

North Somerset Council

# Sites and Policies Plan



Consultation Draft  
**February 2013**



North Somerset  
Local Development Framework

# **Sites and Policies Plan**

# **Development Plan**

# **Document**

Consultation Draft  
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This document should be read alongside the Core Strategy.  
The plan should be read as a whole – once adopted,  
proposals will be judged against all relevant policies.

## **Introduction**

North Somerset Council is consulting on the proposed set of detailed planning policies to guide sustainable development within the district to 2026.

Each local planning authority is required to prepare a local plan for its area. In North Somerset's case this will comprise two principal documents – the Core Strategy (2012) which sets out the higher level strategic policies and detailed guidance which will be contained in the emerging Sites and Policies Plan (or Development Plan Document to give it its formal title). The Sites and Policies Plan must be consistent with the policies of the Core Strategy as well as the government's National Planning Policy Framework (2012). Separate documents known as Supplementary Planning Documents will also be prepared, where necessary, to provide additional guidance for specific policies and explain how they will be implemented.

Once adopted, the Sites and Policies Plan will supersede the remaining saved policies of the Replacement Local Plan, the Waste Local Plan and the Mineral Working in Avon Local Plan.

### **Timetable**

This Consultation Draft Sites and Policies Plan is the first step in a plan-making process which will, in consultation with the local community, identify the new policy framework against which future development proposals will be assessed.

## **Sites and Policies Plan: Plan preparation**

<b>Stage</b>	<b>Date</b>	<b>Event</b>
Plan-preparation	February-April 2013	<i>6 weeks consultation on this Consultation Draft.</i>
	Spring-Summer 2013	<i>Assessment of responses; preparation of revised document.</i>
	Autumn 2013	<i>Approval of Publication Version; public consultation on 'soundness' prior to submission.</i>
Examination	Early 2014	<i>Submission to government.</i>
	Spring 2014	<i>Examination conducted by independent Inspector including hearings</i>
	Mid-2014	<i>Inspector's report issued.</i>
Adoption	Summer 2014	<i>Formal adoption by the Council.</i>

## **Composition of the document**

As the name suggests, the draft plan covers two broad areas:

**Sites** – policies allocating sites for specific uses, or defining areas within which a particular policy approach will be taken. These are given a suffix related to the area to which they relate (eg WSM for Weston-super-Mare or BL for Bleadon).

**Policies** – generic guidance in respect of how different types of development or issues will be treated. These are given the suffix DM for development management. The exception is the first policy which is based on a national Planning Inspectorate model policy and is numbered SP1 (for Sites and Policies). It is intended that all policies will be given a SP prefix at submission stage.

Where appropriate, the proposals are defined on the Proposals Map:

**Proposals Map** – the map of the district defining the detailed boundaries of the proposed allocations or areas where specific policies will apply. This can be viewed electronically at <http://map.n-somerset.gov.uk/EmergingProposals.html> and allows users to zoom in to see more detail.

Some of the site allocations or policies have been rolled forward from existing documents, notably the Replacement Local Plan with little alteration. Others are new. Some have been subject to previous consultation, for example, some of the Weston policies were consulted upon as part of the Weston Town Centre Area Action Plan, while for others, this is the first round of consultation.

This consultation document seeks your views on all the council's draft policies. At this stage you may comment on the approach being put forward, suggest alternative options, or raise issues that you feel warrant a policy approach which is not included.

## Format of the policies

Each of the policies, or set of related policies, is preceded by a box which summarises the context. As well as setting out the title and policy number, this identifies the relevant Core Strategy policies as well as other extant development plan policies.

The main section of the box identifies the policy intentions. This is a summary of what the policy is seeking to achieve. It provides a useful check in relation to what the overall intent is and whether the proposed approach is likely to be effective.

Later versions of the plan will include a reasoned justification to follow each policy or set of related policies.

SP1

# Development Management Policies

## SP1 Presumption in favour of sustainable development

### Core Strategy Policy

No relevant policy

### Replacement Local Plan Policies

No relevant policy

### Policy Intentions:

- Ensure consistency with the National Planning Policy Framework (NPPF).
- Set the framework for working with the development industry to deliver sustainable development and growth.
- Emphasise the importance of the plan led system and to be clear how applications will be dealt with which fall outside the Development Plan Framework.

### Background

The NPPF states that Local Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. The Planning Inspectorate subsequently set out a model policy which they felt would, if incorporated into a draft Local Plan submitted for examination, be an appropriate way of meeting this expectation. Policy DM1 utilises the wording of this Policy.

## Policy SP1: Presumption in favour of sustainable development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.



Planning applications that accord with the policies in the North Somerset Core Strategy and this Sites and Policies Plan (DPD) (and, where relevant, with policies in Neighbourhood Development Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.



# Living within Environmental limits

DM1

## DM1 Flooding and drainage

### Core Strategy Policy

CS3: Environmental impacts and flood risk assessment

### Replacement Local Plan Policies

No directly relevant comparable policy

### Policy Intentions:

- To discourage inappropriate development in flood risk areas.
- To ensure that the impact of new development on flooding is fully taken into account.
- To encourage porous/permeable surfacing wherever practical.
- To support the Environment Agency's approach.
- Allocate the Weston strategic flood solution areas.

### Background

Core Strategy Policy CS3 superseded RLP Policy GDP/2 and provides the broad strategic approach to flooding and the application of the sequential test; this policy provides advice on more detailed development aspects. The strategic flood solution at Weston as identified in Core Strategy Policy CS30: Weston Villages and the Weston Villages SPD is specifically allocated for inclusion on the Proposals Map.

## Policy DM1: Flooding and drainage

All development must consider its vulnerability to flooding, taking account of all sources of flood risk and the impacts of climate change. Exceptions to national policy on flood risk (as elaborated in national technical guidance and in Policy CS3 of the North Somerset Core Strategy) will not be permitted.

All development that would increase the rate of discharge of surface water from the site must consider its implications for the wider area, including revised or amended proposals. Sustainable drainage systems are expected; alternatives will

only be permitted where sustainable drainage is impractical and the alternative does not raise insurmountable objections. If discharge of surface water to a public sewer is proposed, the applicant must demonstrate that capacity exists, otherwise how excess surface water will be managed in the long-term. Essential flood prevention and drainage works must be completed and adopted prior to first residential occupation.

Open areas within developments must be designed to optimise drainage and reduce run-off, using permeable/porous surfacing in areas of hard landscaping and parking.

The council will identify a rolling programme of flood risk priority areas where investment will be targeted. It will ensure that flood risk management measures deliver wider community and environmental benefits. These will include improved community resilience to flood events, such as safe areas and escape routes. The council will ensure proper access to, and maintenance of, water courses and flood mitigation structures.

Land is safeguarded for a strategic flood solution at the former Weston Airfield and to the south of the Cross Rhyne, and for flood management infrastructure along the River Banwell as shown on the Proposals Map.

DM1



### DM2 Renewable and low carbon energy

#### **Core Strategy Policy**

CS1: Addressing Climate Change and Carbon Reduction

#### **Replacement Local Plan Policies**

No directly relevant comparable policy

#### **Policy Intentions:**

- To support the use of renewable and low carbon energy generation.
- To ensure that schemes do not have an unacceptable adverse impact on the local environment, infrastructure and nearby residents.
- To encourage the most suitable technology for a given location.
- Support local community-based schemes which offer direct benefit to local residents.

#### **Background:**

The NPPF requires local planning authorities to plan positively for renewable energy generation as part of a wider move towards a low carbon future. Paragraph 93 reads, "Planning plays a key role in...supporting the delivery of renewable and low carbon energy and associated infrastructure."

This is considered a central component of addressing climate change and Policy CS1 of the adopted Core Strategy provides a strategic policy in this respect. Policy DM2 (Renewable and low carbon energy) relates specifically to the delivery of renewable and low carbon energy and includes various criteria that will apply in the determination of any such proposal.

The policy relates to all proposals for renewable and low carbon sources of energy generation except those that fall within Permitted Development including many micro-renewables. A fundamental balance the policy seeks to achieve is to be proactive in supporting the wider transition to a low carbon future and encouraging renewable and low carbon energy whilst at the same time ensuring that installations do not have an adverse impact on local communities and the environment.

A separate SPD is being prepared on renewable energy.

## **Policy DM2: Renewable and low carbon energy**

Proposals for renewable and low carbon energy installations will be supported in principle subject to:

- adequate measures being taken to mitigate adverse impacts;
- where the environmental, social and economic benefits outweigh any negative impacts; and
- where energy resources at the proposed location are suitable for the technology being installed.

DM2

The following criteria will be key considerations:

- residential amenity, including noise and visual impacts including the cumulative impact on the landscape;
- the local natural environment, its resources and characteristics, wildlife and habitats;
- local infrastructure resulting from installation and operation of large scale sites;
- any heritage asset;
- the openness of the Green Belt;
- the quality and setting of the Mendip Hills Area of Outstanding Natural Beauty (AONB) including both views to and from it; and
- the safeguarding parameters associated with any identified aerodromes including Bristol Airport.

In addition to any adverse impacts, the positive implications of the proposal should be factored in including the creation of local employment, support for the local economy, the contribution to the reduction in greenhouse gas emissions locally and community ownership benefits. Proposals for renewable energy installations related to the requirements of policy CS2 (part 2) of the Core Strategy or where it is proposed that the installation will supply energy into an existing building(s) or business will be encouraged.

Elements of many renewable energy projects will be considered inappropriate in the Green Belt and AONB, due to their adverse impact on the purposes and objectives of these designations.

In cases where adverse impacts are present, appropriate mitigation measures



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will be necessary. However, where impacts are insurmountable, or considered of particular harm, applications may be refused.

Proposals are encouraged that:

- maximise the opportunities for community-led renewable and low carbon energy production. Any additional social and economic benefits which might be gained through a community-led approach will be considered; and
- take advantage of the opportunities to integrate district heating and combined heat and power (CHP) into new and existing development. Where practical and viable, major developments will be encouraged to incorporate infrastructure for district heating or CHP to benefit existing areas.

The application of renewable and low carbon energy generation as part of the energy strategy at the Weston Villages should be a priority, and proposals coming forward there will need to demonstrate how this is being addressed.

If proposals for the utilisation of tidal power from the Severn Estuary are brought forward a detailed review of the economic, social, and environmental implications will be required.

DM2



## DM3-8 Heritage

### Core Strategy Policy

CS5: Landscape and the Historic Environment

### Replacement Local Plan Policies

Policy ECH/3 Conservation Areas

Policy ECH/4 Listed Buildings

Policy ECH/5 Historic Parks and Gardens

Policy EC/6 Archaeology

Policy EC/7 Landscape Character Area

DM3-8

### Policy Intentions:

- To safeguard the rich and varied built, historic and natural heritage of North Somerset in accordance with the principles of sustainable development.
- To safeguard as yet unidentified heritage assets.
- To ensure that the historic environment plays a key role in the economic and cultural life of North Somerset and is at the heart of regeneration.
- To involve the community in understanding, protecting and enhancing the historic environment of North Somerset.

### Background

These policies roll forward and amend many of the policies from the North Somerset Replacement Local Plan as well as incorporating the philosophy behind the NPPF.

## Policy DM3: Heritage assets

In determining applications that affect Heritage Assets the greater the significance of the Heritage Asset the greater the weight will be given to its conservation and the greater the justification required for any harm.

Development adversely affecting a historic asset or its setting will only be permitted if:

- Any harm is necessary in order to deliver substantial public benefit.
- The harm to or loss of a historic asset is outweighed by the optimum viable use of the heritage asset and securing its long term future.

- The level of any development is the minimum necessary to secure the future of the historic asset.

Alternative uses of a historic asset or enabling development to secure its future will only be permitted where:

- It will secure the long term future of the historic asset and where applicable its continued use for a purpose sympathetic to conservation.
- No viable use of the heritage asset can be found in the medium term that will enable its conservation.
- Conservation through grant funding or some form of charitable trust or public ownership is not possible.

The applicant will need to provide evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding.

Where there is evidence of deliberate neglect of or damage to a heritage asset, the resultant deteriorated site of the heritage asset will not be taken into account in any decision.

The council will require an applicant to provide a description of the significance of an heritage asset(s) affected by the proposal and the contribution of their setting to that significance. The level of detail will be proportionate to the importance of the heritage asset. Where possible any previously unidentified heritage assets will be identified during the pre-application stage.

Where the loss of the whole or part of the heritage asset's significance is justified, the developer will be required to record and advance understanding of the asset before it is lost.

## **Policy DM4: Conservation Areas**

When considering proposals within a Conservation Area, the council will seek to secure the retention of the existing buildings and features that contribute to its character. In addition, when determining applications for new development, the council will have regard to matters such as bulk, height, materials, colour, vertical or horizontal emphasis and design. Outline applications for development will not be acceptable.



## **Policy DM5: Listed Buildings**

Applicants should provide the council with sufficient information to enable an assessment to be made of the impact of the proposals on the special architectural or historic interest of the building and its setting. A high standard of design and detailing will be expected where alterations to a Listed Building are proposed.

## **Policy DM6: Historic Parks and Gardens**

Historic Parks and Gardens (both registered and unregistered) are an important part of North Somerset's heritage.

Where significant development is proposed applicants will be required to provide historic landscape assessments before planning applications are determined.

## **Policy DM7: Archaeology**

The council will ensure that archaeological interests are fully taken into account when determining planning applications.

Where there is good reason to believe that development proposals could affect archaeological remains, the council will seek a field evaluation and assessment to establish the extent and importance of the remains before the planning application is determined. Where the proposal affects, or there is reason to believe that it may affect, locally important archaeological remains, the council will not determine the application until the results of the archaeological assessment are known.

It is nearly always preferable that archaeological remains are preserved 'in situ' as even archaeological excavation means the total destruction of evidence, apart from removable artefacts. In some cases, applicants will be required to modify their proposal to take account of the archaeological remains, for example by using foundations which avoid disturbing the remains or by the careful siting of landscaped or open areas.

In cases where the council decides that it is not necessary to preserve remains 'in situ', developers will be required to make appropriate and satisfactory provision for the excavation and recording of the remains before development commences. Formal voluntary legal agreements will be sought with developers, before permission is granted, to excavate and record the remains and to publish the

DM3-8

results. Alternatively, planning conditions will be attached to the grant of planning permission requiring an approved programme of archaeological work to be undertaken before development commences, which may include the deposition of geotechnical information.

## **Policy DM8: Non-designated heritage assets**

DM3-8

There are many buildings, structures and archaeological sites which are not of sufficient importance to be included in the statutory List of Buildings of Special Architectural or Historical Interest or the Schedule of Monuments of National Importance yet which make a valuable contribution to the area's historic and architectural development or to the general townscape. Where possible, these are identified in conservation area appraisals. However, it is unlikely that all such structures and sites will have been identified in advance. Accordingly, the council will assess those which are the subject of applications for development, in order to determine whether they are of local importance and warrant protection from inappropriate change. In addition the council will prepare a list of locally important buildings, structures and archaeological sites. The criteria for selection will be agreed through a public consultation process. Inclusion on the local list will not however give the full protection of statutory listing or scheduling.

## DM9 Nature conservation

### **Core Strategy Policy**

CS4: Nature Conservation

### **Replacement Local Plan Policies**

ECH/10 Biodiversity  
ECH/11 Protected species and their habitats  
ECH/12 Wildlife sites of international importance  
ECH/13 Sites of Special Scientific Interest and National Nature Reserves  
ECH/14 Wildlife and Geological sites and Local Nature Reserves

DM9

### **Policy Intentions:**

- Minimise the impact of development on the existing biodiversity and geodiversity of North Somerset taking into account its hierarchy of importance.
- Ensure no net loss of biodiversity and encourage the enhancement and protection of species and habitats, particularly legally protected and priority species and habitats.
- Ensure all development proposals fully consider the implications for biodiversity and conduct a thorough site survey, if required, and evaluation prior to the determination of a planning application.
- Balance the need for development with the impact on nature conservation issues and use conditions, legal agreements and planning obligations to mitigate harmful effects. Ensure that opportunities are taken to conserve and enhance the site's biodiversity and/or geological interest and particularly to protect important species and habitats.
- Promote measures to enhance biodiversity such as linking sites by a series of ecological corridors.

### **Background**

Roll forward and amendment of North Somerset Replacement Local Plan Policies. Strategic Nature Areas are broad areas identified by Biodiversity South West as being important areas for the conservation and expansion of particular habitat types. These areas are part of the South West Nature Map.

## **Policy DM9: Nature conservation**

Development that is likely to have a significant adverse impact on biodiversity will not be permitted unless there is an overriding need for the development in the proposed location and measures can be introduced to mitigate such an impact.

DM9

Development within or outside a Site of Special Scientific Interest (SSSI) or National Nature Reserve that is likely to have a direct or indirect adverse effect on its biodiversity or geological interest will not be permitted unless the benefits of the development clearly outweigh both the impacts on the biodiversity or geological value of the site concerned and any broader impacts upon the national network of SSSIs.

Development which could harm, directly or indirectly the presence of important wildlife habitats and species, (which are legally protected or have been identified as Section 41 ('priority') habitats and species of principal importance in England) will not be permitted unless the harm can be avoided or mitigated by appropriate ecological mitigation measures provided or incorporated within development.

Within the defined North Somerset and Mendip Bats Special Area of Conservation (SAC) consultation area (a buffer of 5 km from the constituent sites of the SAC), development that would adversely affect structures, feeding grounds or landscape features used by greater and lesser horseshoe bats will not normally be permitted unless there is an overriding need for the development in the proposed location and measures can be introduced to mitigate such an impact.

Planning permission will not be granted for development that would have a significant adverse effect on locally designated wildlife and geological sites and Local Nature Reserves, unless the importance of the development outweighs the value of the substantive interest present.

Development proposals may need to be accompanied by a full ecological survey, as part of the application, to include the following details:

- a description of the biodiversity interest of the site, including where applicable regard for any Strategic Nature Areas;
- the nature and extent of the impact on biodiversity of the proposed development or change of use of land;

- the steps to be taken to protect, enhance and where appropriate, manage, retain and incorporate the biodiversity interest into the proposals, which may include monitoring;
- where possible, steps to link existing habitats which could potentially be of importance for wildlife; and
- where appropriate, the mitigation and compensation measures required to restore habitats and/or create new habitats.

Development proposals should ensure that, where appropriate, provision is made for:

- retention of important woodland, trees, hedgerows, watercourses, ponds, wetland habitats, geological features, rhynes and other major natural features, habitats or wildlife corridors and their protection during construction work;
- compensatory provision, within the site itself, or immediate vicinity if practicable, of at least equivalent biodiversity value where the loss of habitats or features of importance to wild flora and fauna is unavoidable;
- incorporation of habitat features attractive to wildlife within the development, including those which meet the needs of particular species;
- future management of retained and newly created features of importance to wildlife;
- management, enhancement and monitoring of landscape features or wildlife species which are of major importance for wild flora and fauna as part of the development proposals;
- planting of native species of local origin wherever possible; and
- measures to link existing habitats which could potentially be of importance for wildlife.

DM9

### DM10 Trees

#### Core Strategy Policies

CS1: Addressing climate change and carbon reduction  
 CS4: Nature conservation  
 CS5: Landscape and the historic environment  
 CS9: Green infrastructure  
 CS12: Achieving high quality design and place making

#### Replacement Local Plan Policies

ECH/5 Historic Parks and Gardens  
 ECH/7 Landscape character areas  
 ECH/10 Biodiversity

#### Policy Intentions:

- Incorporate existing trees and wooded areas into design proposals where practical.
- Ensure the planting of new trees is properly designed and adequately maintained in the longer term.

#### Background

New policy to provide detailed guidance on new planting and the protection of existing trees.

### Policy DM10: Trees

North Somerset Council will require that all development proposals:

- include, where practical, the introduction of appropriate tree planting as an integral part of the design and landscaping of new developments;
- demonstrate that the retention, protection and enhancement of tree canopy cover has been considered throughout the design and development process;
- evaluate, at a level of detail appropriate to the proposal, the short and longer-term impacts that the development may have on existing trees;
- achieve high quality design by demonstrating that the long term retention of appropriate trees is realistic, and that the trees are viewed as an asset by new occupants rather than as an issue of conflict. The future growth of tree canopy and roots should be fully accounted for when designing:

- (i) the location, spacing and orientation of buildings, gardens and green spaces;
  - (ii) the location of underground services;
  - (iii) the relative positions of trees and windows for light;
  - (iv) specific issues relating to tree species eg. aphid honey dew, fruit drop, density of canopy, leaves and needles;
  - (v) future management requirements and accessibility;
- include, where appropriate, the provision of new large-growing street and open space trees that are planted in high-quality tree pit designs, which maximise tree health and minimise future maintenance of the street surface;
  - ensure the engineering requirements to accommodate tree planting and future tree growth in relation to building foundation design are complied with;
  - provide high quality physical protection of retained trees, which includes working methods that will be clearly communicated and understood by all site staff;
  - include, for larger-scale developments, an initial tree maintenance specification for new trees to ensure they thrive and grow to healthy maturity; and
  - provide a plan for the management of wooded areas that balances the protection and enhancement of biodiversity with increased opportunities for recreation and play.

DM10





## DM11 Landscape

### Core Strategy Policies

CS5: Landscape and the historic environment

### Replacement Local Plan Policies

ECH/7 Landscape Character Areas  
ECH/8 Mendip Hills AONB  
CH/15 The Coastal Zone

### Policy Intentions:

- To protect and enhance the diversity, quality and distinctive qualities of the landscape of North Somerset identified in the North Somerset Landscape Character Assessment.
- Avoid developments which would have an adverse impact on the landscape.
- Protect and enhance areas of sensitive landscape, including both the nationally registered and unregistered Historic Parks and Gardens in North Somerset.
- Protect dark skies from light pollution.
- Protect areas of greatest tranquillity from development.

### Background

The NSC Landscape Character Assessment SPD was adopted in 2005. This policy is a roll forward and amendment of the North Somerset Replacement Local Plan approach.

Where required the applicant should set out in any supporting documents such as the Design and Access Statement, that regard has been taken of the local landscape and how this has been incorporated into a final design solution. This may need to be supported by photomontages or similar visuals.



## **Policy DM11: Landscape**

All development should:

- Respect and not adversely affect the particular character of the landscape as identified in the North Somerset Landscape Character Assessment SPD (2005) or successor documents.
- Respect and respond to its distinctive qualities.
- Avoid the introduction of harmful, incongruous or intrusive elements into views and be appropriate with regard to siting, scale, form, colour and use of materials.
- Include appropriate landscaping and boundary treatments in the scheme.
- Conserve and enhance natural or semi-natural vegetation characteristic of the area.
- Respect the character of the historic landscape including features such as field patterns, watercourses, drainage ditches, stone walls and hedgerows.
- Respect and avoid adverse impacts on the Mendip Hills AONB including views to and from the AONB.
- Where outdoor lighting is proposed adopt a lighting scheme which minimises obtrusive light. Particular care should be taken in those areas which impact on the Mendip Hills AONB and where dark skies are an important feature of the area.

Where some harm to the local landscape character is unavoidable, but a development is otherwise deemed beneficial, then positive mitigation measures should be secured by a landscape condition or planning agreement (Section 106), involving works on or off-site as necessary.

DM11

DM12

## **DM12 Mendip Hills Area of Outstanding National Beauty (AONB)**

### **Core Strategy Policies**

CS5: Landscape and the historic environment

### **Replacement Local Plan Policies**

ECH/8 Mendip Hills AONB

### **Policy Intentions:**

- Major developments in the AONB will only be permitted in exceptional circumstances in line with the National Planning Policy Framework (para 116) and will need to demonstrate they are in the public interest.
- Ensure development would not harm the natural beauty of the AONB.
- Ensure that the priority consideration for all proposed development impacting on the AONB is the conservation and, where possible, enhancement of its natural beauty.
- Meet the economic and social needs of the local communities and the demand for recreation so far as this is consistent with the conservation of the natural beauty of the area.
- Protect views to and from the AONB.

