spaces

8.1 Encourage other country side based enterprises and activities which contribute to rural activity.

8.2 Support the preservation of footpaths, bridges, stiles and access points to enable people to enjoy and fully utilize the countryside (e.g. walking, running, and cycling).

9 Equine Related Activities

9.1 To recognise horse riding & other equestrian activity are popular forms of recreation in Bleadon and can provide a useful form of farm diversification.

9.2 Development should be closely monitored to ensure against the proliferation of riding stables in the countryside which may adversely affect an area by nature of their design or location. Account should be taken of their locality to designated bridleways and BOATs. Support will be given to equine enterprises that maintain environmental quality.

10 Woodland

10.1 Sustainable management of existing woodland is to be encouraged.

11 Transports

Development will only be supported if it would not prejudice highway safety or emergency vehicle access.

11.1 Development giving rise to a significant number of travel movements will only be supported if it is not likely to lead to an unacceptable degree of traffic congestion or to generate traffic that cannot be accommodated without seriously affecting the character of the village and its surrounding area.

11.2 Development which can show it can be readily integrated with the public transport system or other forms of sustainable travel will be encouraged, i.e. a travel plan.