

Delivering strong and inclusive communities

CS14: Distribution of new housing

New housing development 2006–2026 will be accommodated in accordance with the following hierarchy:

Weston-super-Mare will be the focus for new residential development within North Somerset, including the strategic allocation at Weston Villages. Development at Weston will be employment-led.

Outside Weston, most additional development will take place at the towns of **Clevedon, Nailsea and Portishead** on sites within or abutting settlement boundaries, but outside the Green Belt.

At service villages there will be opportunities for small-scale development of an appropriate scale either within or abutting settlement boundaries or through site allocations. Elsewhere development will be more strictly controlled although appropriate development will be acceptable within the settlement boundaries of infill villages.

Settlement boundaries define the area within which residential development is acceptable in principle, subject to compliance with other policies in the plan. Development outside the settlement boundaries will only be acceptable where a site is allocated in a Local Plan or where it comprises sustainable development which accords with the criteria set out in the relevant settlement policies (CS28, CS31, CS32 and CS33).

Priority will be given to the re-use of previously developed land. In all cases, new housing development must not conflict with environmental protection, Green Belt, nature conservation or any other relevant policies of the Development Plan and should provide any necessary mitigating or compensatory measures to address any adverse implications.

Residential density will be determined primarily by local character and good quality design. The target net density across North Somerset is 40 dwellings per hectare, although this may be higher at highly accessible locations, and less in sensitive areas or where lower density development is positively encouraged.

The broad distribution of new dwellings will be a minimum of:

Area	Net additional dwellings 2006–2026
Weston urban area (excluding Weston Villages)	6,300
Weston Villages	6,500
Clevedon, Nailsea and Portishead	5,100
Service villages	2,100
Other settlements and countryside	985
Total	20,985

This policy contributes towards achieving Priority Objective 1 and 5.

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Background

3.191 The distribution of new residential development in the Core Strategy reflects a broad settlement hierarchy based on well-established national, sub-regional and sustainability principles. It seeks to steer development to those locations where there are most opportunities for employment, services and transport accessibility.

The Core Strategy approach

3.192 Weston-super-Mare is the principal town within North Somerset and because of its size and range of functions and services, has the potential to be the most sustainable location for new residential development. Weston is therefore the focus for development within the district, provided that development is employment-led to secure regeneration and greater self-containment.

3.193 A significant proportion of the overall requirement will be met at the Weston Villages strategic allocation (see Policy CS30). Its detailed implementation is being guided by the Weston Villages Supplementary Planning Document.

3.194 Elsewhere in the Weston urban area the majority of new residential development over and above existing commitments is likely to be delivered through town centre/gateway regeneration opportunities. Development at Weston will be employment-led in order to secure improved self-containment and reduced out-commuting.

3.195 Elsewhere in North Somerset the scope for significant development is more limited resulting in a scale of development that is more clearly aligned to supporting the role and function of places in their individual localities. The three towns of Clevedon, Nailsea and Portishead act as service centres for their surrounding areas and will be the focal points for locally significant scales of development, including provision for the majority of district housing provision outside of Weston. It is considered that these towns offer the range of services, facilities and employment which could contribute to reduced trip generation and increased self containment.

3.196 In the three towns most of the growth is or has taken place at Portishead. Flexibility is introduced into the policy approach to support a suitable scale of development being delivered adjoining settlement boundaries of these towns. Clevedon and Portishead are both highly constrained by Green Belt and flood constraints, although there may be opportunities at Nailsea outside the Green Belt.

3.197 In the rural areas the Core Strategy approach is to support an appropriate level of small scale growth which reflects the function and character of individual villages. Nine of the larger villages which support a wider range of facilities and act as a hub for surrounding areas are identified as Service Villages. Within and adjoining the settlement boundaries of the Service Villages small scale development may be appropriate subject to the criteria set out in Policy CS32. Proposals of a larger scale outside settlement boundaries must come forward as part of a formal site allocation with revision to the settlement boundary through the Local Plan or Neighbourhood Development Plan.

- 3.198 In those other villages with a settlement boundary, development of an appropriate scale and character within settlement boundaries will be acceptable. Elsewhere, in order to reduce unsustainable sporadic or piecemeal development, new housing will be very strictly controlled.
- 3.199 Settlement boundaries for Weston-super-Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Local Plan or Neighbourhood Development Plan. All other settlement boundaries will be deleted.

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How and where the policy will be delivered

- 3.200 There are existing site allocations in the Replacement Local Plan and these will be supplemented by additional sites in detailed Local Plans or Neighbourhood Development Plans as appropriate.
- 3.201 Settlement boundaries as defined in the Replacement Local Plan will indicate the locations where new residential development is acceptable in principle. Settlement boundaries for those places outside Weston, Clevedon, Nailsea, Portishead, the Service Villages and the Infill Villages have been deleted. Amendments to settlement boundaries will be addressed through detailed Local Plans or Neighbourhood Development Plans.
- 3.202 New housing will be primarily delivered by the private sector, but with a significant role from the Registered Providers in respect of affordable housing, and the Homes and Communities Agency and other organisations in the case of regeneration and redevelopment proposals in Weston-super-Mare. New housing must be seen as part of an overall approach towards increased sustainability, particularly where the emphasis is on increased self-containment. There is therefore an important role to be played by a range of partners working with housing providers.

Monitoring and review

- 3.203 Housing supply is monitored annually and assessed in relation to the four five year tranches in order to ensure that there remains a flexible supply of available and deliverable land for housing, across the district.