### **Background**

Amended policy from the North Somerset Replacement Local Plan. Further guidance has been prepared by the Mendip Hills AONB – Management Plan 2009–2014, Agricultural Building Design Guidance, and Guidelines for Horse Related Development.

## **Policy DM12: Mendip Hills Area of Outstanding National Beauty (AONB)**

Development which would have a major impact on the landscape and scenic beauty of the Mendip Hills AONB will not be permitted unless in exceptional circumstances and where it can be demonstrated that it is in the public interest.

All development will be controlled and managed to ensure it would not harm the natural beauty of the AONB. Proposals which meet the economic needs of local communities and meet demand for recreation will still need to be consistent with the conservation of that natural beauty.

Any development which may be deemed appropriate will need to comply with the additional overriding requirement to conserve and, where possible, enhance the landscape and natural beauty of the AONB.

Particular attention will be given to the siting, scale, size, character, design, materials and landscaping of the proposed development, views to and from the AONB, as well as conservation of wildlife and cultural heritage.

Wherever possible new roads and major infrastructure proposals should be kept away from the AONB and, where they would be likely to affect it, proposals should demonstrate the need for development and that the siting and design would do as little damage to the environment as practicable.

DM13

## DM13 Development within the Green Belt

### Core Strategy Policy

CS6: North Somerset's Green Belt

### Replacement Local Plan Policies

RD/3 Development in the Green Belt  
RD/4 Major Development site in the Green Belt (Barrow Hospital)

### Policy Intentions:

Provide detailed guidance and consistency of approach concerning those types of new development which are considered to be not inappropriate in the Green Belt:

- Extensions and replacement buildings (a 50% rule will generally apply unless the area is one of a predominantly residential road characterised by large detached houses and there is no harm to the openness of the Green Belt).
- Development in villages with settlement boundaries which are washed over by the Green Belt.
- The redevelopment of sites on previously developed land.
- Appropriate facilities for sports and outdoor recreation.

### Background

The policy reflects the changes in the NPPF whilst rolling forward much of the detailed guidance from the North Somerset Replacement Local Plan Policy RD/3.

## **Policy DM13: Development within the Green Belt**

The extent of the North Somerset Green Belt is shown on the Proposals map.

### **Extensions alterations or replacement of existing buildings**

DM13

The extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building. For North Somerset 'original' relates to the building as existing on 26th July 1985 or for buildings constructed after this date as so built. The determining factors in assessing whether the extension is disproportionate will be the size of the proposed extension in relation to the size of the original building and the impact on the openness of the Green Belt. An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building. Proposals for new garages and other outbuildings within 5 metres of the existing building will be regarded as an extension.

The replacement of an existing building is not regarded as inappropriate provided the new building is in the same use and is not materially larger than the one it replaces. A replacement building will not normally be regarded as materially larger provided it does not exceed 50% of the gross floor area of the original building (i.e. it includes the notional increase that may have been permitted as an extension). In assessing this regard will be had to both increase in size and the impact on the openness of the Green Belt.

In determining the impact on the openness of the Green Belt for both extensions and replacement buildings regard will be taken of the design (including bulk, height and floorspace), siting and overall scale of the development on the site. The location, visual character of the site and surroundings and the effect of the proposal on the open and rural character of the area in general, prominence, visual and physical impact (including the impact of lighting) and plot size will all need to be assessed. Where the character of the area is one of a predominantly residential road characterised by large detached houses, on well screened and spacious plots (for example Cadbury Camp Lane north of Tickenham), it is possible that more substantial house extensions or replacement houses may be accommodated than in other parts of the Green Belt. In making this judgement, particular account will be taken of the views of the local Parish or Town Council and any relevant Neighbourhood Development Plan.

In the case of proposals to extend replacement buildings, the original floor space will be calculated as that of the original building that was on the site on or prior to 26th July 1985 and not that of the replacement building. Outbuildings exceeding 10 cubic metres capacity within 5 metres of the building will be treated as part of the building. Any permission granted within a 5-year period prior to 26th July 1985 but not implemented prior to that date will be considered, if built after 26th July 1985, to form part of the 'original' building.

Proposals for outbuildings and garages should be of a scale and height subordinate to the original building and should not adversely affect the openness of the Green Belt.

*Note:*

*Policies DM38 (Extensions to dwellings) and DM45 (Replacement dwellings in the countryside) will also be applicable to residential applications.*

### **Development in settlements in the Green Belt with settlement boundaries**

Limited infilling and redevelopment will not be regarded as inappropriate within those villages washed over by Green Belt but which have retained their settlement boundaries (Cleeve, Dundry, Felton, Flax Bourton and Winford). Such development will nevertheless still be required to comply with other policies in the Local Development Framework.

### **Redevelopment and infilling on previously developed sites in the Green Belt outside settlement boundaries**

Limited infilling or the partial or complete redevelopment of previously developed sites is not inappropriate provided it would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

Infilling should:

- not extend beyond the perimeter of the buildings which make up the bulk of the built up area of the site; and
- should be visually contained within the site and should not exceed the scale or height of the existing buildings.

Partial or complete redevelopment proposals should:

- not extend beyond the footprint of the original buildings unless the proposal by virtue of its height or location on the site would have an equal or lesser impact on the Green Belt than the original buildings; and
- result in environmental improvements on rundown or derelict sites.

## DM13

### **Appropriate facilities for outdoor sports and recreation**

New buildings associated with sport and recreation provision in the Green Belt should be:

- directly related and subsidiary to the main outdoor use;
- be of a scale and size proportionate to the sporting or recreational use;
- be sensitively designed and located to reflect the character of the area and minimise any harm to the openness and purposes of the Green Belt; and
- where outdoor lighting is proposed a lighting scheme should be adopted which minimises obtrusive light.



## **DM14 Duration of planning consent for disposal of waste to land**

### **Core Strategy Policy**

CS7: Planning for waste

### **North Somerset Waste Local Plan Policies**

Policy WLP20

### **West of England Joint Waste Core Strategy**

### **Policy Intention:**

- Limit the length of time taken for disposal of waste to land to minimise any adverse impact.

### **Background**

The North Somerset Waste Local Plan (NSWLP) includes policy WLP20 on this issue. While most development management policies in the NSWLP are covered by policies in the adopted West of England Joint Waste Core Strategy (JWCS), policy WLP20 is not, and it is appropriate to include a policy in the Sites and Policies Plan.

Planning permissions for disposal of waste to land will normally be subject to a time limited condition. This will help to ensure, for example, that where tipping has not been completed to the original planned level within the developer's original intended timescale, the site is nevertheless satisfactorily restored to the council's satisfaction without undue delay.

DM14

## **Policy DM14: Duration of planning consent for disposal of waste to land**

The duration of any planning permission for the disposal of waste to land, including landfill or land raise, will be limited to that reasonably necessary to complete the development, including operations and subsequent restoration.

### **DM15 Mineral working exploration, extraction and processing**

#### **Core Strategy Policies**

CS8: Minerals Planning

#### **Mineral Working in Avon Local Plan Policies**

Policies MLP1, MLP26, MLP28,  
MLP29, MLP30, MLP34, MLP44.

#### **Policy Intentions:**

- To ensure adequate consideration for the needs of the minerals industry whilst mitigating the effects of minerals related development and activity, including that concerning on-shore gas, such as hydraulic fracturing (fracking).
- To minimise waste generated in minerals related development and activity, and promote productive use of that waste.
- To ensure positive planning for the restoration of the land and its return to beneficial use.

#### **Background**

The NPPF paragraph 143 requires local authorities to set out environmental criteria against which planning applications for minerals development will be assessed. It was considered appropriate to cover onshore gas, including hydraulic fracturing, in the policy since the NPPF includes oil and gas in its definition of minerals of local and national importance.

### **Policy DM15: Mineral working exploration, extraction and processing**

In considering proposals for mineral working, including exploration, extraction and processing, and including that concerning on-shore gas, such as hydraulic fracturing (fracking), regard will be had to the following:

- government guidance on minerals;
- the existence of allocated areas for mineral extraction such as preferred areas or areas of search; and
- any potential impacts on amenity, human health, public safety, and the natural and historic environment, including impacts concerning visual quality, landscape, biodiversity, historic assets, traffic and the local road network,



water resources, contamination, air pollution including dust, noise, vibrations, risk of flooding, land stability, seismic activity, tip and quarry slope stability, and measures to prevent or minimise any potential problems.

Proposals should be supported by adequate evidence that potential impacts have been satisfactorily investigated and addressed. Proposals must not have unacceptable impacts and should satisfactorily mitigate any adverse impacts. Where investigations identify a need for safeguards or mitigation appropriate conditions may be imposed, or agreements sought.

Adequate measures must be taken to ensure minimum waste of resources during extraction and processing, and that any waste material generated is used for a productive purpose, to the satisfaction of the council.

The council will normally require mineral working and restoration to be carried out in phases, with a view to minimising potential impacts.

A high quality of restoration and satisfactory after use of the land, for an appropriate use or uses to be agreed by the council, will be required. Appropriate conditions may be imposed, or agreements sought.

Restoration should be carried out in the shortest possible time, at the earliest possible opportunity, to a timescale to be agreed with the council, and should normally be phased restoration to occur alongside and integrated with the extraction, so that restoration is not left until extraction on the site has completed.

The council will particularly expect companies with more than one site in the area to ensure that activity is suitably integrated between them, with appropriate phasing, to ensure that sites are not left unworked and unrestored for long periods. Appropriate agreements may be sought.

DM16

## **DM16 Control of non-mineral development likely to affect active minerals sites or sites recently granted consent for mineral working**

**Core Strategy Policy**  
CS8: Minerals Planning

**Mineral Working in Avon  
Local Plan Policies**  
Policies MLP40, MLP41

### **Policy Intention**

- To support the mineral industry by controlling other uses likely to affect mineral sites.

### **Background**

The adopted Mineral Working in Avon Local Plan (MWIALP) includes a policy (MLP39) on buffer zones around mineral sites, restricting non-minerals development within designated buffer zones, partly aimed at reducing the likelihood of mineral operations being affected/restricted by encroachment of non-minerals development. It is considered that there is a need for a similar policy but using a more flexible approach than designation of buffer zones.

## **Policy DM16: Control of non-mineral development likely to affect active minerals sites or sites recently granted consent for mineral working**

The council will give particularly careful consideration to proposals for non-mineral development close to (generally within about 500m of the boundary of) active minerals sites or sites newly granted consent for mineral working, including ancillary activities.

Where such proposals, due to their nature and location, would be likely to significantly impair mineral working activities of such sites, they will be resisted unless satisfactory mitigation measures would be undertaken.

**DM17-18 Allocation of land at the Spinney, south of Stancombe Quarry, as a preferred area for minerals working and identification of Minerals Safeguarding Area for carboniferous limestone**

**Core Strategy Policy**  
CS8: Minerals Planning

**Mineral Working in Avon Local Plan Policies**  
Policy MLP12.

DM17-18

**Policy Intention:**

- To indicate where mineral development is likely to occur and ensure future needs are not compromised by non-mineral development.

**Background**

This is effectively a carry over from the adopted Mineral Working in Avon Local Plan (MWIALP) which identifies land at The Spinney as part of an existing Preferred Mineral Extraction Area. This is a potential southern extension of Stancombe Quarry.

The council has reviewed the issue of minerals allocations including consideration of existing minerals allocations in North Somerset in the MWIALP, and is of the view that continued allocation of land at The Spinney as a preferred area is appropriate. The justification for this is to be set out in a supporting document on minerals to form part of the evidence base. That document has regard to the fact that the council is working with other local authorities in the West of England to produce a Joint Local Aggregates Assessment for that area, which includes North Somerset.

Identification of Mineral Safeguarding Areas is consistent with the NPPF paragraph 143.

**Policy DM17: Allocation of land at The Spinney, south of Stancombe Quarry, as a preferred area for minerals working**

Land south of the existing permitted reserve at Stancombe Quarry, called 'The Spinney' is identified as a preferred area for mineral working on the Proposals Map.

Detailed requirements will be determined at the development management stage. In addition proposals should be phased to the satisfaction of the council and:

- relevant development management policies and issues must be met or addressed to the satisfaction of the council. For example: amenity, noise, vibration, air over pressure, public health and safety, dust, biodiversity, landscape, highways and impact on the local highway network, water, archaeology, landscaping and restoration;
- proposals must demonstrate to the satisfaction of the council, that there is a genuine need to work The Spinney and that it is appropriate to do so at that particular time;
- a suitably qualified ecological consultant should be contracted to carry out a wildlife survey which covers evidence of any legally protected species;
- provision is made for stopping up and or/diversion of public rights of way that would be affected by operations, and their reinstatement as part of restoration of the site as appropriate;
- good quality landscaping, with appropriate planting/bunding would be provided/retained as appropriate, and managed and maintained, including for example along the west boundary fronting Backwell Hill Road, the south boundary fronting Long Lane, and the east boundary;
- proposals must make satisfactory measures to safeguard against adverse effects on water and water resources, including appropriate depth of extraction; and
- adequate and appropriate provision for restoration and aftercare must be made, including sustainable use of overburden and waste materials.

### **Policy DM18: Identification of Minerals Safeguarding Area for carboniferous limestone**

Planning permission will not be granted for development within Mineral Safeguarding Areas (MSAs) for carboniferous limestone shown on the Proposals Map that is incompatible with safeguarding the mineral unless:

- it is exempt development; or
- the applicant can demonstrate that:
  - i) the mineral concerned is not worthy of safeguarding;
  - ii) the development is temporary and would be completed and removed and the site restored to a condition that does not inhibit extraction of the mineral within the timescale that the mineral is likely to be needed; or
  - iii) there is an overriding need for the development.

Where consent is to be granted prior extraction of the mineral will be encouraged where practicable and environmentally acceptable.

*Note:*

*Exempt development is defined as householder development such as extensions, advertisements, and also infill development (development already between or immediately surrounded by existing permanent buildings).*

*Temporary development would be restricted by temporary planning permissions (duration to be determined by the planning authority) and normally be restricted to development without structures of a permanent nature, so they can be readily removed within a short period. These measures should help ensure the development would be unlikely to affect extraction should mineral development become newly approved (granted planning consent) in the area.*

DM17-18



### DM19 Green infrastructure

#### Core Strategy Policy

CS9: Green

Infrastructure

#### Other Documents

Biodiversity and Trees

SPD

North Somerset

Landscape Character

Assessment SPD

#### Replacement Local Plan Policies

CF/1 Provision of Cultural and Community

Facilities (includes open space)

CF/4 Safeguarding of existing land and

buildings in community use, and proposed sites

ECH/1 Amenity areas and gateways to

settlements

ECH/10–14 (biodiversity related)

#### Policy Intentions:

- To ensure new development contributes to the safeguarding, improvement and further provision of North Somerset's green infrastructure.
- To ensure master plans and development proposals fully take the safeguarding and provision of multi-functional, inter-connected and adaptable green infrastructure into account in the design and layout of schemes.

#### Background

NPPF paragraph 114 refers to the need to plan positively for the creation, protection, enhancement and management of green infrastructure. The council is preparing two SPDs relating to more detailed guidance on green infrastructure and playing pitches.

### Policy DM19: Green infrastructure

North Somerset Council will require development proposals to contribute to the social and economic regeneration of North Somerset, and the quality of the environment, through the creation of high quality well designed and accessible green infrastructure. Proposals will, where appropriate, ensure that green infrastructure is:

- multi-functional;
- part of a connected green infrastructure;
- able to maximise the opportunity to respond to climate change;



- designed to enable the community to actively use green infrastructure for sports and play as well as passive recreation;
- able to promote community cohesion;
- accessible;
- provided in line with more detailed guidance set out in Supplementary Planning Documents, such as the Biodiversity and Trees SPD, the Weston Villages SPD and where relevant the North Somerset Landscape Character Assessment SPD, or successor documents; and
- designed to promote and enhance local diversity and distinctiveness.

DM19

For proposals of 10 or more dwellings green infrastructure provision should be made on site, however where this is not possible, practical or desirable, and for development of 9 dwellings or less, financial contributions will be sought. Contributions will vary depending on the existing provision in the locality and whether the requirement is for new provision or for upgrades to existing provision. Provision for maintenance will also be required, likely to involve commuted sums if the green infrastructure is to be adopted by North Somerset Council.

Gardens play an important role in the green infrastructure and should be designed to a high standard. Where possible their design and layout should relate to the wider green infrastructure.

Proposals should seek to incorporate important sites and linkages in the layout and design of the development.

## Transport

DM20

### DM20 Major highway schemes

#### Core Strategy Policy

CS10: Transportation and Movement

#### Replacement Local Plan Policy

T/9 Highway Schemes

#### Policy Intentions:

- To protect proposed major highway schemes from inappropriate development.
- To show the safeguarded areas on the Proposals Map.

#### Background

This policy ensures that land for major highway schemes is safeguarded. Many of these schemes are either identified in the Core Strategy or are carried forward from the North Somerset Replacement Local Plan. Further information regarding the prioritisation and programming of these schemes is available from the Highways and Transport Service.

### Policy DM20: Major highway schemes

Land shown on the Proposals Map is safeguarded for the following major highway schemes:

- i) Weston Package (Phase 1), including:
  - Worle station – improvements to include a new car park on the south side and bus priority measures both sides of the station, along Elmham Way and through to Queensway.
  - Junction 21 – highway capacity improvements.
  - Gateway Area – highway capacity improvements on the A370 at Marchfields Way/Winterstoke Road.
  - Bus Priority – improvements at Queensway North Worle.
- ii) Cross – Airfield Link, Weston-super-Mare;
- iii) Airfield Bridge Link, Weston-super-Mare;
- iv) Junction 21 Bypass / Relief Road, Weston-super-Mare;
- v) Herluin Way to Locking Road Link, Weston-super-Mare;
- vi) South Bristol Link, linking A370 with the A38 and Hengrove Way;



- vii) Barrow Gurney Bypass;
- viii) Banwell Bypass;
- ix) Wolvershill Road upgrade, Weston-super-Mare; and
- x) Quays Avenue, road over railway bridge, Portishead (for the proposed re-opening of the Portishead to Bristol railway line).

Development will only be permitted if it would not prejudice the implementation of these schemes.

DM21

DM21 Motorway junctions	
<b>Core Strategy Policy</b> CS10: Transportation and Movement	<b>Replacement Local Plan Policies</b> No relevant policy.
<b>Policy Intention:</b> <ul style="list-style-type: none"> <li>To protect land at the motorway junctions for potential future capacity improvements.</li> </ul>	
<b>Background</b> New policy.	

## Policy DM21: Motorway junctions

The area surrounding the existing M5 motorway junctions 19, 20 and 21 as shown on the Proposals Map is safeguarded for future widening of junction roundabouts and motorway slip roads. Development will only be permitted if it would not restrict proposals for junction improvements.

### **DM22 Existing and proposed railway lines**

#### **Core Strategy Policy**

CS10: Transportation and Movement

#### **Replacement Local Plan Policy**

T/1 Existing and Proposed Railway Lines

#### **Policy intention:**

- To protect existing and proposed railway lines from inappropriate development.

#### **Background**

This policy carries forward Policy T/1 of the Replacement Local Plan.

### **Policy DM22: Existing and proposed railway lines**

A corridor extending 10 metres either side of the existing tracks of the Taunton-Bristol railway line as shown on the Proposals Map is safeguarded for the provision of additional tracks. Development within this corridor will only be permitted if it would not prejudice proposals for the line promoted by national rail policies by Network Rail, by train operators or by the council.

Land shown on the Proposals Map is safeguarded for the following alignments. Development will only be permitted if it would not prejudice the use of these alignments for rail traffic:

- Weston Railway Loop southern chord; and
- Portishead – Pill (for the Portishead to Bristol railway line).

## **DM23 Bus Interchanges and park and ride facilities at existing railway stations**

### **Core Strategy Policy**

CS10: Transportation and Movement

### **Replacement Local Plan Policy**

T/2 Existing Railway Stations

### **Policy Intention:**

- To safeguard land at / adjoining rail stations for the provision or expansion of car parking and the provision or expansion of bus interchanges associated with rail use.

### **Background**

This policy carries forward Policy T/2 of the Replacement Local Plan.

DM23

## **Policy DM23: Bus Interchanges and park and ride facilities at existing railway stations**

Land shown on the Proposals Map is safeguarded for the existing and proposed expansion of park and ride and bus interchange facilities at the following railway stations. Development will only be permitted if it would not prejudice the provision and expansion of facilities including the ability to provide for projected growth in rail passenger demand and proposals promoted by national rail policies, by Network Rail, by train operators or by the council.

- Weston-super-Mare rail station;
- Worle rail station; and
- Nailsea and Backwell rail station

At Yatton railway station improvements and safeguarding of the car parking will be required as part of policy Y1 (Yatton station mixed use site).

### **DM24 Safety, traffic and the provision of infrastructure, etc. associated with development**

#### **Core Strategy Policy**

CS10: Transportation and Movement

#### **Replacement Local Plan Policy**

T/10 Safety, traffic and the provision of infrastructure, etc. associated with development

#### **Policy Intentions:**

- To ensure that new development will not prejudice highway safety or the operation of the highway network and that the impacts of new development are adequately mitigated.
- To ensure that road capacity and travel demand can be well-managed and that opportunities are taken for integration with other modes.

#### **Background**

This policy rolls forward and updates policy T/10 of the Replacement Local Plan. The National Planning Policy Framework recommends that a Transport Assessment or Transport Statement should be prepared for all developments that generate significant amounts of movement. Developers should discuss their plans with the council at an early stage to determine the required form and scope of assessment.

### **Policy DM24: Safety, traffic and the provision of infrastructure, etc. associated with development**

Development will not be permitted if it would prejudice highway safety or inhibit necessary access for emergency, public transport, service or waste collection vehicles.

Development giving rise to a significant number of travel movements will only be permitted if it:

- is not likely to lead to an unacceptable degree of traffic congestion or to generate traffic that cannot be accommodated without demonstrable harm to the character and function of the surrounding area; and
- is accessible by non-car modes and can readily be integrated with public transport, cycleway and footpath links and bridleways where appropriate.

Development which gives rise to a significant detrimental impact on travel patterns, or exacerbates existing transport problems, will only be permitted where acceptable counter-measures or mitigation is possible.

Where a proposal would be acceptable apart from deficiencies in highways and transport infrastructure and services, which may be off-site, planning permission may, in accordance with Core Strategy Policy CS34, be granted subject to the applicant entering into an appropriate legal agreement to fund the improvements sought.

DM24



### **DM25 Public rights of way, pedestrian and cycle access**

#### **Core Strategy Policy**

CS9: Green Infrastructure  
CS10: Transportation and Movement  
CS12: Achieving High Quality Design and Place-making  
CS15: Mixed and Balanced Communities  
CS22: Delivering a prosperous economy

#### **Replacement Local Plan Policy**

T/7 Protection, development and improvement of the Rights of Way Network and other forms of public access  
T/8 Strategic Cycle Routes

#### **Policy Intentions:**

- To protect the existing public rights of way network.
- To ensure the provision of new and improved multi-user routes connecting with new developments.
- To provide the necessary pedestrian cycling and equestrian infrastructure within new development.
- To provide multi-user routes around towns and villages connecting with the wider network and tourist /leisure/services and facilities.
- To protect and enhance strategic cycle routes.
- To provide a continuous coastal footpath.
- To provide a series of safe routes to school.

#### **Background**

Rolled forward, combined and amended policies T/7 and T/8 of the Replacement Local Plan and taking account of North Somerset Council Access Strategy for Disabled People 2005 and North Somerset Rights of Way Improvement Plan 2007–2017 (revised November 2010).

### **Policy DM25: Public rights of way, pedestrian and cycle access**

Development that would reduce, sever or adversely affect the use, amenity or safety of public rights of way and other forms of public access, or prejudice the planned development of the network will only be permitted if acceptable provision is made to mitigate those effects, or divert or replace the right of way or other form of access, before the development commences. Any replacement of existing facilities will be no less convenient, safe or aesthetically attractive and will be of equal or broader legal status to those facilities being replaced. Development will provide/improve, or contribute to providing/improving multi-

user infrastructure (to include pedestrian, cycling and equestrian) appropriate to its size and type, taking account of the latest information on and priorities for pedestrian, cycling and where appropriate equestrian infrastructure.

Where the development lies close to a strategic access route, direct, safe and secure links will be provided between the development and the route. Where the development is likely to generate additional use of the existing route a contribution will be required towards any necessary enhancement of the route. Residential development will be expected to ensure appropriate pedestrian/cycling links to the nearest schools are developed at the required standard. Development should not exacerbate an existing problem and should seek to address existing access issues.

Where necessary improvements cannot be directly provided as part of the development, contributions to the enhancement of the Strategic Access Network will be required to an extent commensurate with the impact of the development.

All developments will be expected to reconstruct the footway fronting their site and any other footways that have been disturbed during construction following completion of the development.

Proposed strategic cycle routes are identified in Schedule 6 and are shown on the Proposals Map. Development will only be permitted if it would not prejudice the implementation and continued use of these routes.

Where development lies close to a cycle route, appropriate links will be provided between the development and the cycle route.

Where the development is likely to generate additional use of the existing route a contribution will be required towards any necessary enhancements of the route.

## DM26 Travel plans

### **Core Strategy Policy**

CS10: Transportation and Movement

### **Other Policy Documents**

Travel Plans Supplementary Planning Document

### **Replacement Local Plan Policy**

T/11 Travel Plans

### **Policy Intention:**

- To encourage the preparation and effective implementation of travel plans to improve the sustainability of development proposals.

### **Background**

This policy carries forward Policy T/11 of the Replacement Local Plan taking account of the Travel Plans Supplementary Planning Document. The thresholds at or above which a Transport Assessment and Travel Plan are required are set out in the North Somerset Travel Plans Supplementary Planning Document (SPD) November 2010.

## **Policy DM26: Travel plans**

Travel Plans will be required for all developments likely to have significant transport implications including:

- major residential, commercial, service and educational developments;
- smaller developments that would generate significant amounts of travel;
- new, or significantly extended, schools;
- development comprising or involving a significant increase in existing car parking provision at employment, retail or leisure sites, schools, colleges, hospitals or health centres;
- development proposals in locations where traffic conditions have been identified as a matter of concern by the local highway authority, which may include smaller residential, commercial, service or educational developments below the relevant thresholds; and
- where there is inadequate transport infrastructure in the area, as identified in (but not limited to) the Local Transport Plan.



Travel Plans will be required for all such developments. These will have as their objective the reduction of car use to and from the development site and the delivery of other sustainable transport objectives, related in scale and kind to the development. Planning conditions will be attached, or a planning obligation sought, to require adoption of the Travel Plan prior to occupation and its successful implementation post occupation.

DM27

## **DM27 Bus accessibility criteria**

### **Core Strategy Policies**

CS10: Transportation and Movement  
CS14: Distribution of New Housing  
CS15: Mixed and Balanced Communities

### **Replacement Local Plan Policies**

Basis of policy set out in previous Regional Planning Guidance 10 and Policy GDP/1 of the Replacement Local Plan

### **Policy Intention:**

- To ensure all new residential development is accessible by bus services and that services are provided at an appropriate level.

### **Background**

This carries forward the principles of sustainable development contained in Policy GDP/1 of the Replacement Local Plan and the new NPPF.

## **Policy DM27: Bus accessibility criteria**

All residential development comprising 10 or more dwellings and all non residential development above 1000 sq metres should be within a maximum of 400m of a bus stop via a direct pedestrian route, providing an appropriate level of service. Infrastructure improvements to provide direct pedestrian access to the bus stops may also be required, dependent on location.

Where residential accommodation for the elderly or mobility impaired is proposed but provision for dial-a-ride community transport serving the area does not exist, the applicant must demonstrate that provision, including capacity for wheelchairs, will be made ahead of occupation.

The nearest appropriate bus stops should be compliant with the necessary disability legislation with raised kerbs. A shelter may be required on one or both sides of the road depending on the location. Shelters should include seating and space for timetable information. In some locations other work will be required in order to make bus stops safe and to be able to install raised kerbs. Real-time information hardware should be provided where appropriate.

For non-residential development, bus services should operate during the hours that the facility is open to users, refer to the table below for targets on service frequency.

For both residential and non-residential development, the target bus service frequency based on settlement context is as follows:

**Target Bus Service Frequency**

	Urban	Sub-urban	Rural
Mon to Sat 0700–1900	15 minutes	30 minutes	60 minutes
Evenings and Sundays	30 minutes	60 minutes	—

Depending upon the scale of the development and its location, it may be appropriate to provide higher bus service frequencies than shown in the table.

It should not be assumed that existing bus services can be diverted to serve the development if it leads to longer journey times or otherwise inconveniences existing passengers. Development should not exacerbate an existing problem and should seek to address access issues identified in the North Somerset Access Strategy. For larger sites the layout would need to be designed so that buses can pass through the site rather than use the same road into and out of the site.

New bus services would need to be promoted with incentives to encourage use of the service, this should be developed as part of the Travel Plan.

## DM28 Parking standards

**Core Strategy Policy**  
CS11: Parking

**Replacement Local Plan Policy**  
T/6 – Parking standards

### Policy Intention:

- To ensure that new development is provided with adequate parking, which meets the needs of intended users and that parking problems are not created or exacerbated in the surrounding area.

### Background:

Update of Replacement Local Plan Policy T/6 but without the parking schedule as this is to be an SPD which is currently being prepared. A report was commissioned from Halcrow on residential standards and consultation took place in July 2010. This recommended minimum parking standards for residential development. These standards are being used in current negotiations with developers.

DM28

## Policy DM28: Parking standards

In assessing the provision that a development proposal makes for the parking of motor vehicles and bicycles, the standards in the emerging Parking Standards Supplementary Planning Document will be a significant material planning consideration. For any use not covered by these standards, provision will be assessed according to individual circumstances, having regard to the transport objectives of the council. Regard will be given to the provisions of any submitted Travel Plan.

Development will not be permitted if the car parking arrangements would unacceptably harm the character of the area or the safe and effective operation of the local transport network. Planning applications must demonstrate to the satisfaction of the council that the functional parking needs of the development can be accommodated on or close to the site without prejudicing highway safety or resulting in an unacceptable impact on on-street parking in the surrounding area.

In addition, adequate area must be provided for the parking of vehicles waiting to load or unload. The parking of these vehicles on the highway will not be acceptable where it leads to highway safety issues or unacceptable delay.

Where a proposal involves an extension to an existing building in residential or non-residential use, or where a proposal involves a change of use, the parking standards will apply to the whole site over which the applicant has or intends to acquire control.

Permeable surfacing of exterior parking spaces should be used to avoid causing additional surface water run-off.

## DM29

### DM29 Car parks

#### **Core Strategy Policy**

CS11: Parking

#### **Replacement Local Plan Policy**

T/4 Existing public car parks

#### **Policy Intention:**

- To appropriately manage the demand for travel by car by ensuring that the provision of car parks is balanced with the need to promote wider travel choices.

#### **Background**

Rolled forward and revised from the Replacement Local Plan approach.

### **Policy DM29: Car parks**

Re-development of car parks that would result in the reduction of off-street car parking spaces will only be permitted if:

- the location has good access to other means of travel than the private car;
- under-provision of car parking provision can be replaced with out of town park and ride spaces, where appropriate; and
- any net resulting increase in on-street parking would not unacceptably harm the character of the area, highway safety or the effective operation of the surrounding highway network.

## DM30 Off-airport car parking

**Core Strategy Policy**  
CS11: Parking

**Replacement Local Plan Policy**  
T/12 Bristol International Airport

### Policy Intention:

- To appropriately manage the demand for travel by car by ensuring that the provision of car parks is balanced with the need to promote wider travel choices.

### Background

Rolls forward RLP approach, omitting references to Weston-super-Mare, where opportunities have now been discounted. Also tightens definition of 'on site'.

DM30

## Policy DM30: Off-airport car parking

Airport-related car parking additional to that approved at Bristol Airport or acceptable under Policy DM54 (Bristol Airport) will only be permitted in association with overnight accommodation located on the same site, provided that the number of car parking spaces does not exceed three times the number of bedrooms.

## Delivering strong and inclusive communities

DM31

### DM31 High quality design and place making

#### Core Strategy Policies

CS12: Achieving High Quality Design and Place-Making  
CS5: Landscape and Historic Environment.

#### Replacement Local Plan Policies

GDP3: Promoting good design and sustainable construction  
ECH/1: Amenity Areas and gateways to settlements

#### Policy Intentions:

- Set out the criteria to be taken into account to ensure quality, distinctive, and functional design.
- Ensure developments are well suited to the existing context reinforcing local character and a sense of local identity. To avoid homogenous design that does not contribute to the local townscape/environment within which it sits.
- Ensure that through the Design and Access Statement and Statement of Community Involvement that a thorough assessment has been made of the site, surroundings and community aspirations and ensure this has been incorporated into a final design solution.

#### Background

Expands on Core Strategy CS12 and incorporates the principles of GDP/3 of the Replacement Local Plan.

### Policy DM31: High quality design and place making

The design of new development should contribute to the creation of high quality, distinctive, functional and sustainable places.

Based on a detailed appraisal of the existing physical, social, economic, and environmental context, the design and planning of development proposals should demonstrate sensitivity to the local character and/or setting, and seek to enhance the area based on specific opportunities present. Design solutions should seek to enhance local distinctiveness and contribute to the creation of a sense of place and identity.

Proposals that reflect community aspirations and values will be encouraged. Proposals which cause unacceptable harm to the character and/or appearance of the area particularly within a Conservation Area will not be permitted.

In determining whether the design is acceptable account will be taken of whether:

- the siting, landscaping, levels, density, form, scale, height, massing, detailing, colour and materials are appropriate and respect the characteristics of the site and surroundings and are appropriate to its use and position within the landscape and/or townscape;
- the site integrates with the surrounding fabric including streets, paths and cycle ways, continuing successful local development patterns and creating an interconnected public realm;
- the design and layout should not prejudice the living conditions for the occupiers of the proposal or that of adjoining occupiers through loss of privacy, overlooking, overshadowing or overbearing impact;
- the design helps to reduce water and energy consumption, and
- the design facilitates inclusive access to all.

The following will also apply as appropriate:

- where part of a wider proposed development, the design should take into account the future development potential of adjoining sites that are identified for development and not prejudice the comprehensive and coordinated development of a larger site of which it forms part;
- on major developments (100+ dwellings), the layout should use landmarks, focal points, views, clear routes, lighting, public art and signage in order to assist people to navigate throughout the proposed development. This will be supported by the production of masterplans and design coding;
- the proposal should not prejudice the retention of adequate private amenity space and include adequate private amenity space for any new separately occupied dwelling;
- private areas should create defensible spaces, allowing exclusive access providing areas for personal use and storage;
- account is taken of potential adverse weather conditions particularly in relation to the likely impacts of future climate change;

# North Somerset **Sites and Policies Plan**

DM31

- provision is made for the storage of waste and recycling materials in locations that would not harm local amenity and that enable collection from the public highway;
- management plans should be submitted for all shared private spaces and facilities;
- proposals for lighting schemes should not be obtrusive. They should not have a demonstrably harmful impact on the living conditions of neighbours, significantly increase sky glow, cause glare or light trespass or impact on biodiversity; and
- development proposed at the identified 'Key Design Locations' within the Weston Villages Supplementary Planning Document shall be supported by the production of Design Codes to facilitate high quality design.

Where relevant development proposals should have regard to the design and other related features set out in Supplementary Planning Documents and other guidance.





## **DM32 Inclusive access to non-residential buildings and spaces**

### **Core Strategy Policies**

CS12: Achieving High Quality Design and Place-making

CS15: Mixed and Balanced Communities

CS2: Delivering Sustainable Design and Construction

### **Other Documents:**

"Planning and Access for Disabled People: A Good Practice Guide"

### **Replacement Local Plan Policy**

Policy GDP/3

DM32

### **Policy Intention:**

- To ensure that disabled and able-bodied people have equal access to the same buildings and spaces.

### **Background**

New stand alone policy which is explicit about ensuring the needs of disabled people is fully incorporated into new design. Expands on part of GDP/3.

## **Policy DM32: Inclusive access to non-residential buildings and spaces**

The design of buildings and spaces must provide access for everyone who may wish to use a building, facility or area of open space on an inclusive basis. Designs should make no physical distinction between the people who are able to use them.

Where there are genuine barriers to designs incorporating a group of people's needs specific alternatives must be put in place. Alternatives must maintain an equal standard of service in a dignified and appropriate manner.

Applicants will be required to demonstrate in supporting documents such as the Design and Access Statement that inclusive access arrangements have been taken into account and included in the design solution. This should include:

- the siting, layout, design and orientation, of the proposal;

- the movement around the site or building(s); and
- the access and egress from any buildings – including any necessary changes to the nearby public realm.

DM33

## DM33 Settlement boundaries

### Core Strategy Policies

CS14: Distribution of new housing  
 CS28: Weston-super-Mare  
 CS30: Weston Villages  
 CS31: Clevedon, Nailsea and Portishead  
 CS33: Smaller settlements and Countryside

### Replacement Local Plan Policies

GPP/1 Preferred locations for development  
 H/1 Residential Development strategy  
 H/7 Residential development within settlement boundaries

### Policy Intentions:

- To ensure that development is located in sustainable communities.
- To prevent urban sprawl.
- To protect the countryside.

### Background

Settlement boundaries are a well establish planning tool for directing development to the towns and other settlements. The settlement boundaries in North Somerset have been well established through a succession of planning documents. The Core Strategy deleted some of the settlement boundaries of the villages. The remaining boundaries are largely unchanged with the exception at Weston-super-Mare which are needed to accommodate the new Weston Villages.

## **Policy DM33: Settlement boundaries**

The extent of Weston-super-Mare, Clevedon, Nailsea, Portishead, service and infill villages is shown on the Proposals Map. The boundaries define the area within which development may be acceptable in principle subject to the detailed policies of the Core Strategy Plan or any Neighbourhood Plans. Land outside of these boundaries is regarded for planning policy purposes as countryside.

Note:

### **List of Settlement boundary changes.**

*Banwell: Minor amendment to settlement limit at 'Country View, Goding Lane'.*

*Bleadon: An adjustment to the settlement boundary at Bleadon Quarry.*

*Sandford: Minor amendment at Thatchers. The settlement boundary did go across the site, but the limits now exclude the whole site.*

*Yatton/Claverham: A break between the settlements has been identified to reflect the different policy approach in the Service and Infill village.*

*Weston-super-Mare:*

*The Weston-super-Mare Settlement boundary remains unchanged from that defined in the North Somerset Replacement Local Plan apart from:*

- *an extension to include the land at Winterstoke Village;*
- *an additional settlement boundary to include Parklands Village (there may be potential for the creation of a separate new parish to be created for Parklands Village);*
- *a slight contraction of the settlement limits to reflect the proposed deletion of the existing Replacement Local Plan employment site E9, Lynx Crescent, Weston. This deletion is proposed since much of that site is flood zone 3b so the highest risk category and not appropriate for allocation for employment use;*
- *boundary has been extended towards Hutton near Totterdown Farm; and*
- *the settlement boundary around the Tropicana follows the existing footprint of the building as opposed to the boundary in the Replacement Local Plan which included a larger boundary based on a previous planning permission.*

*N.B.*

*A settlement boundary alteration would be required if the north-west Nailsea allocation is confirmed.*

DM33

### DM34 Housing allocations

#### **Core Strategy Policies**

CS13: Scale of new housing

CS14: Distribution of new housing

CS15: Mixed and balanced Communities

#### **Replacement Local Plan Policies**

GDP/1 Preferred locations for

Development

H/1 Residential development Strategy

H/2 Proposed sites for residential development

#### **Policy Intentions:**

- Set out in a schedule the details of housing sites which will meet the Core Strategy requirement to deliver a minimum of 14,000 dwellings by 2026
- To steer housing development towards these sites which have been allocated in line with the Core Strategy development strategy.



## Background

The schedule of housing allocations set out in this Plan are derived from the strategic allocations at Weston Villages, allocations rolled forward from the Replacement Local Plan, unimplemented planning permissions and suitable sites derived from the call for sites. Schedule 1 sets out the proposed sites for residential and Schedule 3 the proposed sites for mixed use development.

### Housing capacity position

The Core Strategy identifies the housing requirement for the district over the plan period 2006-2026. This target is 14,000 dwellings. Between 2006 and 2012, 5,465 dwelling completions have been recorded, leaving a residual requirement of 8,535 dwellings to be delivered between now and 2026. In order to provide a range and mix of housing sites, and maintain a rolling five year land supply, the schedule to policy DM34 identifies allocations totalling 9,786 dwellings.

Core Strategy requirement	14,000
Completions 2006-2012	<u>5,465</u>
Residual requirement	8,535
 Dwellings identified in schedule	 9,786

If all of the sites identified were delivered at the anticipated capacity, this would provide an oversupply on the target of 1,251 dwellings. This is considered to be a reasonable buffer at this stage in the plan preparation process to allow for any non-delivery, reduction in proposed capacities or time delays delivering sites.

## Policy DM34: Housing allocations

Residential sites (of 10 or more units) are shown on the Proposal Map and set out in the Schedule of proposed sites for residential development (Schedule 1) and the Schedule of proposed sites for mixed use development (Schedule 3).

The requirements in the schedules should be met, together with any other relevant policy requirements. Affordable housing will be sought on appropriate sites in accordance with Policy CS16 of the Core Strategy.

### **DM35 Housing type and mix**

#### **Core Strategy Policy**

CS15: Mixed and Balanced Communities

#### **Replacement Local Plan Policy**

H/3 Residential Densities

#### **Policy Intentions:**

- Ensure that a range and choice of new housing types are available.
- That small scale builders, individually designed homes and self build schemes are not excluded from the strategic or major housing allocations.
- Ensure that at the major allocations at Weston-super-Mare the emphasis is on family housing.
- Support aspirational housing at Weston-super-Mare.

#### **Background**

Policy seeks to set out what is meant by the term 'mixed and balanced community' within the North Somerset context. Introduces the concept of 'aspirational homes'. A Government Action Plan was recently announced to promote self-build. Considers new ways of working, including live/work units.

See glossary for a definition of aspirational housing.

### **Policy DM35: Housing type and mix**

The council will require that the type and mix of housing proposed on a specific site redress any imbalance in the existing local housing stock, meet the needs of local residents, and in Weston-super-Mare support employment-led regeneration (Policies WSM19 and 20).

The council will require proposals on the housing sites of over 100 units to include a range of building types and tenures, supporting those proposals which include small-scale builders, individually designed homes and self-build schemes.

The emphasis at Weston Villages should be on family housing to meet the needs of those working in the town, although a range of accommodation is required to meet all ages, household sizes, choices and tenures.

Aspirational housing will be supported throughout Weston-super-Mare and as part of regeneration schemes, in order to attract business leaders, entrepreneurs and professionals and encourage households with greater spending power to the town. Ideally this should be in locations which help create an attractive image and establish a high quality status for the town.

Proposals for live/work units are encouraged throughout the district but particularly as part of any proposals in the service and infill villages in order to help limit the amount of out-commuting and support local employment opportunities.

Retirement accommodation and supported independent housing aimed at older people will be required to comply with Policy DM40 (Retirement accommodation and supported independent living for older and vulnerable people).

Gated developments are not normally supported in the interest of establishing well integrated communities.

Within some of the more deprived areas, initiatives to increase the range and the quality of housing will be prioritised.

The proposed housing mix should be justified through the planning application e.g. the Design and Access Statement or similar documents and demonstrate how the proposed development will redress any imbalance in the existing local housing stock, meet the needs of local residents and contribute positively to the promotion of sustainable and inclusive communities and in Weston-super-Mare employment led regeneration.

DM35

### DM36 Residential densities

#### **Core Strategy Policy**

Policy CS14: Distribution of New Housing

#### **Replacement Local Plan Policy**

Policy H/3 Residential Densities

#### **Policy Intention:**

- Aim to encourage a range of densities appropriate to its context.
- Encourage higher densities at accessible locations.
- Respect lower densities particularly in rural locations and other sensitive areas.

#### **Background**

Minimum density levels are no longer specified in national planning policy. However, the Core Strategy aims to achieve a target density across North Somerset of 40 dwelling per hectare. Whilst individual site densities will need to be determined according to the characteristics of the site and location, the NPPF is clear that development should optimise the potential of the site to accommodate development. This in turn minimises the need to allocate further, possibly greenfield sites for development.

### **Policy DM36: Residential densities**

Residential development should optimise the potential of the site to accommodate development whilst protecting or enhancing the distinctiveness and character of the area.

In determining the appropriate density for a particular site, particular attention will be given to:

- the physical characteristics of the site;
- the character of the locality and neighbouring buildings;
- the proximity to public transport opportunities, transport corridors, cycle routes and pedestrian linkages;
- the mix of dwellings and the development's contribution to forming balanced communities;
- the proximity to community facilities;



- the proximity to employment opportunities; and
- adequate parking arrangements.

<b>DM37 Residential development within settlement boundaries in existing residential areas and on garden land</b>	
<b>Core Strategy Policy</b> CS12: Achieving High Quality Design and Place-Making	<b>Replacement Local Plan Policies</b> GDP3: Promoting good design and sustainable construction H/7 Residential Development within settlement boundaries
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>● To ensure new residential development is not squeezed into inappropriate locations or gardens.</li> <li>● Ensure new development is in keeping with the character of the surrounding area.</li> </ul>	
<b>Background</b> New policy responding to the concern over 'garden grabbing'.	

DM37

## **Policy DM37: Residential development within settlement boundaries in existing residential areas and on garden land**

Any proposal for new dwellings on infill, backland plots, garden land or other sites within predominantly residential areas will only be permitted if it maintains the character of the area and complies with other policies.

Proposals will be permitted provided:

- the siting of the building(s) on the new plot(s) and layout respects the existing street scene;
- the plot sizes of both the new and existing property are in keeping with nearby properties;
- gardens are suitable and an appropriate size for the household; and
- the design, form, scale and building materials are in keeping with the area;

- parking standards can be met for both the existing and proposed properties;
- it would not harm the street scene and /or local area. This includes the loss of characteristic boundary features, original estate layout landscaping or visually important trees; and
- would not prejudice the living conditions of the occupiers and adjoining properties.

## DM38

### DM38 Extensions to dwellings

#### Core Strategy Policy

CS12: Achieving High Quality Design and Place-Making

#### Replacement Local Plan Policy

H/7 Residential Development within settlement boundaries

#### Policy Intentions:

Provide the criteria for judging the appropriateness of residential extensions, to include:

- The effect of the proposal on the existing house.
- The impact on the setting, street scene and local area.
- The effect on the quality of life for the occupiers and neighbours.

#### Background

New policy aimed specifically at residential extensions. Residential annexes are dealt with in policy DM43. For proposals to extend dwellings which are in the Green Belt the above policy needs to be read in conjunction with policy DM13 (development within the Green Belt). Proposals involving listed buildings or within conservation areas will also need to comply with Policies DM3-8 (heritage).

### Policy DM38: Extensions to dwellings

Proposals to extend existing residential properties will be permitted provided;

- it respects the massing, scale, proportions, material and overall design and character of the existing property. Proposals should not be disproportionate to the existing building;
- it does not harm the street scene and /or local area. This includes the loss of characteristic boundary features, original estate layout landscaping or visually important trees; and

- it would not prejudice the living conditions of occupiers and adjoining properties and ensures the retention of adequate private amenity space and complies with the parking standards.

## DM39 Conversions and subdivisions to residential use outside the Areas of Restricted Subdivision

### Core Strategy Policy

CS15: Mixed and Balanced Communities

### Replacement Local Plan Policy

H/6: Flats, conversions and housing in multiple occupation

DM39

### Policy Intention:

- To ensure that conversions and subdivisions provide appropriate living conditions for the resident(s) and neighbours.
- Do not harm the character of the area.
- Do not result in an unacceptable change in the balance of types of properties in one street or area.

### Background

Rolled forward and amended H/6. Changes in legislation relating to Houses in Multiple Occupation (HMOs) have been introduced since the Replacement Plan was adopted. This changed the requirement to obtain planning permission for a change of use between a dwelling and some forms of HMO. Nevertheless the policy approach is to avoid the further clustering of HMOs which require planning permission where this would cause an unacceptable change in the balance of types of properties in that area.

The subdivision of previously converted rural buildings will also be subject to Policies DM46, (The conversion of rural buildings to residential use) and policy DM62 (Conversion and reuse of rural buildings for tourist accommodation).

## Policy DM39: Conversions and subdivisions to residential use outside the Areas of Restricted Subdivision

Outside of the Areas of Restricted Subdivision (Policy WSM22) the conversion of dwellings and other buildings, including extensions and outbuildings to form self contained accommodation and Houses in Multiple Occupation will be permitted provided that:

- the proposals will not have a harmful effect on the character and living conditions of the property, adjoining properties and local area;
- a satisfactory standard of accommodation and living conditions are provided and that the proposal does not create an over-intensive use of the site;
- the development will not singularly or cumulatively contribute to an unacceptable change in the balance of types of properties in one street or area; and
- appropriate car parking (in accordance with the parking standards) and refuse and recycling storage can be provided.

## DM40-43 Older and vulnerable people

### Core Strategy Policies

CS26: Supporting Healthy Living and the provision of health care facilities

CS12: Achieving High Quality Design and Place-making

CS15: Mixed and Balanced Communities

CS2: Delivering Sustainable Design and Construction

### Other documents

"Planning and Access for Disabled People: A Good Practice Guide"

DCLG strategy "Lifetime Homes, Lifetime Neighbourhoods"

Residential Design Guidance Note; Protecting the living conditions of neighbours. NSC June 2009

### Replacement Local Plan Policies

H/11 Housing with care and/or support for vulnerable people

Policy GDP/3- General Development Principles

H/7 Residential

Development within settlement boundaries

DM40-43

### Policy Intentions:

- Require the provision of accommodation aimed at achieving various degrees of independent living for older or vulnerable people on all new major residential developments.
- Support developments aimed at independent living elsewhere within certain criteria.
- Not permit new care homes unless they replace an existing one and there is a continuing need, or there is insufficient provision locally to meet that type of specialist care.
- Require lifetime home standards on new developments.
- Support residential annexes (granny annexes).

### Background

Residential Design Guidance Note; Protecting the living conditions of neighbours. NSC June 2009

This is a suite of policies designed to meet the needs of an ageing population. The emphasis is on developing a range of accommodation to provide greater choice and independence. It reflects a move away from traditional care homes towards support for different types of assisted independent living.

## **Policy DM40: Retirement accommodation and supported independent living for older and vulnerable people**

The council will support development of a range of accommodation aimed at independent living for older and vulnerable people provided that:

- it is located within the settlement boundary;
- shops, public transport, community facilities and medical services can be reached easily by those without access to a car, as appropriate to the needs and level of mobility of potential residents; and
- it will provide an appropriate standard of facilities, independence, support and/or care.

The provision of accommodation aimed at achieving various degrees of independent living for older or vulnerable people will be required on all residential planning developments over 100 dwellings.

## **Policy DM41: Nursing and care homes for older people and other vulnerable people (includes drug and alcohol rehabilitation centres)**

Planning permission will not be granted for extensions to or new residential care or nursing homes within Class C2 of the Use Classes Order (including the change of use of an existing property) unless:

- the new proposal replaces an existing similar sized care home in North Somerset which will no longer be used for that purpose and there is a continuing identified local need; or where it can be demonstrated that there is insufficient provision in the locality to meet local need for that type of specialist care;
- the proposal is within a defined settlement boundary. Outside settlement boundaries evidence will need to be provided that no alternative site exists within the towns or villages and that it is accessible by public transport;
- the proposals itself or in conjunction with other similar uses or proposals nearby, will not harm the overall environmental, social or economic character of the surrounding area and/or character and amenities of adjacent properties; and
- sufficient outdoor space is available for quiet relaxation either within the curtilage or in reasonable proximity.

Where appropriate, conditions will be attached to any new proposal to restrict any subsequent change of use to an alternative type of care home or use.

## **Policy DM42: Lifetime homes**

All new residential development including residential annexes aimed at older people and age-restricted either by planning condition or as part of any leasing/renting agreement will be required to meet the Lifetime Homes Standards.

All new build residential developments over 10 dwellings will be required to be constructed to Lifetime Home standards. Conversions will be expected to meet the standards as far as practicable.

DM40-43

## **Policy DM43: Residential annexes**

Within settlement boundaries proposals will be permitted for residential annexes where they meet the design standards set out in policy DM31 (High quality design and place making).

In other settlements and the countryside, annexes will only be permitted where they are clearly an extension to the main dwelling and can be converted into the main dwelling once there is no longer a need for the annex. Proposals which are not designed as an integral part of the house will not be permitted.

*Note:*

*Any proposals in the Green Belt will also need to comply with Policy DM13 (Development within the Green Belt).*

### Policy DM44 Gypsy and Travellers

#### Core Strategy Policies

CS18: Gypsies and Travellers and Travelling Show people

#### Replacement Local Plan Policies

H/12 Sites for gypsies and travelling show people

#### Policy Intentions:

- Ensure that any new sites are well related to local services and facilities and do not impact on the surrounding countryside.
- To minimise tensions between the settled and travelling communities.
- Ensure that any sites meet the needs of the travelling community.
- Avoid circumstances where there is pressure to grant permission on appeal on inappropriate sites.

#### Background

This policy is based on the Core Strategy policy but updated to reflect the changes introduced by the government's Planning Policy for Traveller Sites and taking into account the North Somerset Gypsy and Traveller Accommodation Consultation 2011. A 'call for sites' initiative in the context of the Gypsy and Travellers Site Allocations DPD in 2009 failed to identify deliverable sites which met appropriate locational or site suitability criteria. A decision was taken not to proceed with that document and instead to incorporate the Gypsy and Traveller site allocations as part of the Sites and Policies Plan. The Weston Villages SPD recognised the potential of this new strategic allocation to either identify suitable sites within the development or to negotiate off-site locations for residential sites for Gypsies and Travellers. Following an initial consideration of potential opportunities to bring forward sites as part of the Weston Villages development and discussion with landowners, two off-site opportunities have been identified. One of these at Old Junction Yard is proposed as an allocation. The other site west of Winterstoke Road is allocated for mixed use, but it is recognised that a Gypsy and Traveller site in this location may also be appropriate, but that will require further investigation. Further consideration will also be given to the potential to deliver additional sites within the Weston Villages development or at off-site locations, as the proposals for the development are further developed and in line with the Weston Villages SPD.



## **Policy DM44: Gypsies and Travellers**

The council will seek to meet the identified requirement of 60 pitches by 2016 through the allocation of sites and the granting of planning consent.

Land at Old Junction Yard, Winterstoke Road, Weston-super-Mare as shown on the Proposal Map, is allocated as a Gypsy and Traveller site to accommodate around 20 managed residential pitches with the potential for the inclusion of a small number of short stay transit pitches.

In addition, the mixed use allocation of land west of Winterstoke Road, Weston-super-Mare as shown on the Proposals Map for residential and employment use may also represent an opportunity to investigate its potential to accommodate a small (around 12 managed pitches) Gypsy and Traveller site as part of a mixed use development. This will require further detailed investigations to address in particular flood risk and its relationship to neighbouring uses.

In determining planning applications for Gypsy and Traveller sites priority will be given to sites that are outside of the Green Belt and Area of Outstanding Natural Beauty and are:

- i) Within settlement boundaries and in particular within the Weston Villages;
- ii) On previously developed land;
- iii) Close to local services and facilities;
- iv) Capable of being developed without dominating or harming the character and living conditions of adjacent property and the local area;
- v) Well located to the major road network.

In order to meet the identified need, sites outside of settlement boundaries may have to be considered. These will have to be sensitively located and meet criteria (ii) – (v) above.

DM44

## Dwellings in the Countryside

### DM45-47 Dwellings in the countryside

#### Core Strategy Policy

CS33: Smaller settlements and countryside

#### Replacement Local Plan Policies

GDP/1 Preferred locations for development  
H/8 Residential development in the countryside  
H/9 Rural workers dwellings

#### Policy Intentions:

- To steer new development in the rural areas to sustainable locations in the service and infill villages.
- Restrict isolated residential development in the countryside unless there are special circumstances such as replacement dwellings, the conversion of rural buildings, or essential rural workers dwellings.
- Protect the countryside from inappropriate sized dwellings that would harm the character of the area.

#### Background

These policies cover the exceptions that allow residential development in the countryside and are largely based on previous policies contained in the North Somerset Replacement Local Plan, taking account of the Core Strategy.

### Policy DM45: Replacement dwellings in the countryside

The replacement of a single permanent dwelling in the countryside will be permitted, provided that:

- the dwelling it replaces has an existing lawful permanent residential use, has not been abandoned and has not been granted planning permission for the conversion from a non-residential building;
- the dwelling is not listed or identified as being of local or regional historical importance; and
- the replacement dwelling is within the same curtilage, is of a similar scale and its design and siting will not harm the character of the surrounding area or the living conditions of its own or adjoining occupiers.

*Note:*

*If the replacement is in the Green Belt it will additionally need to comply with policy DM13 (Development within the Green Belt).*

*This policy does not apply to residential caravans or mobile homes.*

## **Policy DM46: The conversion of redundant rural buildings to residential use**

DM45-47

The conversion or re-use of redundant rural buildings (as defined in the glossary) for residential use will be permitted provided that:

- they are of permanent and substantial construction and capable of conversion without major or complete reconstruction;
- any extension as part of the conversion or subsequently should not be disproportionate to the original building and all proposals should respect the scale and character of the building and its setting;
- the building is of traditional construction and contributes to the local rural character;
- all reasonable attempts have been made to secure an appropriate economic use; or the residential use is a subordinate part of a business reuse;
- the proposal would result in an enhancement of the immediate setting, and the impact of external facilities, e.g. curtilage treatment, parking is minimal and landscaping respects the local rural character; and
- it would not have a significant adverse effect on the living conditions of adjoining occupiers or adversely affect the operation of working farms.

*Notes:*

*See glossary for a definition of rural building.*

*To meet the test of 'capable of conversion without major or complete reconstruction' 70% of the exterior walls should be standing and in good condition.*

*Reasonable attempts to secure an appropriate economic use will involve the applicant demonstrating that the building has been actively marketed both on site and online for employment uses for a minimum of 6 months at a reasonable price which reflects the use being advertised.*

*A clear explanation as to the circumstances leading to the building becoming redundant will need to accompany any planning application.*

*Traditional buildings would include those constructed of natural stone and tiles but exclude modern steel and block-work buildings.*

## **Policy DM47: Rural workers dwellings**

The erection of dwellings in the countryside for full time workers in agriculture, forestry, or other land-based rural businesses will be permitted provided that the applicant provides an independent appraisal that demonstrates:

- the dwelling is required to satisfy a clearly established existing and long-term functional need to live permanently at or within the immediate area of their work;
- the agricultural, forestry or land based use (excluding other elements) have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- the need could not be fulfilled by another existing or recently disposed dwelling on the unit or any other accommodation or building capable of conversion in the area which is suitable and available for occupation by the worker concerned;
- the proposal is satisfactorily sited in relation to the agricultural or forestry unit and, wherever possible, is sited within a hamlet or existing group of buildings (in particular, that the need for a new vehicular access is where practical avoided); and
- the proposed floor space of the dwelling does not exceed 150 square metres.

Where the need and location for an agricultural dwelling have been accepted under the above criteria except for the economic viability of the unit, the council may permit temporary accommodation for up to three years in a caravan or mobile home, provided that there is clear evidence that the enterprise has been planned on a sound financial basis with a firm intention and ability to develop it.

Planning permission will be granted only subject to a condition limiting occupation to the agricultural workers and their dependants. Where a second or further dwelling is permitted on a holding, a condition will be imposed on any unrestricted existing dwellings to similarly limit their occupation.

The removal of an occupancy condition will not be permitted unless it can be demonstrated that there is no need for the dwelling on the unit or in the locality, nor is a need likely to arise in the foreseeable future, and that there has been a genuine and unsuccessful attempt to market the property at a realistic price.

<b>DM48 Strategic gaps</b>	
<b>Core Strategy Policy</b> CS19: Strategic Gaps	<b>Replacement Local Plan Policy</b> None
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>• To maintain the separate identity of settlements.</li> <li>• To prevent coalescence.</li> <li>• Protect the landscape setting of settlements.</li> <li>• Maintain the predominantly open or undeveloped character of the gap.</li> </ul>	
<b>Background</b> Protection of strategic gaps is set out in Core Strategy Policy CS19, with their detailed boundaries and policy approach agreed through the Sites and Policies Plan. The protection accorded by national Green Belt policy means that strategic gaps are not necessary or appropriate within the Green Belt.	

DM48

## Policy DM48: Strategic gaps

Development within strategic gaps as shown on the Proposals Map will be permitted where:

- the open or undeveloped character of the gap would not be significantly adversely affected;
- the separate identity and character of the settlements would not be harmed; and
- the landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning consent will be taken into account.

## Delivering a Prosperous Economy

### DM49–50 Proposal for jobs and growth

#### **Core Strategy Policy**

CS20: Supporting a Successful Economy

#### **Replacement Local Plan Policy**

E/4- Proposals for new business developments within towns and defined settlements

#### **Policy Intentions:**

At Weston-super-Mare:

- Encourage economic development and regeneration throughout Weston-super-Mare.
- Encourage and support new business development at the Junction 21 Enterprise Area.
- Encourage the regeneration of a number of key sites for mixed use development.
- Support the redevelopment of sites in the Gateway area closest to the town centre and train station for commercial office development.
- Protect Key 'safeguarded sites' for B1/B2/B8.( See Schedule 2).
- Support existing businesses to expand.
- Support the delivery of the employment-led strategy at the Weston Villages.

Within the other settlement boundaries:

- Support for employment proposals provided they are of appropriate scale and character.
- Protect Key 'safeguarded sites' for B1/B2/B8.( See Schedule 2).
- On other existing employment areas be flexible in respect of new employment uses.

DM49-50

Outside settlement boundaries (See Countryside section):

- There will be a restrictive approach to 'new' sites i.e. new greenfield developments.
- Positive approach to conversions, redevelopment and appropriate extension of existing premises.
- Support for redevelopment of brownfield sites.

Within Green Belt:

- New build employment sites are inappropriate.
- Extensions, replacements, conversions and redevelopment must not adversely affect the openness of the Green Belt.

### **Background**

The Government is committed to securing economic growth in order to create jobs and prosperity. These policies aim to meet the needs of businesses and support an economy fit for the 21st century. The policy approach allows greater flexibility over the use of some employment sites whilst aiming to maintain a core range of sites in the B use classes, and attracting new businesses, particularly to the J21 Enterprise Area in Weston-super-Mare.

### **Policy DM49: Proposals for economic development within towns and defined settlements**

Proposals for economic development within the four towns of Weston-super-Mare (including Weston Villages), Clevedon, Nailsea, and Portishead will be permitted provided that:

- the proposal would not have unacceptable environmental effects or harm the character or amenity of the area or settlement;
- individual proposals would not, taken together with existing or proposed uses, lead to the cumulative build-up of economic uses within residential areas so as to harm the living conditions of existing and proposed residents;
- adequate space is made on-site to accommodate the servicing and delivery activities of both workers and visitors to ensure the development does not give rise to unacceptable levels of vehicular traffic, or on-street parking, to the detriment of highway safety;
- development should be located in order to minimise travel impacts. Travel intensive uses should be readily accessible by public transport and seek

to minimise the impact on the local highway network and disturbance to residential neighbourhoods;

- the proposal in terms of jobs created, layout, scale and design makes efficient use of the site in relation to its location, accessibility and surroundings;
- where the development is within the boundary of the new Weston Villages it also meets the requirements set out in the Weston Villages Supplementary Planning Document;
- where the development is for a main town centre use the development also satisfies the impact and sequential tests thresholds set out in DM64 (Town district and local centres) and DM65 (Retail development outside defined centres); and
- proposals for business accommodation and conference facilities should be well-related to existing or proposed business uses.

Within the Service and Infill Villages proposals would, in addition to the above, need to be of a scale appropriate to the settlement, lead to better self containment, meet locally identified needs and not undermine the council's strategy to deliver employment-led regeneration at Weston-super-Mare.

Additionally for those villages in the Green Belt Policy DM13 (Development within the Green Belt) would apply.

## **Policy DM50: Allocated and safeguarded B1, B2 and B8 use class sites**

Land is allocated for new business development broadly in accordance with Core Strategy Policy CS20. The Proposals Map and Schedule 2, sites for employment development, sets out the sites to be allocated and specifically safeguarded for these uses. Proposals for development on these sites will be permitted provided they fall within the B1, B2 or B8 uses classes (or on specified sites within the B1 use class). Proposals for non B uses classes on these sites will only be permitted if:

- they are ancillary to the main B use;
- they have a direct relationship with the existing businesses by providing a service to the business or employees; or
- they are very small scale and provide a supporting service for the employment uses or employees e.g. crèche, gym, café etc.



## DM51-52 Allocated mixed use sites

### Core Strategy Policy

CS20: Supporting a successful economy

### Replacement Local Plan Policy

E3 Mixed use development

### Policy Intentions:

- To identify sites for mixed use development.
- To set out the uses and quantum of development which are appropriate to each site.
- To specify any specific requirements associated with that site.

### Background

A variety of mixed use sites have been identified as part of the Sites and Policies development work. They have mixed backgrounds, some were allocated in the Replacement Local Plan, others were identified in the draft Weston Area Action Plan and others have evolved from past single use allocations.

DM51-52

## Policy DM51: Allocated mixed use sites

Land is allocated for a mix of uses including employment at the locations listed in Schedule 3 and shown on the Proposal Map. Uses should be in accordance with the proposals set out in the individual site policy and schedule. Sites in Weston-super-Mare will also be required to comply with Policies WSM19 (Employment-led regeneration at Weston Villages) and WSM20 (Employment-led regeneration within the Weston urban area excluding the proposed Weston Villages).

## **Policy DM52: Safeguarded existing employment sites for economic use**

Land and buildings used or last used for B1 – B8 uses will be safeguarded for economic uses. The suitability of the economic use will be assessed according to the criteria set out in Policy DM49 (Proposals for economic developments within towns and defined settlements)

Uses that do not generate on-site employment will only be permitted provided that:

- the loss of the site for economic purposes does not amount to an unacceptable impact on the range and quality of sites and premises available to meet existing and future economic needs, or threaten the diversity of small scale business, commercial and leisure uses within the town centres;
- the site is not expressly allocated or safeguarded for B uses on the Proposal Map and in Schedule 2 (Sites for employment development); and
- there are no other unacceptable material impacts deriving from the proposed change of use; or
  - (a) The proposals would lead to the removal of incompatible development, resulting in greater potential benefits to the community in terms of environmental benefits, significant improvements in the amenities of existing neighbouring residents or contribute to a more sustainable pattern of development that would outweigh the loss of employment capacity in the locality; or
  - (b) There is a specific requirement associated with neighbouring business uses.

Where an existing premises or site has been vacant for more than 6 months or if evidence is provided to demonstrate that it cannot be filled the council will consider proposals for a temporary use for non economic uses.

Where a change of use or redevelopment to non economic use is permitted financial contributions may be sought to offset any adverse effect on the local economy.

Where redevelopment proposals involve a mix of economic and non economic uses the employment element of the proposals should be ready for occupation in whole, or in part ahead of, or at the same time as the release of land for any other specified uses. Specific details concerning the quantum, thresholds and any phased release of land will be set out in a Section 106 planning agreement which will accompany the approval of the site.

## DM53 Royal Portbury Dock

### **Core Strategy Policy**

CS24: Royal Portbury Dock

### **Replacement Local Plan Policy**

E/6 Proposals for development on safeguarded land at Court House Farm

### **Policy Intentions:**

To ensure that development of land safeguarded for port uses at Court House Farm takes account of environmental considerations and proposals for rail-based park-and-ride.

### **Background**

This policy rolls forward Policy E/6 of the North Somerset Replacement Local Plan and re-iterates support for the port. Core Strategy Policy CS24 safeguards land at Court House Farm for port uses, subject to a demonstrable need that cannot be accommodated elsewhere within the port estate. Further detailed requirements are set out below. Other constraints – a listed building, a wildlife site and areas at risk of flooding – are managed under other policies.

DM53

## **Policy DM53: Royal Portbury Dock**

The role of Royal Portbury Dock will be maintained and enhanced by providing for the expansion/intensification of port operations where compatible with Green Belt constraints.

Where need is demonstrated, the development of safeguarded land south of Royal Portbury Dock, at Court House Farm, for port uses will be permitted, subject to:

- satisfactory environmental safeguards, including mitigation/compensation where appropriate;
- there being no significant demonstrable harm to the amenities of residents of Easton-in-Gordano and smaller settlements; and
- demonstrating that development would not prejudice proposals for a station and associated parking facilities off Royal Portbury Dock Road in accordance with Policy PH3 (Proposed railway stations and transport infrastructure for the proposed Portishead to Bristol railway line).

### **DM54 Bristol Airport**

#### **Core Strategy Policy**

CS23: Bristol Airport

#### **Replacement Local Plan Policy**

T/12 Bristol International Airport

#### **Policy Intentions:**

- To ensure that, if further expansion of the Airport is required, proposals demonstrate the satisfactory resolution of environmental issues, including the impact of growth on surrounding communities and surface access infrastructure.

#### **Background**

Core Strategy Policy CS23 makes general provision for future development at Bristol Airport. Major development is expected to form the subject of a more detailed planning policy document, if such development is required. The Airport has no current expansion plans beyond implementing the 2010 and 2011 permissions that provide for growth up to 10 million passengers per year. The policy wording below repeats the criteria for airport-related development within the Lulsgate inset from the North Somerset Replacement Local Plan (Policy T/12), which are sufficient to deal with minor development that requires a further grant of planning permission. Outside the inset, Green Belt policy applies and it would be for the developer to demonstrate very special circumstances that outweigh the harm to the Green Belt and any other harm. Off-airport parking, also included in the scope of Policy T/12, is now dealt with in Policy DM30 (Off-airport car parking).

### **Policy DM54: Bristol Airport**

Development within the Green Belt inset at Lulsgate as shown on the Proposals Map will be permitted provided that:

- it is required in connection with the movement or maintenance of aircraft, or with the embarking, disembarking, loading, discharge or transport of passengers, livestock or goods; and
- environmental impacts such as emissions are minimised, and noise is not an unacceptable problem for local residents and communities;
- it is suitably sited, designed and landscaped so as not to harm the surrounding landscape; and

- appropriate provision is made for surface access to the airport, including highway improvements and/or traffic management schemes to mitigate the adverse impact of airport traffic on local communities, together with improvements to public transport services.

## Agriculture forestry and horses

DM55

### **DM55 Agricultural and land-based rural business development in the countryside**

#### **Core Strategy Policy**

CS33: Smaller settlements and countryside

#### **Replacement Local Plan Policy**

RD/1 Agricultural and forestry development and farm based diversification

#### **Policy Intentions:**

- Support proposals for new agricultural buildings which are genuinely necessary and ensure the impact of large modern agricultural buildings on the landscape is minimised.
- Ensure that any new building which is permitted meets very high design standards and respects the landscape and its rural setting.
- Prevent urban sprawl and inappropriate development.

#### **Background**

This policy is based on the former Policy RD/1 of the North Somerset Replacement Local Plan (2007). If the proposal involves a new or emerging business the application will need to be supported by a business plan to show viability.

### **Policy DM55: Agricultural and land-based rural business development in the countryside**

Planning permission will be granted for agricultural or forestry development on existing and new holdings, or development for the purposes of farm based and other land-based rural businesses (see Glossary) or diversification provided that:

- the proposals are necessary for and ancillary to the use of land for viable agricultural or land-based rural business purposes; and

- the re-use of existing buildings on the holding is given priority over new buildings; only where no suitable buildings are available will new development be acceptable;
- in the case of diversification proposals, there is sufficient certainty of long-term benefit to the farm business as an agricultural operation, that other rural businesses and the character and appearance of the countryside are not adversely affected; and
- the siting and design of the building respects its rural setting and does not harm the character of the landscape in accordance with policies DM11 (Landscape) and DM31 (High quality design and place making).

The council may condition the grant of such permission such that should agricultural use of a building cease within 10 years of its substantial completion then it should be removed from the land and the land restored to its former condition unless permanent permission is granted for a non agricultural use within 3 years of the date of the permanent cessation of the agricultural use.



## DM56 Local food production /community orchards/ allotments

### Core Strategy Policies

CS27: Sport Recreation and community facilities  
CS21: Retail Hierarchy and provision

### Replacement Local Plan Policy

RT/7 garden centres, nurseries and farm shops in the open countryside

### Policy Intention:

Support proposals which enable locally grown food, drink and products to be enjoyed, grown and sold provided it does not harm the countryside or existing local businesses.

### Background

This policy gives acceptability to new development in the countryside associated with local food production and is supported by the NPPF (paragraph 28).

DM56

## Policy DM56: Local food production /community orchards/ allotments

The provision of buildings associated with allotments, farmers' markets, community orchards, and farm shops will be supported provided that:

- the character and appearance of the countryside is not adversely affected; and
- the re-use of existing buildings is given priority over new buildings; only where no suitable buildings are available will new development be acceptable.

Proposals for the sale of locally grown produce and products will be permitted provided it is in accordance with Policy DM69 (Garden centres and shops in the countryside).



## DM57 Equestrian development

### Core Strategy Policies

CS4: Nature Conservation  
 CS5: Landscape and the Historic Environment  
 CS6: Green Belt  
 CS27: Sport Recreation and Community Facilities

### Other Documents

Guidelines for Horse Related Development for the Mendip Hills Area of Outstanding Natural Beauty (AONB)

### Replacement Local Plan Policies

CF/3 – Cultural and community facilities in the countryside.  
 RD/3 – Development in the Green Belt  
 RD/2 – Conversion and reuse of rural buildings

### Policy Intentions:

- Protect the intrinsic character and beauty of our countryside by protecting the distinctive landscape, heritage and wildlife assets of North Somerset.
- Ensure that any new building which is permitted meets very high design standards and respects the landscape and its rural setting.

### Background

This is a new policy which ensures that equestrian development can blend into the surrounding countryside and have no adverse impact on the landscape or other material considerations.

## Policy DM57: Equestrian development

Permission for equestrian development, both commercial and private, will be permitted provided that either individually or cumulatively:

- they do not harm the landscape character of the area;
- in areas at risk of flooding, the proposals pass the sequential test and can demonstrate through a flood risk assessment that they are safe and would not increase flood risk elsewhere;
- new buildings, shelters or arenas are located near existing farmsteads or groups of buildings. Developments in the open countryside will not be permitted unless it can be demonstrate that they take advantage of local topography and vegetation to be as inconspicuous as possible;



- the scale, design, colour and materials of any new buildings and other structures has regard for the rural settings (preferably of timber construction) and need to minimise light pollution in the countryside;
- there is no harm to identified wildlife or archaeological sites;
- proposals will need to demonstrate they can satisfy the requirements of Policy DM24 (Safety, traffic and the provision of infrastructure); and
- sufficient routes are available nearby where riding activities can take place without conflicting with the free flow of vehicular or pedestrian traffic or with pre-existing outdoor activities.

DM57



## **Businesses in the Countryside**

### **DM58-63 Economic development in the countryside**

#### **Core Strategy Policies**

CS20: Supporting a Successful Economy  
 CS18: The re-use of previously developed land and existing buildings in preference to the loss of green field sites  
 CS2: provides guidance on delivering sustainable design and construction.  
 CS33: Smaller settlements and countryside

#### **Replacement Local Plan Policies**

E/7 – Proposals for business development in the countryside.  
 RD/2 – Conversion and re-use of rural buildings

#### **Policy Intentions:**

- Prioritise the redevelopment of redundant sites and buildings for economic use.
- Support existing business uses already located in the countryside to grow by permitting expansion and extensions, provided there is no adverse impact on the landscape or other material considerations.
- Restrict new economic development on greenfield land in the countryside to that which requires a countryside location.

#### **Background**

These policies largely reflect existing policies in the North Somerset Replacement Local Plan but have been updated to reflect the NPPF and the need to promote and stimulate the rural economy. New buildings may be acceptable in the countryside provided, in the interests of sustainability, that existing buildings, the redevelopment of existing sites as well as locations in the towns, service villages and infill settlements have been considered as the first priority. The policies support the redevelopment of redundant existing sites, the reuse of rural buildings and the extensions to existing business premises in the countryside for business use.

DM58-63

**Policy DM58: New business development in the countryside**

Development proposals for new buildings for business use (B1, B2 or B8 use and non-residential institutions (D1) and assembly and leisure (D2)) on greenfield sites in the countryside will only be permitted where no suitable redevelopment sites or redundant rural buildings are available and:

- The proposal relates to processing locally grown produce or other land-based rural business;
- It is demonstrated that the use could not be located in the preferred main towns, or within a nearby Service or Infill Village; or
- The intended use specifically and measurably benefits from the specific countryside location.

Retailing, other than farm shops, small scale village stores or proposals that are ancillary to the main use, will not be permitted.

The character and appearance of the countryside must not be harmed and the materials, form, bulk and general design of new buildings will need to be in keeping with their surroundings.

*Note:*

*New buildings are inappropriate in the Green Belt other than for the exceptions specified in the National Planning Policy Framework or in very special circumstances.*

**Policy DM59: The redevelopment of redundant previously developed land in the countryside for business uses (B1, B2 and B8) and non-residential institutions (D1) and assembly and leisure (D2)**

Infilling or the partial or complete redevelopment of redundant previously developed land in the countryside for the above uses, will be permitted provided:

- the character and appearance of the countryside is not harmed; and
- existing structurally sound traditional buildings on the site which contribute to the rural character of the area are maintained and converted; and
- the materials, form, bulk and general design of new building is in keeping with their surroundings; and

DM58-63

- there are no significant adverse effects on living conditions or the local highway network; and
- redevelopment would bring significant local environmental, economic or social benefits.

With regard to non-residential institutions (D1) and assembly and leisure (D2), the redundant building will need to be close to and have safe and convenient access to a Town, Service or Infill Village.

Retailing, other than farm shops, small scale village stores or proposals that are ancillary to the main use, will not be permitted.

*Note:*

*Where the site is also located in the Green Belt Policy DM13 (Development within the Green Belt) will also apply.*

*Previously developed land is defined in the glossary.*

## **Policy DM60: Extensions, ancillary buildings or the intensification of use for existing businesses located in the countryside**

Replacement buildings, extensions to buildings, ancillary buildings or the intensification of use for existing businesses, located in the countryside will be permitted provided that:

- the scale of the proposal is not harmful to the character and appearance of the countryside; and
- the materials, form, bulk and general design of buildings are in keeping with their rural surroundings; and
- there are no significant adverse effects on living conditions or the local highway network.

The re-use of existing buildings is given priority over new development; only where no suitable buildings are available will new development be acceptable.

Proposals to extend outside the curtilage into surrounding countryside will need to be fully justified and not be harmful to the character and appearance of the countryside. Where it is considered likely that further expansion or intensification is likely in the future, the business will be encouraged to work with the council to identify suitable sites for relocation in the Towns or Service Villages where practicable.

Retailing, other than farm shops, small scale village stores or proposals that are ancillary to the main use, will not be permitted.

Proposals for extensions or alterations to buildings located in the Green Belt should also comply with policy DM13 (Development within the Green Belt).

*Note:*

*This policy does not apply to the conversion of redundant rural buildings which is covered by Policy DM61 (Conversion and reuse of redundant rural buildings for business use (B1, B2, and B8) and non-residential institutions (D1) and assembly and leisure (D2)).*

DM58-63

## **Policy DM61: Conversion and reuse of rural buildings for business uses (B1, B2 and B8) and non-residential institutions (D1) and assembly and leisure (D2)**

The conversion or re-use of rural buildings (as defined in the glossary) to the above uses will be permitted provided that:

- they are of permanent and substantial construction and capable of conversion without major or complete reconstruction;
- any extension as part of the conversion or subsequently should not be disproportionate to the original building and respect the scale and character of the building and its setting;
- if the building was completed less than 10 years ago for an agricultural use the applicant will need to demonstrate that the conversion of this building is essential for the long term benefit of the associated agricultural/forestry operation;
- the proposal respects the scale, form, materials and design of the existing building and does not harm the character of the surrounding area and the impact of external facilities, e.g. curtilage treatment, parking is minimal and landscaping respects the local rural character;
- the location has reasonable access to the highway network and where appropriate is close to and has safe and convenient access to a Town, Service or Infill Village;
- it would not have a significant adverse effect on the living conditions of adjoining occupiers or adversely affect the operation of working farms; and

- retailing, other than farm shops, small scale village stores or proposals that are ancillary to the main use, will not be permitted.

*Notes:*

*See glossary for a definition of rural building.*

*To meet the test of 'capable of conversion without major or complete reconstruction' 70% of the exterior walls should be standing and in good condition.*

DM58-63

## **Policy DM62: Conversion and reuse of rural buildings for tourist accommodation**

The conversion or re-use of rural buildings (as defined in the glossary) to the above uses will be permitted provided that:

- they are of permanent and substantial construction and capable of conversion without major or complete reconstruction;
- any extension as part of the conversion or subsequently should not be disproportionate to the original building and all proposals should respect the scale and character of the building and its setting;
- the building is of traditional construction and contributes to the local rural character;
- applicants can demonstrate that they have a business case and/or evidence of demand in that locality;
- the development will not result in an adverse effect on the character of the area due to the proliferation of tourist accommodation;
- the building is capable of proving a high standard of tourist accommodation in accordance with a national quality assessment scheme;
- the proposal would result in an enhancement of the immediate setting, and the impact of external facilities, e.g. curtilage treatment, parking is minimal and landscaping respects the local rural character; and
- it would not have a significant adverse effect on the living conditions of adjoining occupiers or adversely affect the operation of working farms.

Subsequent applications to change holiday accommodation to permanent residential use or the removal of conditions for holiday accommodation will not be permitted within 10 years of the conversion and unless it complies with Policy DM46 (The conversion of rural buildings to residential use).

*Notes:*

*See glossary for a definition of rural building.*

To meet the test of 'capable of conversion without major or complete reconstruction' 70% of the exterior walls should be standing and in good condition.

Traditional buildings would include those constructed of natural stone and tiles but exclude modern steel and block-work buildings.

DM58-63

## **Policy DM63: Camping and caravan sites**

Planning permission will be granted outside of the Green Belt and Area of Outstanding Natural Beauty for new or extended touring and static caravan sites and camping sites provided that the proposals are based on evidence supporting the demand for additional provision and:

- the proposal respects the scale, form, materials and design of any existing buildings and does not harm the character of the surrounding area;
- the location is reasonably accessible with regard to the proposed use and complies with Policy DM24 (Safety, traffic and the provision of infrastructure etc. associated with development);
- the re-use of existing buildings is given priority over new development; only where no suitable buildings are available will new development be acceptable; and
- proposals for extensions to existing sites that are considered intrusive must include environmental improvements to the existing site.

## **DM64-69    Retailing, town, district and local centres**

### **Core Strategy Policy**

CS21: Retail Hierarchy and provision

### **Replacement Local Plan Policies**

RT/1 Strategy for revitalising the town and district centres  
 RT/2 Rejuvenating Weston-super-Mare town centre  
 RT/3 The other town and district centres  
 RT/4 District centre at Locking Castle  
 RT/5 Local shopping  
 RT/6 Out-of-centre shopping  
 RT/7 Garden centres, nurseries and farm shops in the open countryside

### **Policy Intentions:**

- To support the vitality and viability of town centres as the focus for their communities.
- To define the areas within which main town centre uses are appropriate.
- Protect the most important shopping frontages from inappropriate uses.
- To set out a sequential approach to new development to focus new retailing of an appropriate scale and character in existing centres.
- To control new retail development in the countryside unless it is related to produce or garden-related goods.

### **Policy background:**

The existing Replacement Local Plan approach is rolled-forward taking into account Core Strategy Policy CS21 and the NPPF.

DM64-69



### **Policy DM64: Town, district and local centres**

The town centres of Weston-super-Mare, Clevedon, Nailsea and Portishead, the district centres and local centres are shown on the Proposals Map and detailed in Schedule 7. Main town centre uses will be supported within these areas where they are of an appropriate scale and character. Development proposals comprising net additional floorspace in excess of the following limits will not normally be acceptable unless they can demonstrate no adverse impact on the viability, vitality and character of the centre:

Weston-super-Mare, Clevedon, Nailsea and Portishead – No upper limit

District centres            500m<sup>2</sup>

Local centres                300m<sup>2</sup>

DM64-69

Guidance in respect of the new centres at Weston Villages is set out in the Weston Villages SPD.

### **Policy DM65: Retail development outside defined centres**

Outside the town, district and local centres as shown on the Proposals Map, retail proposals above 200 m<sup>2</sup> (net) will need to demonstrate that there is no significant impact on the viability and vitality of these centres. Impact assessments will need to examine the effect on retail vacancy levels, planned public and private investment, closures of town centre uses and the viability of such centres to serve the surrounding population.

Where the impact on centres is not significant or the proposal is below 200m<sup>2</sup> (net) new local shops will be permitted within settlement boundaries provided that there are no adverse consequences on:

- the character of the locality by reason of the proposal's size, scale and design;
- road safety, car parking and pedestrian safety; and
- the amenity of adjoining residents.

A sequential assessment is required for retail development above 200m<sup>2</sup>(net) that is not located within any of the identified centres.

## **Policy DM66: Primary shopping frontages**

Within the primary shopping frontages of Weston-super-Mare, Clevedon, Nailsea and Portishead town centres, as shown on the Proposal Map and detailed in Schedule 7, proposals that would result in the loss of a shop (A1 use) will only be permitted where there is clear evidence to demonstrate that:

- the premises could not be retained in either retail (A1) or if below 500m<sup>2</sup> (net) retail/restaurant/café use;
- there would be clear benefits arising from the proposal for the viability and vitality of the centre as a whole; and
- for large shops above 500m<sup>2</sup>(net) there is still adequate retail provision within the town centre.

## **Policy DM67: Retailing within defined town, district and local centres but outside primary shopping frontages.**

Within the defined town, district and local centres but outside the primary shopping frontages, the loss of shops will be permitted provided that they do not harm the vitality or viability of that centre and its role as a service centre for the local area.

In villages served by very few shops any proposal involving the loss of a shop will need to demonstrate that:

- the premises could not be retained in a viable retail use; or
- alternative local shopping is available within the locality and local residents will not have to travel significantly further.

Where the loss of a shop is unavoidable the preferred alternative use will be a use that generates employment.

## **Policy DM68: Upper floor uses**

Development proposals will be expected to make positive use of upper floors through the introduction of uses which contribute to the vitality and viability of the centre at all times of day. A range of uses will be appropriate in principle including retail, employment, leisure or residential subject to development management considerations such as living conditions and access.

## **Policy DM69: Garden centres and shops in the countryside**

New development proposals for the sale of goods from shops, garden centres and nurseries, including extensions to existing developments, will only be permitted in the countryside where:

- over 50% of the sales floorspace area relates to the sale of produce grown on the site;
- the remaining sales area relates to the sale of produce grown elsewhere, garden related ancillary goods or products made within a 30 mile radius of the site;
- there are no significant retail impacts on any of the centres listed in Core Strategy Policy CS21; and
- there are no unacceptable consequences for the environment, living conditions, countryside, landscape, highways, traffic and car parking considerations and where relevant, the openness of the Green Belt.

DM64-69



DM70

## DM70 Air safety

### Core Strategy Policy

CS30: Weston Villages

### National Guidance/Evidence

Department for Transport Circular 1/2002: *Control of Development in Airport Public Safety Zones*

ODPM Circular 01/03: *Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: The Town and Country Planning*

(*Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas*) *Direction 2002*

NPPF, para. 33

### Replacement

### Local Plan Policy

T/13 Air Safety

### Policy Intentions:

- Contribute to the safe operation of aerodromes in North Somerset by not permitting development that would prejudice this.
- Recognise the existing land use implications of the helicopter museum.
- Safeguard the parameters associated with flight activity of the museum.
- Ensure safety and noise considerations are effectively addressed in relation to development proposals at the Weston Villages.

### Background

This policy rolls forward Policy T/13 of the North Somerset Replacement Local Plan and makes explicit those aspects relating to the Helicopter Museum at Weston-super-Mare, elaborating on Core Strategy Policy CS30.

## Policy DM70: Air safety

Planning permission will not be granted for development that would prejudice the safe operation of Bristol Airport or other safeguarded aerodromes.

Specifically, within the Public Safety Zones (1-in-100,000 individual risk contours) at Bristol Airport, shown on the Constraints Map, development will only be permitted in the following cases:

- an extension or alteration to a dwelling house which is for the purpose of enlarging or improving the living accommodation for the benefit of the people living in it, such people forming a single household, or which is for the purpose of a 'granny annex';
- an extension or alteration to a property (not being a single dwelling house or other residential building) which could not reasonably be expected to increase the number of people working or congregating in or at the property beyond the current level or, if greater, the number authorised by any extant planning permission;
- a change of use of a building or of land which could not reasonably be expected to increase the numbers of people living, working or congregating in or at the property or land beyond the current level or, if greater, the number authorised by any extant planning permission;
- long-stay and employee car parking (where the minimum stay is expected to be in excess of six hours);
- open storage and warehouse development (excluding distribution centres, sorting depots and retail warehouses);
- development of a kind likely to introduce very few or no people on to a site on a regular basis;
- public open space (excluding children's playgrounds, playing fields or sports grounds), in cases where there is a reasonable expectation of low-intensity use;
- golf courses (excluding clubhouses);
- allotments; and
- other forms of development of which, in the opinion of the local planning authority, there is a reasonable expectation of low-density occupation.

Within the 1-in-10,000 individual risk contours shown on the Constraint Map, development will only be permitted in the following cases:

- long-stay and employee car parking (where the minimum stay is expected to be in excess of six hours);
- built development for the purpose of housing plant or machinery, and which would entail no people on site on a regular basis; and
- golf courses (excluding clubhouses).

Parameters associated with the flight activity of the Helicopter Museum will be addressed and integrated with development proposals at the Weston Villages in line with the Weston Villages SPD and expert guidance.

The safeguarded corridor to allow safe and environmentally acceptable flight activity at the Helicopter Museum is shown on the Proposals Map. Any alternative configuration will need to demonstrate that noise and safety issues are effectively addressed with limited impact on new development.

DM71

## Ensuring safe and healthy communities

### DM71 Protection of sporting, cultural and community provision

#### Core Strategy Policies

CS26: Supporting healthy living and the provision of health care facilities  
CS27: Sport, recreation and community facilities

#### Replacement Local Plan Policy

CF/4 safeguarding of existing and proposed sites and buildings

#### Policy Intentions:

Protect existing and planned community facilities from alternative development where a community use is still viable, unless it involves the provision of a suitable replacement facility.

#### Background

This policy carries forward Policy CF/4 of the Replacement Local Plan.

Land or buildings will fall within the definition of this policy if they are a cultural or community leisure facility (whether or not provided on a commercial basis) and which fall within use class D1 and D2, such as libraries, arts and entertainment facilities (such as museums and cinemas), public and private open space and other outdoor or indoor sports facilities, youth centres, places of worship, schools, health care facilities, cemeteries and allotments. It also includes pubs which fall within class A4, but excludes other A4 uses. Utilities and telecommunications infrastructure are also included. This definition also includes land or buildings listed as community "community assets" in accordance with the Assets of community value (England) Regulations 2012.

**Policy DM71: Protection of sporting, cultural and community provision**

Land and buildings in existing use for, or last used for, or proposed for use for a sporting, cultural or community facility, are protected for that purpose unless the land is allocated for another purpose in this or other adopted plan.

Development of such sites or buildings for other uses will only be permitted if one of the following applies:

- where acceptable alternative provision of at least equivalent community benefit is made available in the same vicinity and capable of serving the same catchment area. In such cases, all of the following criteria must be met:
  - a) the new site is at least as accessible to pedestrians, cyclists and motor vehicles;
  - b) the replacement facility is at least equivalent in terms of size, usefulness, attractiveness and quality to the facility it replaces; and
  - c) in the case of a replacement for an existing facility, the replacement will be available for use before use of the existing facility is lost.
- where the site or building is genuinely redundant/surplus to requirements for cultural/community uses and does not comprise open space or undeveloped land with recreational or amenity value. A site will be deemed genuinely redundant/surplus for community uses if any of the following circumstances apply:
  - a) the site is in an unsuitable location for alternative community use by reason of its distance from the local population or poor accessibility for non-car users;
  - b) the space is unsuitable for appropriate alternative community use, bearing in mind the possibilities for subdividing vertically and horizontally and opportunities for shared and mixed uses, and it is not feasible or appropriate to redevelop the site for community use;
  - c) evidence is submitted that demonstrates, to the satisfaction of the local planning authority, that attempts to rent/dispose of the property for community uses have failed (attempts being for at least 6 months, at normal market value for such uses). In addition, if the local planning authority considers it appropriate, a business plan shall be produced identifying the extent and combination of usage and charges necessary to make the facility profitable; and

DM71



- d) the local planning authority, through consultation with relevant council departments, town/parish councils, service providers and voluntary groups, etc. is satisfied that there is no demand for any form of community facility in the vicinity.
- where the development of a small area will secure the retention and improvement of the remainder of the site for community use;
- where proposals relate to the intensification of community use; and
- in the case of school playing fields, where the development is for education purposes or the Department for Education is satisfied that the land is no longer required for school use and its loss would not result in a continuing shortfall in recreational open space/playing pitches for the local community.

The proposed sites for community facilities are listed in Schedule 4, proposed sites for community provision, and shown on the Proposal Map.

### DM72 Location of sporting, cultural and community facilities

#### **Core Strategy Policies**

CS31: Clevedon, Nailsea and Portishead  
 CS32: Service villages  
 CS33: Infill villages and countryside  
 CS26: Supporting healthy living and the provision of health care facilities  
 CS27: Sport, recreation and community facilities

#### **Replacement Local Plan Policies**

CF/2 Cultural and community facilities within settlement boundaries  
 CF/3 Cultural and community facilities in the Countryside

#### **Policy Intention:**

Ensuring accessible and sustainably located facilities.

#### **Background**

This policy carries forward the approach in the Replacement Local Plan and has also been updated to reflect the importance of sustainable development set out in the NPPE.

The definition of sporting, cultural and community facilities is that set out in policy DM71 (Protection of sporting, cultural and community provision).



**Policy DM72: Location of sporting, cultural and community facilities**

Proposals for sporting, cultural or community facilities will be permitted provided:

- the site is well related to the community it is intended to serve;
- the possibility of sharing the use of existing facilities has been considered and shown to be impractical;
- the site is in a sustainable location, genuinely accessible by a choice of transport modes and to those with impaired mobility;
- the layout and design include features to facilitate combining other community needs within the same site unless this is agreed to be inappropriate;
- where the need for community facilities cannot be met within the settlement boundary consideration will be given to sites outside provided the above criteria are met; and
- in the case of proposals for major developments that will attract a large number of users, applicants must demonstrate that a sequential test has been applied, giving priority to sites within town or district centres, or failing this, sites on the edge of these centres. Proposals for out-of-centre sites will only be acceptable where the above criteria are met and there is no adverse effect on the vitality and viability of the relevant centres.

DM72



### DM73 Local Green Space

#### Core Strategy Policies

CS26: Supporting healthy living and the provision of health care facilities

CS27: Sport, Recreation and Community Facilities

#### Replacement Local Plan Policy

CF/4 safeguarding of existing and proposed sites and buildings

#### Policy Intention:

- To protect identified areas of Local Green Space.

#### Background

The Local Green Space (LGS) designation is a new designation introduced by the NPPF. The NPPF states (paragraph 77) that LGS should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to the local community, holds a particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife, and is not an extensive tract of land. The policy for managing development should be consistent with the policy for Green Belts.

Many of the amenity areas currently identified and protected in the adopted North Somerset Replacement Local Plan will be re-designated and protected as LGS, and others would be likely to be covered by the proposed policy DM74 (Undesignated green space) or Policy DM71 (Protection of sporting, cultural and community provision). Therefore it is proposed that the amenity area designation be superseded by these policies.

### Policy DM73: Local Green Space

Planning permission will not be granted except in very special circumstances for development affecting a designated Local Green Space as shown on the Proposals Map and set out in Schedule 5, particularly regarding the characteristics making it special and of significance to the local community, such as its beauty, historic importance, recreational value, tranquillity or richness of wildlife.

## DM74 Undesignated green space

### Core Strategy Policies

CS26: Supporting healthy living and the provision of health care facilities

CS27: Sport, Recreation and Community Facilities

### Replacement Local Plan Policy

CF/4 Safeguarding of existing and proposed sites and buildings

### Policy intentions

- To meet the need to protect areas of green space within settlements which are not designated as Local Green Space but which are nevertheless of value, notably with regard to their contribution to the townscape, character, setting and visual attractiveness of the settlement.

### Background

Protection of green spaces which are of value as described above is consistent with the NPPF paragraph 7 which supports the protection and enhancement of the natural and built environment. It is also consistent with Core Strategy policy CS9 on green infrastructure.

This policy will apply to areas of undesignated green space (those not designated as Local Green Space) within settlements with defined settlement limits which are considered nevertheless to be of value in making a significant contribution to the townscape, character, setting and visual attractiveness of the settlement. Townscape is a term embracing a number of factors, such as the importance of green space in the street scene, in breaking up and adding variety within the urban fabric and in enhancing the setting of buildings and other features.

DM74

## Policy DM74: Undesignated green space

Within settlements planning permission will not be granted for development that unacceptably affects the value of undesignated green space making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement.

## Delivery

DM75

### **DM75 Development contributions, Community Infrastructure Levy and viability**

#### **Core Strategy Policy**

CS34: Infrastructure delivery and development contributions

#### **Replacement Local Plan Policy**

GDP/5: Developer contributions to infrastructure and other planning requirements.

#### **Policy Intentions:**

- Ensure adequate contributions are secured through development to mitigate the impacts of development.
- Ensure that new development is supported by the necessary investment in infrastructure and services.

#### **Background:**

Various measures have been utilised by Government over the years to allow Local Planning Authorities to seek contributions from new development to benefit the local community where that development is to be located.

Most recently the Community Infrastructure Levy was introduced through legislation and has been taken forward by North Somerset Council. This in addition to Section 106 Agreements will be used to seek financial contributions from new development.

These two separate mechanisms have their own specific regulations that apply to their use.

The Sites and Policies Plan contains a large number of specific policy areas which could require a range of development contributions in order to secure sustainable development. This policy is intended to cover all development contributions when considering the plan as a whole – the individual policies will not necessarily reference all potential contributions or situations where contributions may be sought. Policy DM75 will provide the context for the assessment of development proposals taking into account the individual circumstances of the scheme in order to guide the nature and scale of contributions sought.

## **Policy DM75: Development contributions, Community Infrastructure Levy and viability**

### ***Planning obligations***

Planning obligations will be entered into in order to mitigate the impacts of a development proposal. These obligations will be formalised through a Section 106 Agreement forming part of a planning approval, are legally binding and may include financial and/or non-financial obligations that bind on a specific parcel of land.

Section 106 Agreements will be sought in line with the appropriate regulations and will seek to deliver or address matters that are necessary to make the development proposal acceptable in planning terms and to ensure that new development is supported by the necessary investment in and/or provision of infrastructure and services to meet any additional demand.

Such planning obligations need to be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

### ***Community Infrastructure Levy***

A CIL Charging Schedule will be prepared separately and this will detail the breakdown of charges applied across North Somerset. These charges will be separate to Section 106 Agreements and will be pursued in relation to the relevant regulations.

### ***Assessing viability***

Development viability is a material consideration that can be considered in assessing development proposals. In some circumstances, requirements for planning obligations may render a development at the margins of financial viability. Where it is demonstrated using an agreed methodology (e.g. through residual valuation appraisal prepared to an agreed format and agreed assumptions), that the development proposal is unviable given the level of contributions sought, the council may enter into negotiations on such contributions in order to facilitate deliverable development that is in conformity with the Local Plan for the area. This will be at the discretion of the council and applied on a case by case basis taking into consideration the wider material considerations present.

DM75

However, in principle the inability to secure necessary contributions either through conditions or agreements to make a particular development acceptable in planning terms (such as environmental mitigation or compensation) will indicate an unacceptable proposal that should not be approved.

Where proposals for development are in conformity with the Local Plan negotiation will take place using the following hierarchy. Firstly the phasing of payments will be considered; secondly the specification of the elements to which contributions are sought will be considered and finally, and at last resort, a reduction in contributions will be considered where the proposal is deemed to offer greater benefits to the community.

The council may apply Market Recovery and other such mechanisms in order to receive required contributions upon any uplift in market conditions and this will be written into a Section 106 or similar Agreement.

No such flexibility will be applied to CIL charges where these are in operation.

## ***Collaboration***

Where a development site is formed by more than one ownership the council will seek to ensure that effective collaborative procedures are in place in the planning and delivery of development. A lack of effective collaboration, particularly on larger more complex schemes may be a reason for refusal.

# Place-Making policies

## Weston-super-Mare

### Weston Town Centre

The Core Strategy sub-divided Weston town centre into three broad areas – seafront, retail core and gateway areas. The Sites and Policies Plan proposes a suite of policies which sets out the detailed policy framework to deliver the Core Strategy objectives. The main elements of the Sites and Policies approach are:

- Definition of the town centre within which ‘town centre’ uses are appropriate in principle (this is more tightly drawn than the retail core as defined in the Core Strategy).
- Identification of the overall strategy and priorities.

WSM1-5

#### Policy WSM1–5 Weston Town Centre

##### Core Strategy Policies

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

##### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.  
RT/6 Out-of-centre shopping

##### Evidence:

North Somerset Retail Study (2011).

## **Policy Intentions:**

- Enhance the vitality and viability of the town centre to better reflect its sub-regional role.
- Encourage the provision of a better quality and variety of retail opportunities in terms of size and type of premises – from larger purpose built units to smaller shop units, start-up premises and market stalls.
- Ensure that the majority of any additional retail comparison floor-space capacity identified for Weston is accommodated in the town centre.
- Improve the quality of the town centre experience through quality design, environmental improvement, lighting and signing to increase the attractiveness of the town centre to investors and customers.
- Prioritise Weston's unique selling point of shopping by the seaside through creating a synergy between retailing, tourism and leisure – particularly through improved connectivity between the seafront and the town centre to encourage visitors into the town centre and create higher footfalls.
- To be flexible and proactive in response to regeneration opportunities and redevelopment sites.
- Retain the amount of public car parking facilities and improve the quality.
- Support the principal retail focus at the Sovereign Centre and High Street and link this with the proposed development at Dolphin Square.
- Provide planning guidance on the future role and potential of sub-areas within the town centre, including how to retain their distinctive character, support vitality and viability to minimise vacant units, support independent retailers and scope for alternative uses.
- Protect and enhance the valued public areas and green spaces within the town centre for people to enjoy.
- Support and enhance the evening and night-time economy.
- Improve accessibility and the quality of the approach into the town centre for all.
- Detailed policies for key development sites.



### **Background**

These policies reflect the NPPF approach of giving priority to redevelopment in existing town centres. Weston Town Centre has attracted considerable investment and redevelopment opportunities in recent years and these policies seek to build on this success. A healthy Weston Town Centre with its good public transport links and social facilities is essential if the town is to be sustainable.

### **Policy WSM1: Weston town centre**

The extent of the town centre is shown on the Proposals Map. Subject to other policies of the plan, a range and mix of town centre uses are appropriate within this area to reinforce its role as a major commercial and tourist location and enhance the vitality and viability of the centre as a whole.

Within the town centre area priority will be given to:

- retaining and enhancing A1 retail uses in the primary shopping frontages to retain the vitality and viability of the spine of the retail area from the Sovereign Centre to Dolphin Square;
- opportunities to increase pedestrian connectivity and footfall and provide new retail floorspace, leisure and tourism opportunities through redevelopment of sites between the seafront and High Street;
- encouraging the delivery of a range of unit sizes, particularly larger modern units to meet the needs of national retailers;
- supporting the retention of smaller units providing opportunities for specialist uses and independent traders, including start-up units/low cost facilities in locations which will complement the primary retail focus;
- retaining and enhancing the character of areas such as Orchard Street, Meadow Street, Waterloo Street/Boulevard and Grove Village to complement the primary retail offer through more flexibility in respect of range of uses, particularly on the periphery of these areas;
- enhancing the highway corridor and pedestrian routes from the A370 and railway station into the town centre through good design of buildings and spaces, the provision of an appropriate mix of uses and enhanced public realm; and

WSM1-5

- Retaining the overall amount of public car parking whilst improving its quality.

Priority sites for redevelopment within the town centre area are:

- WSM7: Dolphin Square;
- WSM9: St. James Street;
- WSM10: Lower High Street East;
- WSM11: Walliscote area (part of site);
- WSM15: Tesco site.

In respect of redevelopment opportunities, Dolphin Square (Policy WSM7) is the highest priority to provide enhanced retail and leisure floorspace followed by sites located between the seafront and High Street.

## **Policy WSM2: Night-time economy**

WSM1-5

When considering development proposals and new uses support will be given to those which encourage the use of the town by a wider demographic profile during the evening subject to no unacceptable adverse impacts on residential and other uses. Proposals should seek to improve the functioning of the town in the evenings through, for example, good design, imaginative use of lighting and siting of new uses which will improve the safety, image and attractiveness of the town.

## **Policy WSM3: Seafront**

Within the seafront area as shown on the Proposal Map regeneration of the following sites will be a priority:

- WSM8: Victoria Square;
- WSM12: Birnbeck Pier and environs.

Within the seafront area all development will be required to:

- encourage increased footfall and connectivity between the seafront and retail areas;
- through sensitive contemporary design, contribute to the overall seaside character and ambiance of Weston; and
- reflect the historical townscape character, particularly the solid urban edge of buildings fronting the coast in terms of their height, materials and colour.

## **Policy WSM4: Gateway area**

Within the gateway area as shown on the Proposals Map regeneration of the following sites will be a priority:

WSM11 Walliscote area (part of site);  
WSM13 Sunnyside Road site;  
WSM14 Rugby Club site;  
WSM16 Locking Road car park;  
WSM17 South of Herluin Way (Avoncrest site); and  
WSM18 Gas Works.

Within the gateway area all development will be required to:

- contribute to improved access and connectivity between the gateway area and the town centre along the A370 corridor for pedestrians, cyclist and public transport users; and
- through good design and landscaping improve the appearance of the approach into Weston.

WSM1-5

## **Policy WSM5: Weston out-of-town retail area**

Within the area shown on the Proposals Map as the Weston out-of-town retail area development and redevelopment will be permitted where:

- retail uses are restricted to bulky goods retail and any proposals will not harm the viability and vitality of the town centre retail core or seafront area;
- for new retail development above 200m<sup>2</sup> net it has been clearly demonstrated that the sequential approach to retail development has been applied and no other sustainable and appropriate location is available; and
- other employment generating uses such as business use and leisure (if it meets the test of Policy DM49 (Proposals for economic development within towns and defined settlements) may be appropriate.

Within this area all development will be required to:

- make a significant improvement to the overall built form of the area by the use of higher quality design of buildings, layout and landscaping;
- demonstrate that a coordinated approach has been developed with other retailers and businesses to ensure an improved layout of the buildings and

spaces including shared use of car parking and pedestrian links between premises;

- demonstrate that the enhancement of the gateway into the town on the A370 is included in any proposals which front this road, see Policy WSM6 (A370 corridor into Weston-super-Mare);
- ensure proposals fully take into account the Weston Package changes to the road layout and contribute to greater linkages between different parts of the area; and
- improvements to the public realm are included in the proposals.

WSM5-6

## **WSM6 A370 corridor into Weston-super-Mare**

### **Core Strategy Policies**

CS28: Weston-super-Mare

CS29: Weston-super-Mare town centre

### **Replacement Local Plan Policy**

E/1B Town centre gateway and outer commercial area.

### **Policy Intentions:**

- To create a high quality approach corridor from the M5 right into the town centre to improve the perception of the town for visitors and business users.
- To prioritise the importance of a comprehensive approach to the provision of a landscaped corridor and high quality urban design when considering development proposals and other opportunities.

### **Policy Background:**

Broad approach set out in Replacement Local Plan and Core Strategy, but need for a more specific policy given the importance of this corridor and the number of redevelopment sites which are located alongside the route.

## **Policy WSM6: A370 corridor into Weston-super-Mare**

Development proposals and other opportunities affecting the A370 corridor from the M5 to the town centre as defined on the Proposals Map must contribute to the creation of a continuous, co-ordinated, high quality visual approach into Weston-super-Mare.

Priority will be given to a landscaped boulevard approach with street trees supported by high quality design, siting and materials of buildings to create a corridor of high quality townscape and architectural interest. The emphasis is on the view from the A370 corridor and how new development can make a positive contribution to a high quality, prosperous, contemporary and green image of the town.

Proposals for extensions, alterations and improvements to existing buildings should similarly make a positive contribution to the A370 corridor. Developers will be encouraged to remove unsightly buildings, structures and signage as part of their proposals.

WSM6



## Policy WSM7 Dolphin Square

### **Core Strategy Policies**

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

### **Replacement Local Plan Policies**

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### **Policy Intentions:**

- Comprehensive redevelopment to provide enhanced retail and leisure facilities.
- Improved urban design and public realm.
- Improved pedestrian movements between sea front and High Street.
- No net loss of public parking spaces on the overall site.

### **Background**

Dolphin Square was the subject of a Supplementary Planning Document and has planning consent for comprehensive redevelopment for retail and leisure use. This is the priority redevelopment site within Weston town centre and this policy reflects the current proposals and policy intentions for the site.

WSM7

## **Policy WSM7: Dolphin Square**

The comprehensive redevelopment of land at Dolphin Square as shown on the Proposals Map to provide enhanced retail, tourist and leisure facilities will be supported.

Proposals must include:

- substantial new retailing opportunities designed to secure qualitative improvements to the retail offer of the town and to create a new retail focus at the southern end of the High Street;
- a mix of bars/restaurants/cafes leisure and tourist uses;
- active ground floor frontages throughout the day and into the evening, particularly along Oxford Street and the seafront;
- high quality design and materials to create a distinctive characterful development and improved public realm;
- a development which through its design and location of uses attracts pedestrian movements from the town centre and seafront, such as through the use of vistas aligned with key buildings;
- a design to ensure attractive, safe and direct pedestrian access to and from the site to the High Street, St James Street and the seafront/Princess Royal Square to help create a pedestrian friendly environment; and
- measures to encourage sustainable transportation alternatives to the private car, including a comprehensive travel plan and cycle parking.

WSM7

## Policy WSM8 Victoria Square

### Core Strategy Policies

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Conservation-led redevelopment to provide enhanced retail and leisure facilities.
- Improved urban design and public realm.
- Improved pedestrian footfall between the sea front and High Street.

### Background

This site was included in the now superseded draft Weston Town Centre Area Action Plan. It is a key site located between the Grand Pier and the Sovereign Centre where the right form of redevelopment could generate significant footfall between the sea front and the retail area. There are a number of historic buildings on the site and an opportunity through new development or selective redevelopment to create an attractive area for retail, leisure and tourist investment.

## Policy WSM8: Victoria Square

The conservation-led regeneration/redevelopment of land at Victoria Square as shown on the Proposals Map to provide enhanced retail, tourist and leisure facilities will be supported.

Proposals must include:

- new premises to encourage a mix of retail uses to improve the quality and range of retailing in the town centre;

WSM8



- a mix of bars/restaurants/cafes, leisure, tourist and hotel uses with potential for residential and office uses on upper floors;
- active ground floor frontages throughout the day and into the evening, particularly along the seafront;
- respect for the character of the historic built environment in terms of, where appropriate, the re-use and adaptation of buildings;
- high quality design and materials which makes the most of its prominent seafront location to create a distinctive characterful development and improved public realm;
- a development which through its design and location of uses draws pedestrian movements from the seafront to the High Street;
- a design to ensure attractive, safe and direct pedestrian access to and from the site to the High Street via the Sovereign Centre, Regent Street and the seafront/Princess Royal Square to help create a pedestrian friendly environment;
- the retention and restoration of the Sandringham and Beach Hotel buildings due to their positive contribution to the Conservation Area and seafront;
- new development of a similar height, scale and massing to surrounding buildings; and
- measures to encourage sustainable transportation alternatives to the private car, including a comprehensive travel plan and cycle parking.

WSM8

## Policy WSM9 St. James Street

### Core Strategy Policies

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Provide range of retail opportunities.
- Improve pedestrian movements between the sea front and High Street.
- Encourage improved urban design and public realm.
- Support evening and night time economy.

### Background

This area was highlighted for regeneration in the now superseded draft Weston Town Centre Area Action Plan. This site lies between the main retail focus of the High Street, Princess Royal Square and the proposed Dolphin Square redevelopment and so is uniquely positioned to provide additional retail and leisure floorspace which will improve footfall within and through this area and link other parts of the town centre. This is seen as the priority area after Dolphin Square to provide new modern retail units to attract a greater variety of retailers to the town.

## Policy WSM9: St James Street

The redevelopment/regeneration of sites and buildings in the St. James Street area as shown on the Proposals Map to provide enhanced retail, tourist and leisure facilities and other town centre uses will be supported.

Proposals must include:

- new premises to encourage a mix of retail uses to improve the quality and range of retailing in the town centre and to link Dolphin Square with other parts of the town centre;

- a mix of bars/restaurants/cafes, leisure, tourist and hotel uses with potential for residential and office uses on upper floors;
- active ground floor frontages throughout the day and into the evening;
- high quality design and materials to create a distinctive characterful development and improved public realm;
- designs which respect the generally smaller scale character of the built environment in this area, whilst enhancing historic buildings and features;
- developments which through their design and location of uses attract pedestrian movements to and from the town centre and seafront, such as through the use of vistas aligned with key buildings;
- designs which ensure attractive, safe and direct pedestrian access to and from the site to the High Street, Dolphin Square and the seafront/Princess Royal Square to help create a pedestrian friendly environment; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM9



## **Policy WSM10 Lower High Street East**

### **Core Strategy Policies**

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

### **Replacement Local Plan Policies**

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### **Policy Intentions:**

- Provide improved retailing opportunities.
- No net loss of public parking spaces.
- Improve accessibility and environmental quality of routes from the east into the town centre.
- Improved urban design and public realm.

### **Background**

This area was highlighted for regeneration in the now superseded draft Weston Town Centre Area Action Plan. This is currently considered to be a lesser priority for redevelopment than sites located between the sea and High Street, but nevertheless provides redevelopment opportunities for a range of town centre uses.

## **Policy WSM10: Lower High Street East**

The redevelopment/regeneration of sites and buildings in the Lower High Street East area as shown on the Proposals Map to provide enhanced retail and other town centre uses will be supported.

Proposals must include:

- new premises to encourage a mix of town centre uses with potential for residential and office uses on upper floors;
- active ground floor frontages throughout the day and into the evening;
- high quality design and materials to create a distinctive characterful development and improved public realm;

- designs which respect the built environment in this area, whilst enhancing historic buildings and features;
- urban design and public realm improvements to provide attractive, safe and direct pedestrian access from the east (A370 and station) to and from the High Street;
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking; and
- improvements to, and no net loss of, public car parking spaces.

## Policy WSM11 Walliscote area

### Core Strategy Policies

CS29: Weston-super-Mare Town Centre  
CS21: Retail hierarchy and provision

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- To highlight redevelopment opportunities to provide enhanced employment, education and residential uses.
- Enhanced urban design and public realm improvements at this important gateway into the town centre.
- Improved pedestrian movements between the Walliscote area, seafront, railway station and the remainder of the town centre.
- Environmental enhancement, particularly improvement to the settings of listed buildings.

WSM11

## **Background**

This is a newly identified area where change might be expected in the future. The area is in a mix of uses with a range of building types and sizes, including some large listed buildings and traditional stone buildings some of which have been converted into different uses. The area is divided between the town centre and gateway policy areas. It includes the newly refurbished Town Hall offices and library facilities.

## **Policy WSM1 1: Walliscote area**

Within the Walliscote area as shown on the Proposals Map support will be given to redevelopment proposals for employment, education, residential, leisure and community uses.

Proposals will be expected to:

- preserve and enhance the character and setting of the Beach Lawns Conservation Area;
- bring forward sustainable development proposals that enhance the setting and, where appropriate, suggest appropriate alternative uses of listed buildings (Walliscote School, Magistrates Court, Emmanuel Church, Old Town Hall);
- create an improved public realm which reflects the character of the historic built environment at this important gateway into the town centre;
- improve the attractiveness and safety of pedestrian and cycle movements between the station, sea front and the town centre, with priority given to the crossing of main roads; and
- include measures to encourage sustainable transportation alternatives to the private car, including a comprehensive travel plan and cycle parking.

WSM11

## Policy WSM12 Birnbeck Pier and environs

### Core Strategy Policies

CS29: Weston-super-Mare Town Centre

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/1 Strategy for revitalising the town and district centres

RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Restoration and reuse of historic pier.
- Improvements to public realm.

### Background

This area was highlighted for regeneration in the now superseded draft Weston Town Centre Area Action Plan. The site has been a regeneration priority for many years and despite a number of schemes being prepared over the years no clear long-term solution has been identified. The policy emphasises the key objectives of securing the long term future for the island and pier whilst providing flexibility for innovative schemes to be considered.

WSM12

## Policy WSM12: Birnbeck Pier and environs

Comprehensive redevelopment proposals for land at Birnbeck Pier as shown on the Proposals Map which secure the long term future of both the island and pier and reinstates access for residents and visitors will be encouraged.

Proposals must:

- plan comprehensively for the pier and landward areas;
- Consider a range and mix of uses which creates a destination at the northern end of the seafront. Priority will be given to leisure, tourism, hotel, café, restaurant and bars, and residential uses, but other uses may be appropriate;
- provide innovative designs and uses to create an identifiable landmark location and high quality public realm which respects and enhances its historic environment;

- creation of strong links between the Island, Anchor Head, Marine Lake and the Promenade in terms of improved accessibility, enhanced public realm and uses which will encourage pedestrian flows;
- provision of adequate car parking to cater for the proposed uses;
- protection of important views and vistas within the area, including views from the bay;
- conservation and enhancement of key historic features within the area; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM13

## Policy WSM13 Sunnyside Road site

### Core Strategy Policy

CS29: Weston-super-Mare Town Centre

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Provision of new office space.
- Environmental improvements to prominent site on A370 corridor.

### Background

This site was highlighted for development in the Replacement Local Plan and also the now superseded draft Weston Town Centre Area Action Plan where it was highlighted as the preferred location for new B1 office development within the town centre. It is a prominent site on the main A370 corridor on the edge of the town centre, and office use remains the preferred use.



**Policy WSM13: Sunnyside Road site**

The redevelopment of land at Sunnyside Road as shown on the Proposals Map for B1 office use will be supported.

Proposals must include:

- a landmark B1 office building with capacity for approximately 10,000m<sup>2</sup> and car parking. Small scale ancillary uses which support or complement the office use may be appropriate;
- design and materials which enhance this important gateway site into the town centre and its relationship to the station;
- direct, safe and attractive pedestrian linkages to the railway station and the town centre, including potential improvements to the station pedestrian footbridge;
- high quality public realm and landscaping throughout the development;
- provision of adequate car parking to meet the needs of users; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM13

## **Policy WSM14 Rugby Club site**

### **Core Strategy Policies**

CS29: Weston-super-Mare Town Centre

### **Replacement Local Plan Policies**

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/1 Strategy for revitalising the town and district centres

RT/2 Rejuvenating Weston-super-Mare town centre.

### **Policy Intentions:**

- Residential redevelopment.
- Relocation of rugby club.
- Environmental improvements.
- Improvements to A370 corridor.

### **Background**

This site was included for residential development in the now superseded draft Weston Town Centre Area Action Plan, subject to the successful relocation of the rugby club. This approach is proposed to be retained given the accessibility of the site to the town centre.

## **Policy WSM14: Rugby Club site**

The redevelopment of the Rugby Club site as shown on the Proposals Map for residential use (100 dwellings) will be supported.

Proposals must include:

- relocation of rugby club;
- design, materials and landscaping to enhance the site, particularly from the A370 corridor;
- creation of safe, direct and attractive pedestrian movements to the town centre and railway station;

WSM14

- enhancement of public open space at Drove Road playing fields, including the creation of pedestrian routes;
- provision of attractive and safe public open space within the development; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

## Policy WSM15 Tesco site

### Core Strategy Policies

CS29: Weston-super-Mare Town Centre

CS21: Retail hierarchy and provision

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/1 Strategy for revitalising the town and district centres

RT/2 Rejuvenating Weston-super-Mare town centre.

WSM15

### Policy Intentions:

- Environmental improvements and townscape improvements.
- Improved accessibility from the east into the town centre.
- Retention of parking facilities.
- Retention of a town centre foodstore.

### Background

This site was included for redevelopment in the now superseded draft Weston Town Centre Area Action Plan. The policy approach remains one of retaining a foodstore in the town centre, whilst supporting any opportunities for redevelopment or reconfiguration of the site, particularly where this improves the appearance of the approach routes into the town from the east for pedestrians, cyclists and motorists.

## **Policy WSM15: Tesco site**

The redevelopment of the Tesco site as shown on the Proposals Map for the expansion and reconfiguration of the foodstore plus mixed uses on the remainder of the site will be supported.

Proposals must include:

- a high quality foodstore design with active frontages;
- public realm improvements in the vicinity of the store;
- environmental enhancements to the A370 corridor, including the use of landmark buildings;
- improved pedestrian routes between the A370/station and the town centre;
- potential for the main entrance to the store to front Alexandra Parade with an attractive active frontage along this elevation;
- opportunity to integrate with, and safeguard, existing historic buildings on the Walliscote Road frontage;
- no net loss of parking; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM15

## Policy WSM16 Locking Road car park

### Core Strategy Policy

CS29: Weston-super-Mare Town Centre

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/1 Strategy for revitalising the town and district centres

RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Environmental enhancements.
- No net loss of public car parking facilities.

### Background

This site was included for development in the now superseded draft Weston Town Centre Area Action Plan. This is a prominent site on the edge of the town centre which has longer term redevelopment potential subject to the retention of an appropriate amount of parking.

WSM16

## Policy WSM16: Locking Road car park

The redevelopment of Locking Road car park as shown on the Proposals Map for mixed use will be supported. This could include residential use (approximately 80 units).

Proposals must include:

- no net loss of public car parking;
- a high quality development which enhances this gateway site, provides public realm improvements and strengthens links into the town centre;
- where appropriate, prominent high quality designed buildings along the Francis Fox Road and Hildesheim Bridge frontages which step up in height in accordance with the height of the bridge;

- enclosure to the bridge to achieve a higher density urban feel to the gateway area;
- relocation of the coach and lorry parking to a large easily accessible, safe and secure site with equivalent facilities;
- improved pedestrian routes through the site to the train station and the town centre;
- pedestrian and cycle access from Drove Road bridge onto the site with clear route through to the train station/Francis Fox Road; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM17

## **Policy WSM17 South of Herluin Way (Avoncrest site)**

### **Core Strategy Policies**

CS29: Weston-super-Mare Town Centre

CS21: Retail hierarchy and provision

### **Replacement Local Plan Policies**

E/1 Weston-super-Mare Vision

E/1A Revitalisation of Weston seafront and town centre

E/1B Town centre and gateway and outer commercial area.

RT/1 Strategy for revitalising the town and district centres

RT/2 Rejuvenating Weston-super-Mare town centre.

### **Policy Intentions:**

- Environmental enhancement to A370 corridor.
- Mixed use development.
- Address contamination issue.

### **Background**

This site was included in the Replacement Local Plan and the now superseded draft Weston Town Centre Area Action Plan. This is a contaminated (former tip) site located on the main A370 corridor into Weston where comprehensive redevelopment is supported. Accessibility into the site from surrounding areas is poor and highway improvements will be key including the proposed Airfield Bridge Link across the site to improve access across the railway from the south east. The proposed uses for the site include residential and employment, and also the potential for a new foodstore.

### **Policy WSM17: South of Herluin Way (Avoncrest site)**

The redevelopment of land south of Herluin Way (Avoncrest site) as defined on the Proposals Map for mixed use will be supported. This could include residential (up to 600 units) as part of a comprehensive master plan and linked to the wider regeneration of the area, employment use (5ha) and a retail foodstore.

**WSM17**

Proposals must include:

- pedestrian and cycleway connections to the Winterstoke Village development via Hutton Moor Lane and the proposed Airfield Bridge Link, the town centre and Hutton Moor Leisure Centre;
- safeguarding of route of Airfield Bridge Link;
- comprehensive investigation and mitigation of contamination of the land;
- high quality design and landscaping throughout the development, particularly development fronting Herluin Way to enhance the A370 corridor and the approach to Weston town centre and public realm improvements; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.
- Retail proposals will need to comply with DM65 (Retail development outside defined centres).

## Policy WSM18 Gas works site

### Core Strategy Policies

CS29:  
Weston-super-Mare Town Centre

### Replacement Local Plan Policies

E/1 Weston-super-Mare Vision  
E/1A Revitalisation of Weston seafront and town centre  
E/1B Town centre and gateway and outer commercial area.  
RT/1 Strategy for revitalising the town and district centres  
RT/2 Rejuvenating Weston-super-Mare town centre.

### Policy Intentions:

- Environmental enhancement to A370 corridor.
- Mixed use development.

### Background

This site was included for development in the now superseded draft Weston Town Centre Area Action Plan. This is currently an operational site which is only likely to come forward in the longer term. It is a prominent site on the A370 corridor and if developed could significantly improve the appearance of this area.

## Policy WSM18: Gas Works site

The redevelopment of the Gas Works site as shown on the Proposals Map for residential use (200 dwellings) and employment use (1.9ha) will be supported.

Proposals must include:

- comprehensive investigation and mitigation relating to safety and contamination of the land;
- design, materials and landscaping to enhance the site, particularly the A370 corridor into the town centre;
- creation of safe, direct and attractive pedestrian movements to the town centre and railway station;
- the employment development being in the form of a landmark building fronting onto Drove Road roundabout; and
- measures to encourage sustainable transportation alternatives to the private car, including travel plans and cycle parking.

WSM18



## Employment

### Policy WSM19 Employment-led regeneration at Weston Villages

#### Core Strategy Policies

CS20: Supporting a Successful Economy  
CS30: Weston Villages  
CS28: Weston-super-Mare

#### Replacement Local Plan Policies

E/1c: Weston Regeneration Area  
H/1: Residential Development Strategy

#### Policy Intentions:

- To provide detailed policy guidance on the delivery of the employment-led approach at both Weston Villages and elsewhere within the town.
- To deliver balanced new development and improve self-containment of Weston-super-Mare over the plan period.

#### Background:

This policy has developed from earlier principles established through previous planning documents in North Somerset including the Replacement Local Plan and more latterly the adopted Core Strategy. The employment-led strategy forms a central strand of the Core Strategy and was subject to significant discussion during the Examination in Public.

In principle the strategy seeks to facilitate future residential development that is balanced with sufficient employment creation to ensure new development does not exacerbate the existing imbalance between jobs and homes with all of the negative consequences this brings.

This principle relates to the whole of the town and its application will relate specifically to the proposed Weston Villages (Policy WSM19 – Employment-led regeneration at Weston Villages) and on sites of 10 or more dwellings (including mixed use allocated sites) in the remainder of the Weston Urban Area (Policy WSM20 – Employment-led regeneration within the Weston urban area excluding Weston Villages).

Policy WSM19 (Employment-led regeneration at Weston Villages) proposes the detailed policy mechanisms that will be used to guide the strategy at the Weston Villages. These will be central to the development management of development proposals there and include specific requirements including the need to provide an Economic Statement with planning applications.

WSM19

## **Policy WSM19: Employment-led regeneration at Weston Villages**

Residential development proposals at the Weston Villages will be phased with the delivery of employment development at the Weston Villages to secure 1.5 Full Time Equivalents (FTE) per dwelling over the plan period. The following detailed provisions will be applied to planning applications to ensure the necessary phasing and relationships between employment creation and new homes are in place.

- a) All planning applications that include residential development must demonstrate through an Economic Statement (ES) the range and delivery of employment generating land uses in step with housing. This should include a phasing schedule setting out the number and phased creation of employment against the delivery of new homes. The ES should also include the proposed types of employment development, the proposed number of employment opportunities created, and should set out other agreed measures to support local employment creation.
- a(1) For detailed applications, a Detailed Economic Statement (DES) will demonstrate how employment will be delivered (a) in relation to that application, and (b) in relation to the wider sub-area the application site is part of, and if part of a joint sub-area, that wider area. In instances where a full application spans two sub-areas, the phasing of employment and homes should be considered against the combined sub-areas.
- a(2) For outline applications, an Outline Economic Statement (OES) will demonstrate a broad phasing plan that will provide a context for subsequent reserved matters assessed in line with a(1) above.
- a(3) Reserved matters applications will be accompanied by an DES that updates the original OES submitted with the outline application.
- b) Provided that the ES is satisfactory a phased approach to the delivery of the 1.5 ratio will be taken to allow a minimum of 0.9 jobs per dwelling up to 2017, provided that developers submit within the ES that appropriate provision will be made in later years to make up the balance to achieve 1.5 overall. This should be supported by an employment trajectory that correlates to the agreed sub-area masterplan identifying which sites will be developed in the early years at the reduced ratio and which sites will be developed to make up any shortfall. Any such phasing agreement will be set out in a Section 106 Agreement and through the application of planning conditions.

WSM19

- c) All employment generating land uses with some exceptions, will be counted towards the release of residential development, however the focus should be on B class employment. Employment should be located at appropriate locations throughout the Weston Villages to ensure land uses are distributed in the right place, contribute to sustainable development and support the successful delivery of the Weston Villages.
- d) Within each approved scheme and in each sub-area, housing delivery will be monitored against employment creation taking into consideration the agreed Economic Statement and phasing agreed through Section 106 and through conditions. This phased delivery of each approved proposal should include a 250 dwelling threshold whereby a review will take place and if employment creation has not taken place in line with agreed phasing, a review of the linkage/phasing and other measures will be considered.
- e) Each 250 dwelling tranche will relate to an individual sub-area as defined through the Weston Villages SPD. Where collaboration is taking place between developers across separate sub-areas to create a joint sub-area and an integrated development proposal, the 250 dwelling tranche will relate to each sub-area. It will not be acceptable for a single landowner of multiple sub-areas to bring forward residential development on each sub-area as a means of maximising residential growth ahead of the delivery of employment development. For residential applications of less than 250 dwellings, the 250 dwelling threshold will extend into the next residential application within the same sub-area.
- f) Detailed aspects related to phasing, quantities and other material issues will be agreed between North Somerset Council and the relevant developer(s) on a case by case basis taking into account the parameters set out in this policy and other material considerations. They will be agreed through the relevant Economic Statement as required through a), a(1), and a(2) above. They will be set out in Section 106 Agreements and planning conditions will be used to regulate the delivery.

WSM19

## **Policy WSM20**    **Employment-led regeneration within the Weston urban area excluding the proposed Weston Villages**

### **Core Strategy Policies**

CS 20: Supporting a Successful Economy  
CS28: Weston-super-Mare

### **Replacement Local Plan Policy**

H/1: Residential Development Strategy

### **Policy Intentions:**

- To provide detailed policy guidance on the delivery of the employment-led approach on residential sites of 10 or more dwellings and at the proposed mixed use sites within the Weston Urban Area.
- To improve self-containment of Weston-super-Mare over the plan period and to ensure that the cumulative effect of large residential developments do not exacerbate the imbalance between jobs and homes in the town.

WSM20



**Background:**

This policy has developed from earlier principles established through previous planning documents in North Somerset including the Replacement Local Plan and more latterly the adopted Core Strategy. The employment-led strategy forms a central strand of the Core Strategy and was subject to significant discussion during the Examination in Public.

In principle the strategy seeks to facilitate future residential development that is balanced with sufficient employment creation to ensure new development does not exacerbate the existing imbalance between jobs and homes with all of the negative consequences this brings.

This principle relates to the whole of the town and its application will relate specifically to the proposed Weston Villages (Policy WSM19 – Employment-led regeneration at Weston Villages) and on sites of 10 or more dwellings (including mixed use allocated sites) in the remainder of the Weston Urban Area (Policy WSM20 – Employment-led regeneration within the Weston urban area excluding Weston Villages).

Policy WSM20 (Employment-led regeneration within the Weston urban area excluding Weston Villages) proposes the detailed policy mechanisms that will be used to guide the strategy at the Weston Urban Area including at the proposed mixed use sites. These will be central to the Development Management of development proposals there and include specific requirements including the need to provide an Economic Statement with planning applications.

WSM20

**Policy WSM20: Employment-led regeneration within the Weston urban area and excluding the proposed Weston Villages**

Residential development proposals within Weston Urban Area of 10 or more dwellings will be required to deliver employment development on site to secure 1.5 Full Time Equivalents (FTE) per dwelling. The following detailed provisions will be applied to planning applications to ensure the necessary phasing and relationships between employment creation and new homes are in place.

- a) All planning applications that include residential development must demonstrate through an Economic Statement (ES) the range and delivery of employment generating land uses in step with housing. This should include a phasing schedule setting out the number and phased creation of employment against the delivery of new homes. The ES should also include the proposed types of employment development, the proposed number of employment opportunities created, and should set out other agreed measures to support local employment creation.

- a(1) For detailed applications, a Detailed Economic Statement (DES) will demonstrate how employment will be delivered in relation to that application.
- a(2) For outline applications, an Outline Economic Statement (OES) will demonstrate a broad phasing plan that will provide a context for subsequent reserved matters assessed in line with a(1) above.
- a(3) Reserved matters applications will be accompanied by a DES that updates the original OES submitted with the outline application.
- b) All employment generating land uses with some exceptions, will be counted towards the release of residential development, however, the focus should be on B class employment. The employment proposed should be compatible with the local area and with wider strategies in the town including the Junction 21 Enterprise Area, Weston Villages proposals and Town Centre regeneration. It should not be sequentially preferable at either of those locations.
- c) Within each approved scheme, housing delivery will be monitored against employment creation taking into consideration the agreed Economic Statement and phasing agreed through Section 106 and through conditions.
- d) Detailed aspects related to phasing, quantities and other material issues will be agreed between the council and the applicant on a case by case basis taking into account the parameters set out in this policy and other material considerations. They will be agreed through the relevant Economic Statement as required through (a), (a1), and (a2) above. They will be set out in Section 106 Agreements and planning conditions will be used to regulate delivery.
- e) In instances where it is either unpractical, unsuitable, or unviable to deliver employment on site (including in relation to part (b) above) a justification will need to be made that focuses on either the adverse impact of the delivery of employment on the site, and/or the adverse impact on overall viability. The latter should be evidenced through a viability appraisal prepared to an agreed format with the council. Inability to market a potential location will be a factor in determining the suitability of a site for employment purposes. If it is successfully demonstrated that it would be unsuitable and/or unviable to locate employment on the site, a financial contribution will be sought to mitigate the impact of additional residential. In the case of viability this contribution may be negotiated, however, the provisions for assessing viability as set out in Policy DM75 (Development Contributions, Community Infrastructure Levy and viability) will be applied.

<b>Policy WSM21 Junction 21 Enterprise Area</b>	
<b>Core Strategy Policy</b> CS20: Supporting a Successful Economy	<b>Replacement Local Plan Policy</b> E/1c: Weston Regeneration Area
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>To provide a supportive, positive policy context for economic development and job creation at the Enterprise Area.</li> </ul>	
<b>Background:</b> <p>The Junction 21 Enterprise Area has been established as a mechanism to stimulate economic growth in this part of Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise.</p> <p>Planning has a key role in facilitating this both in terms of the development strategy for this area as identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders (LDO).</p>	

WSM21

### **Policy WSM21: Junction 21 Enterprise Area**

Within the allocated employment sites at the Junction 21 Enterprise Area as shown on the Proposals Map the council will support and facilitate development for B1, B2 and B8 employment use and introduce complementary measures to speed up and simplify the planning process for appropriate uses and locations. This will include the use of a Local Development Order (LDO) to simplify the process of development in certain areas.



## **Policy WSM22 Areas of restricted subdivision**

### **Core Strategy Policy**

CS15: Mixed and Balanced Communities

### **Replacement Local Plan Policy**

H/6: Flats, conversions and housing in multiple occupation

### **Policy Intentions:**

- Restore more mixed and balanced communities in these areas.
- Reduce the concentrations of one bed flats in areas where there are increasing social problems.
- Address some of the practical issues that the conversions from traditional housing to flats cause in terms of shortage of on street parking, noise, waste storage etc.
- Prevent environmental decline, as lower levels of owner occupation can, in some instances, also lead to lower standards of maintenance.

### **Background**

Parts of Weston, comprised largely of older terraced housing, have over time experienced problems of subdivision of housing into flats. This has increased the density of these areas, led to social pressures and parking problems, a greater turnover of population and a decline in their environmental quality. The areas where these pressures are most acute have been identified and a policy approach proposed which seeks to resist further subdivision.

## **Policy WSM22: Areas of restricted subdivision**

Within the Areas of Restricted Subdivision shown on the Proposal Map no further conversions from houses to self-contained flats will be allowed. Any further subdivision of flats previously converted will not be permitted.

WSM22



<b>WSM23 Bournville community area</b>	
<b>Core Strategy Policies</b> CS12: Achieving High Quality Design and Place-making CS15: Mixed and Balanced Communities	<b>Replacement Local Plan Policies</b> No relevant policy.
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>• Support regeneration initiatives.</li> <li>• Increase job opportunities and access to employment.</li> <li>• To provide a better mix of housing which will appeal to the broader housing market.</li> <li>• Improve the physical environment/access.</li> <li>• Support the local centre as an area for retailing and local facilities.</li> <li>• Support measures to change perceptions of the area.</li> </ul>	
<b>Background</b> This is a new policy designation to support proposals to support initiatives to regenerate the Bournville area.	

WSM23

### **Policy WSM23: Bournville community area**

Within the area shown on the Proposals Map as the Bournville community area the council will support proposals and initiatives:

- To regenerate hard to let properties.
- Which increase the range of housing tenures and encourage a better mix of types and styles of housing to appeal to a broader market.
- To improve and enhance the socio-economic conditions.
- To improve accessibility, gateways and interconnectivity with adjacent areas, the town centre, employment opportunities and the new development at Weston Villages.
- To enhance the local centre as the focal point of the community and measures to support the maintenance and development of existing facilities.

## **Policy WSM24 Waste management site, Warne Road, Weston-super-Mare**

**Core Strategy Policy**  
CS7: Planning for Waste

**Other policy**  
West of England Joint Waste Core Strategy, Policy 5

### **Policy Intention:**

- Allocation of site for residual waste treatment facility.

### **Background**

This site is already allocated for this purpose in the adopted West of England Joint Waste Core Strategy, so is included here for information purposes only.

WSM24

## **Policy WSM24: Waste management site, Warne Road, Weston-super-Mare**

Land at Warne Road, Weston, as shown on the Proposal Map is allocated for development involving the treatment of residual wastes.

<b>Policy WSM25 Waste management facilities, Aisecombe Way, Weston-super-Mare</b>	
<b>Core Strategy Policy</b> CS7: Planning for Waste	<b>Other policies</b> North Somerset Waste Local Plan policy WLP11 West of England Joint Waste Core Strategy, policy 5
<b>Policy Intention:</b> <ul style="list-style-type: none"> <li>To allocate area for waste management facilities.</li> </ul>	
<b>Background</b> The adopted West of England Joint Waste Core Strategy (JWCS) identifies a need for residual waste treatment capacity in the south west part of the West of England, including Weston, and allocates a strategic area B as an area of search, which includes the site at Aisecombe Way. It is appropriate that the Sites and Policies Plan allocates the specific site for waste management facilities, to include a new residual waste treatment facility and also replacement waste management facilities. The council identified a need for improved facilities for waste transfer and household waste recycling on the site.	

WSM25

### **Policy WSM25: Waste management facilities, Aisecombe Way, Weston-super-Mare**

Land at Aisecombe Way, Weston as shown on the Proposals Map is allocated for waste management facilities, to include replacement waste management facilities and new residual waste treatment facilities.

Development proposals should:

- be phased to allow for the continuous operation of a waste transfer station and household waste recycling centre at the site to the satisfaction of the council; and
- respect the living conditions of nearby residents.

## **Policy WSM26 Park and ride provision at Weston-super-Mare**

### **Core Strategy Policy**

CS10: Transportation and movement

### **Replacement Local Plan Policies**

No relevant policy.

### **Policy Intention:**

- To safeguard land for the provision of bus based Park and Ride, including car parking and bus interchange facilities.

### **Background**

The Core Strategy identifies the need for a park and ride site at Weston-super-Mare and a preferred site on the former Airfield is safeguarded in the Weston Villages SPD.

WSM26

## **Policy WSM26: Park and ride provision at Weston-super-Mare**

Land shown on the proposals map is safeguarded for a bus based Park and Ride facility at Flowerdown Bridge / Locking Moor Road, Weston-super-Mare. Development will not be permitted if it would prejudice the implementation of this scheme.

## Clevedon

<b>Policies CD1– CD2 The Triangle Town Centre and Hill Road Alexander Road district centre, Clevedon.</b>	
<b>Core Strategy Policy</b> CS31: Clevedon, Portishead and Nailsea	<b>Replacement Local Plan Policies</b> RT/1: Strategy for revitalising the town and district centres RT/3: the other town and district centres
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>• Enhance the vitality and viability of the town centre and district centre.</li> <li>• To be flexible and proactive in response to regeneration opportunities and redevelopment sites.</li> <li>• Retain the amount of public car parking facilities and encourage the improvement in quality.</li> <li>• Minimise vacant units, support independent retailers and scope for alternative uses.</li> <li>• Support and enhance the evening and night-time economy uses where appropriate.</li> <li>• Improve accessibility to the Hill Road area from the seafront.</li> </ul>	
<b>Background:</b> Policy continues the approach set out in the Replacement Local Plan.	

CD1-2

### **Policy CD1: The Triangle, Clevedon town centre**

The Triangle town centre boundary is shown on the Proposals Map. Policies DM64–68 (concerning retailing, town, district and local centres) will apply.

Within this area:

- A1 uses are to be concentrated in the primary shopping frontages defined on the Proposals Map;
- outside the primary shopping frontages other town centre and economic uses which increase footfall, vitality and viability will be permitted;
- residential and office use is encouraged on upper storeys.

- small scale residential and change of use will only be permitted on the edges of the town centre if it can be demonstrated that town centre uses are no longer viable;
- loss of public car parking spaces within this area will not be permitted; and
- enhancements to the public realm will be sought and encouraged.

## **Policy CD2: Hill Road/Alexander Road district centre**

Hill Road/Alexander Road district centre is shown on the Proposals Map. Policies DM64–68 (concerning retailing, town, district and local centres) will apply.

Within this area:

- specialist small scale shops, craft workshops, cafes and restaurants will be supported throughout the area and the loss of these uses on the street frontages will be resisted. Opportunities to increase outdoor café culture should be pursued and welcomed provided they do not hinder pedestrian access;
- opportunities to increase public car parking should be sought where possible;
- increased pedestrian links and improvements with the seafront will be encouraged;
- regeneration of the Regent Hotel will be pursued for a mix of uses including residential and commercial with environmental improvements to the benefit of the area; and
- scope for improvements to the public realm should be taken where possible.

CD1-2

## Nailsea

<b>Policy NA1 Nailsea town centre</b>	
<b>Core Strategy Policy</b> CS31: Clevedon, Nailsea and Portishead	<b>Replacement Local Plan Policies</b> RT/1: Strategy for revitalising the town and district centres RT/3: the other town and district centres
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>• Enhance the vitality and viability of the Town Centre.</li> <li>• To support improvements to the quality and range of retailing and other town centre uses within Nailsea Town Centre.</li> <li>• Protect the retail core within the Town Centre to strengthen its retail focus.</li> <li>• Support appropriate improvements to the retail environment including redevelopment within the Town Centre area.</li> <li>• Retain the amount of public parking facilities.</li> </ul>	
<b>Background:</b> The policy continues the approach set out in the Replacement Local Plan.	

NA1

### **Policy NA1: Nailsea town centre**

The town centre boundary is shown on the Proposals Map. Policies DM64–68 (concerning retailing, town, district and local centres) will apply.

Proposals for new development or redevelopment within Nailsea town centre will be supported where this improves the quality and range of retail and other town centre uses and:

- A1 uses are concentrated within the primary shopping frontages defined on the Proposals Map;
- there is no net loss of public car parking;
- townscape and public realm improvements are included within proposals where appropriate;

- retention and enhancement of buildings and features of historic and/or local interest;
- non main Town Centre uses on the edge of the town centre will only be supported if it can be demonstrated that town centre uses are no longer viable; and
- proposals for change of use of upper storeys to retail, employment, leisure or residential will be supported, subject to compatibility with adjacent uses.

## **Policy NA2 North-West Nailsea**

### **Core Strategy Policy**

CS31: Clevedon, Nailsea and Portishead

### **Replacement Local Plan Policies**

No relevant policy.

### **Policy Intentions:**

- To investigate the potential for a sustainable mixed use development site to support the objectives of the Nailsea Parish Plan in terms of addressing the adverse impacts of demographic change.
- To secure a range of house types, employment, leisure, recreation and community facilities together with necessary infrastructure.
- To ensure no unacceptable adverse impact on local roads, drainage and flooding and existing services and facilities.

NA2



**Background:**

Core Strategy Policy CS31 supports the allocation of new mixed use schemes at Nailsea adjacent to the settlement boundary that are supported by the local community.

Nailsea Parish Plan (2009) identified demographic trends particularly a falling and ageing population as being of concern and the Town Council has indicated that they would support some additional sustainable growth. The Town Council's preference was for development north east of Nailsea in the Green Belt but this was not supported through the Core Strategy process. They support the investigation of a potential allocation at north west Nailsea, provided that land to the south of the town between Nailsea and Backwell is protected from development.

This site is not located in the Green Belt. It was allocated in 1992 for 200 houses in the Clevedon, Nailsea and Portishead Local Plan, and outline planning granted subject to a Section 106A agreement, but this was never completed. The allocation was carried forward in the North Somerset Local Plan 2000. The site was then included in the draft Replacement Local Plan 2002 for 400 dwellings. A planning application was submitted for 469 dwellings, however the site was subsequently deleted and the planning application withdrawn. The Replacement Local Plan Inspector's Report concluded no need to allocate additional land and that sequentially preferable sites were available.

Given previous proposals for the site the proposed allocation is for about 450 dwellings and 1.5ha employment but this is indicative only at this stage and will be subject to more detailed feasibility testing.

National Grid intend to replace the existing pylons on the site with new, larger structures located offsite.

NA2

**Policy NA2: North-West Nailsea**

The development of land at north west Nailsea as shown on the Proposals Map for mixed use will be supported. Proposals must include:

- residential development up to 450 units, including appropriate provision of affordable housing;
- employment use at least 1.5ha, to include small scale B1 and B2 uses;

NA2

- community uses including provision of an improved playing field with changing facilities, to replace the existing playing field, together with a further playing field, both of good quality with good drainage to STRI (Sport Turf Research Institute) standard;
- a high quality of urban design which emphasises the importance of place-making;
- protection of existing trees and hedgerows as appropriate and their integration into the overall landscaping proposals;
- protection of the adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest and the introduction of a minimum 10m buffer zone from it within the site and adjacent to the Parish Brook;
- measures to minimise the adverse impacts of the development on the local road network;
- measures to encourage sustainable transportation alternatives to the private car, including travel plans, pedestrian and cycleway connections and cycle parking;
- protection of living conditions of existing residents and future occupants;
- measures to address drainage and flood mitigation issues, and the protection of an 8m access easement to the Parish Brook;
- the diversion, as appropriate, of overhead power lines; and
- proposals for the retention or suitable diversion of existing public rights of way.

## Policy NA3 Trendlewood Way, Nailsea

### Core Strategy Policy

CS31: Clevedon, Nailsea and Portishead

### Replacement Local Plan Policy

CF/4 Safeguarding of existing and proposed sites and buildings

### Policy Intention:

- To secure an appropriate balance of land uses on the site including a significant proportion of community uses.

### Background:

The adopted North Somerset Replacement Local Plan (NSRLP) identifies the site for "other" (unspecified) community facilities. No such facilities have yet been provided on the site and it is considered that while most of the site should be allocated for community uses some residential development for retired people would be acceptable on part of it. Nailsea Town Council has identified a need for more retirement homes in the town, and consider this site to be an appropriate location. The Town Council would also like to see allotments on the site. In addition, a need for a church site with associated car parking has also been identified. The site could accommodate all these uses.

Woodland adjoining the site to the north west should be retained. It is of local interest as it is the site of a former coal tip.

NA3

## Policy NA3: Trendlewood Way, Nailsea

The use of land at Trendlewood Way, Nailsea as shown on the Proposals Map for mixed uses will be supported. Proposals must include:

- at least 0.7 ha for community uses, to include 0.5ha for allotments and 0.2 ha for a suitable other community use, such as a church and car parking;
- retention and management of the woodland adjoining the site to the north west;
- provision of retirement homes on the remainder of the site (approximately 14 dwellings); and
- protection of living conditions of existing residents and future occupants.

## Portishead

### Policy PH1 Portishead town centre

#### Core Strategy Policy

CS31: Clevedon, Portishead and Nailsea

#### Replacement Local Plan Policies

RT/1: Strategy for revitalising the town and district centres

RT/3: the other town and district centres

#### Policy Intentions:

- To secure the effective integration of the expanded town centre area.
- Enhance the vitality and viability of the town centre.
- To be flexible and proactive in response to regeneration opportunities and redevelopment sites.
- Retain the amount of public car parking facilities and encourage the improvement in quality.
- Minimise vacant units, support independent retailers and scope for alternative uses.
- Support and enhance the evening and night-time economy uses where appropriate.

#### Background

The proposed approach extends the extent of the town centre area set out in the Replacement Local Plan to take account of recent retail developments and the permission for a new foodstore. This means that Old Mill Road is now within the town centre area (see Policy PH2).

PH1

### Policy PH1: Portishead town centre

Within the Portishead town centre as shown on the Proposals Map:

- retail uses are to be concentrated in the primary shopping frontages shown on the Proposals Map;
- outside the primary shopping frontages other main town centre and economic uses which increase footfall, vitality and viability will be encouraged;
- residential and office use is encouraged on upper storeys;

- loss of public car parking spaces within this area will not be permitted;
- any redevelopment opportunities will, where practical, improve pedestrian and cycle links between the town centre and the marina;
- development proposals should not prejudice the effective redevelopment of the Old Mill Road area (Policy PH2); and
- enhancements to the public realm will be sought and encouraged.

<b>Policy PH2 Old Mill Road, Portishead</b>	
<b>Core Strategy Policy</b> CS31: Clevedon, Nailsea and Portishead	<b>Replacement Local Plan Policies</b> No relevant policy.
<b>Policy Intentions:</b> <ul style="list-style-type: none"> <li>• To improve the range of leisure, employment, restaurant and retail facilities in Portishead Town Centre.</li> <li>• To improve linkages between Portishead Marina and the Town Centre.</li> </ul>	
<b>Background</b> This is a new allocation that reflects the recent planning consents for retail development on its eastern boundary. The area is now effectively surrounded by planned or existing retail development and is ideally placed to provide Portishead Town Centre with the opportunity for additional town centre uses.	

PH2

## **Policy PH2: Old Mill Road, Portishead**

The redevelopment of the Old Mill Road area as shown on the Proposals Map for enhanced retail, tourist, leisure, employment and residential facilities and other town centre uses will be supported.

Proposals should include:

- a mix of retail units provided these complement rather than compete with Portishead High Street;
- a mix of bars/restaurants/cafes, leisure, tourist uses with potential for residential and office uses on upper floors;

- active ground floor frontages throughout the day and into the evening;
- high quality design and materials to create a distinctive characterful development and improved public realm; and
- designs which ensure attractive, safe and direct pedestrian access to and from the site to the town centre and marina and help create a pedestrian friendly environment.

PH3

## **Policy PH3 Proposed railway stations and transport infrastructure for the Portishead to Bristol railway line**

### **Core Strategy Policy**

CS10: Transportation and Movement

### **Replacement Local Plan Policy**

T/3 Proposed Railway Stations

### **Policy Intention:**

- To identify and safeguard potential sites for the reopening of the Portishead rail line to accommodate stations, associated transport infrastructure requirements including car parking, road bridges, footbridges and access roads.

### **Background**

The promotion of the Portishead to Bristol railway line requires statutory process to be gone through and including the acquisition of relevant powers through a Transport and Works Act Order process. Securing land through safeguarding for both delivering the scheme and potential alternatives will be a critical part of promoting the scheme through statutory processes. This policy carries forward Policy T/3 of the Replacement Local Plan and safeguards alternatives pending further investigation.

**Policy PH3: Proposed railway stations and transport infrastructure for the Portishead to Bristol railway line**

Stations and associated transport infrastructure in conjunction with the reopening of the Portishead to Bristol railway line are proposed on the following sites and shown on the Proposals Map. Development will only be permitted if it would not prejudice the implementation of these schemes:

i. Portishead Railway Station

Three locations are safeguarded pending further assessment:

Harbour Road.

Land is safeguarded for a station plus an adjacent 100 space car park. This will require the construction of a new road bridge over the rail alignment at Quays Avenue, as a level crossing is not likely to be permitted and a footbridge south east of Trinity Anglican Methodist Primary School.

Quays Avenue.

Land is safeguarded for a station plus a 200 space car park on land north west of Quays Avenue. This will require the provision for a footbridge south east of Trinity Anglican Methodist Primary School.

North of Moor Farm.

Land is safeguarded in the Green Belt for a station plus an adjacent 200 space car park, together with a new highway access from Sheepway. Following feedback from the community on the above locations and subject to more detailed assessment, one location option will be taken forward as the preferred option for delivery.

ii. Safeguarding of potential longer term provision of Portbury Railway Station off Royal Portbury Dock Road (area of search).

iii. Pill Railway Station – Severn Road and Station Road.

PH3

## Service and Infill Villages

### Policy Y1 Yatton Station, Yatton

**Core Strategy Policy**  
CS32: Service Villages

**Replacement Local Plan Policy**  
T/2 Existing railway stations

#### Policy Intentions:

- Make productive use of previously developed land with very good proximity to Yatton railway station, so a relatively sustainable location.
- Retain and enhance local employment opportunities.
- Maintain and where possible improve the provision of parking for rail users at Yatton station.
- Enhancement of the Strawberry Line pedestrian/cycle route.
- Protect and where possible enhance the biodiversity value of the adjoining Wildlife Site and nearby Local Nature Reserve.

#### Background:

New allocation to deliver a range of objectives related to use of the station, enhancement of the Strawberry Line, and employment/residential development opportunities.

Y1

### Policy Y1: Yatton Station, Yatton

Mixed use redevelopment of the site as shown on the Proposals Map for residential and employment purposes will be permitted subject to:

- no net loss of parking for the railway (at least 200 spaces) located for convenient access to the station;
- retention of the station and bus interchange (sufficient space for buses for turning and provision of bus stop facilities);
- retention and enhancement of the Strawberry Line pedestrian/cycle route;
- protection and where possible enhancement of the biodiversity value of the adjoining Wildlife Site and nearby Local Nature Reserve; and
- no adverse impact on living conditions of nearby residents.



## Policy W1 Woodborough Farm, Winscombe

**Core Strategy Policy**  
CS32: Service Villages

**Replacement Local Plan Policies**  
No relevant policy.

### Policy Intentions

- To allocate a community-led site to meet local objectives in respect of securing a better range of house sizes and types.
- To secure an appropriate balance of land uses on the site including employment and community uses.

### Background:

The Core Strategy Policy CS32 sets the context for small scale residential or mixed use schemes which demonstrate clear local benefits and are supported by the local community to be brought forward through the Sites and Policies Plan. Winscombe and Sandford Parish Council supports the investigation of the use of this site which lies within the existing residential development boundary for sustainable residential development, employment and other uses. The Parish Council have indicated that they would like to see up to 100 dwellings on the Woodborough Farm site and 15 on the former builder's yard.

The site has a potential capacity to deliver up to about 250 dwellings. The proposed allocation is for 100 dwellings is in accordance with the wishes of the local community, but this will be subject to further investigation in respect of density and the consideration of alternative uses if only part of the site is used. The site could be developed in conjunction with the Woodborough Road builder's yard site.

W1

## Policy W1: Woodborough Farm, Winscombe

The development of land at Woodborough Road, Winscombe as shown on the Proposals Map for mixed use will be supported. Proposals must include:

- residential (up to 100 units), including appropriate provision of affordable housing;
- employment use (at least 1.5ha) to include small scale B1 uses;
- community uses including appropriate provision of public open space;
- high quality design throughout the development;

- measures to minimise any adverse impacts on the local road network;
- measures to encourage sustainable transportation alternatives to the private car, including travel plans, pedestrian and cycleway connections and cycle parking;
- existing public rights of way respected and taken into account in the design and layout;
- measures to support and enhance biodiversity given the site's relationship with the Wildlife Site and Local Nature Reserve to the east (Strawberry Line); and
- protection of living conditions of existing residents and future occupants.

BL1

## **Policy BL1 Bleadon Quarry, Bleadon**

### **Core Strategy Policy**

CS33: Smaller settlements and countryside

### **Replacement Local Plan Policies**

No relevant policy.

### **Policy Intentions:**

- To deliver a positive reuse for the site which reflects local community objectives.
- To secure an appropriate balance of land uses including residential, employment and community uses on this existing site.

### **Background:**

Bleadon is an infill village where Core Strategy Policy CS33 permits small scale residential redevelopment where the proposal is community led with clear community and environmental benefits.

Bleadon Quarry is a former limestone quarry located within the settlement boundary, used for the production of concrete products since the late 1980s, but this use is coming to the end of its economic life. It is a brownfield site located within the village, but well enclosed and screened by quarry walls. Bleadon Parish Council supports the mixed use redevelopment of the site where this results in community benefits.

The proposed allocation is for 25 dwellings but this figure is subject to further investigation and depends to a large extent on the precise balance of uses eventually proposed on the site, and factors such as the identification of areas of rock fall risk and the extent of shadowing from the quarry walls.

## **Policy BL1: Bleadon Quarry, Bleadon**

The development of land at the former quarry, Bleadon as shown on the Proposals Map for mixed use will be supported. Proposals must include:

- residential development (25 dwellings);
- employment use;
- community use;
- measures to identify the areas of rock fall risk and stabilise the quarry walls; and
- protection of living conditions of existing residents and future occupants.

Development proposals should meet relevant development management policies, including those relating to biodiversity, in respect of the adjoining Wildlife Site.



BL1

## Glossary

A1 retail use	A use class covering shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
Affordable housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.
Affordable rented	Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
Annual Monitoring Report (AMR)	A report by local planning authorities assessing progress with and the effectiveness of the Local Development Framework.
Area Action Plan (AAP)	A specific type of Development Plan Document used when there is a need to provide the planning framework for areas where significant change or conservation is needed.
Area of Outstanding Natural Beauty (AONB)	An area designated for its national landscape beauty value. The primary purpose is to conserve and enhance the natural beauty of the landscape. North Somerset contains part of the Mendip Hills AONB.
Assembly and Leisure (D2)	A use class covering cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Aspirational Housing	<p>To qualify as aspirational houses should be:</p> <ul style="list-style-type: none"><li>• built individually or in small groups in high quality visual accessible locations;</li><li>• low density, typically between 8 and 15 dwellings per hectare;</li><li>• detached, with at least four bedrooms and two bathrooms;</li><li>• sited on large plots with a built footprint generally in excess of 100m<sup>2</sup> and rear gardens of at least 200m<sup>2</sup>; and</li><li>• Set back from the road and provided with at least three-off street parking places.</li></ul> <p>Flats should be:</p> <ul style="list-style-type: none"><li>• on the upper floors of multi-storey developments or as 'penthouse' style accommodation;</li><li>• have a significantly larger than average floor area. They may also have the provision of private outdoor space e.g. roof terrace; and</li><li>• internally finished to a higher than average specification.</li></ul> <p>These are generally considered to be minimum criteria. It may be appropriate to significantly exceed these guidelines.</p>
B uses (B class employment)	<p>Uses in the B Use class Order:</p> <p>B1 Business Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.</p> <p>B2 General Industrial Use: for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).</p> <p>B8 Storage and Distribution: This class includes open air storage.</p>
Backland development	<p>Development on land that lies to the rear of an existing property that often, but not in all cases, fronts a road.</p>
Biodiversity Action Plan (BAP)	<p>A strategy prepared for a local area with the objective of conserving and enhancing biological diversity.</p>
BREEAM standard	<p>A widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and is a measure used to describe a building's environmental performance.</p>

# North Somerset **Sites and Policies Plan**

Brownfield land	Brownfield land is also referred to as previously developed land. It is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes residential garden land.
Building for Life Standard	A national standard for well-designed homes and neighbourhoods to improve social wellbeing and quality of life. Schemes are assessed against 20 Building for Life criteria.
Carbon footprint	The measure of the impact an activity or development has upon the environment, particularly climate change.
Code for Sustainable Homes	The Code is a national standard for the sustainable design and construction of new homes which aims to reduce carbon emissions and create homes that are more sustainable. Code Levels range from 1 to 6 where level 6 is zero carbon.
Combined heat and power (CHP)	An efficient way of generating electricity and heat simultaneously which can be used, for example, for district heating schemes.
Community facility	A community use is a cultural or community facility, whether or not provided on a commercial basis which falls within use classes D1 and D2 such as libraries, museums, arts and entertainment facilities such as theatres and cinemas, public and private open space, and other outdoor or indoor sports facilities, places of worship, schools, health centres, cemeteries and allotments. It also includes pubs which fall within use class A4, but excludes other A4 uses. It also includes public utilities.
Community Infrastructure Levy (CIL)	A charge which development will pay to help fund infrastructure needed to support development in the area.
Comparison retail floorspace	This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and educational and recreation equipment and accessories. It specifically does not include the wholesale of goods.
Conservation Area	Designated areas of special architectural or historic interest, whose character and appearance it is desirable to preserve or enhance.



Core Strategy	A Development Plan Document setting out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision.
Design and Access Statement	A document provided to support a planning application that sets out the rationale and process that has been gone through in developing the design strategy for a proposal. Its formulation will depend in part on the nature of the proposal and the associated design issues present.
Developer contributions	Contributions from development proposals towards the provision of infrastructure and services necessary to serve the development such as schools, affordable housing or transport. Contributions may be financial or by direct provision of works or land, secured through legal agreements.
Development Plan	The statutory planning documents setting out the policies and proposals for the development and use of land and buildings in the local planning authority area.
Development Plan Documents (DPDs)	Spatial planning documents which, once adopted form part of the Development Plan. They include the Core Strategy and other documents such as the Sites and Policies Plan.
Economic development	Economic development includes development within the B Use Classes, public and community uses and main town centre uses. It also includes uses that provide employment opportunities, generate wealth or produce or generate an economic output or product.
Employment Land Survey	An annual review of employment development, monitoring activity on sites which have been allocated for employment use and other proposals.
Environmental Impact Assessment	A procedure to be followed for certain types of projects to ensure the decisions are made in the full knowledge of any likely significant effects of the environment.
Flood risk assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. A Strategic Flood Risk Assessment (SFRA) is carried out by the local planning authority to inform the preparation of its Local Development Documents, having regard to catchment-wide flooding issues which affect the area.

# North Somerset **Sites and Policies Plan**

Green Belt	Land designated around built-up areas to prevent urban sprawl by keeping land permanently open and where inappropriate development is tightly controlled. North Somerset includes part of the Bristol-Bath Green Belt.
Green infrastructure (GI)	Green infrastructure comprises the strategically planned and delivered network of high quality green spaces and other environmental features and includes parks, open spaces, playing fields, woodlands, allotments and private gardens.
Habitat Regulations Assessment (HRA)	Any plan or programme which could affect sites of international importance for wildlife will be subject to the Habitats Directive and will require an HRA. This involves assessing whether the plan is likely to have any significant effect on the site. If so, a full Appropriate Assessment will have to be undertaken to assess in detail the likely effects.
Heritage Asset	Is defined in the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated historic assets and also assets identified by the local planning authority (including local listing)”.
Historic Park and Garden	A park or garden of special historic interest, designated by English Heritage.
Infrastructure Delivery Plan	A document identifying future infrastructure and service requirements identified by the council and other service providers needed to support the delivery of the Core Strategy.
Intermediate housing	Affordable housing which is provided at prices and rents above those of social rent, but below market price or rents. This includes various forms of shared ownership housing.
Junction 21 Enterprise Area	Junction 21 Enterprise Area in Weston-super-Mare covers 72 hectares of employment land close to the M5 ‘ready to go’ with planning permission and access.
Key diagram	Diagram setting out the broad spatial implications of the policies and proposals contained within the Core Strategy.
Land based rural business development	A business which requires a rural location and is totally dependant on the use of the surrounding countryside for its business success e.g. horticultural, equestrian development, farming.



Lifetime Homes	Dwellings designed to provide accessible and adaptable accommodation for everyone, from young families to older people and people with a temporary or permanent physical impairment.
Listed Building	Buildings identified as being of special architectural or historic interest. Special consent is required for development affecting Listed Buildings.
Local Development Framework (LDF)	The collection of Local Development Documents produced by the local planning authority which collectively delivers the spatial strategy for its area. It includes the Core Strategy, Development Plan Documents and Supplementary Planning Documents.
Local Development Order	An order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
Local Green Space	<p>The National Planning Policy Framework states that the Local Green Space designation should only be used:</p> <ul style="list-style-type: none"><li>• where the green space is in reasonably close proximity to the community it serves;</li><li>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li><li>• where the green area concerned is local in character and is not an extensive tract of land.</li></ul>
Local Nature Reserve	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Locally grown produce	Produce grown on site.
Minerals Safeguarding Area	An area designated by Minerals Planning Authorities which covers new deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-minerals development.
National Nature Reserve	Area designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All National Nature Reserves are SSSIs.

# North Somerset **Sites and Policies Plan**

National Planning Policy Framework (NPPF)	Document setting out the government's planning policies for England and how they are expected to be applied.
Non-residential institutions (D1)	Use class covering clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts, non-residential education and training centres.
Planning Inspectorate	The Planning Inspectorate for England and Wales is an executive agency of the Department for Communities and Local Government. It holds independent examinations to determine whether or not DPDs are 'sound' and handles planning and enforcement appeals.
Planning obligation	A legally enforceable obligation entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS)	Documents which formerly set out the government's national policies on planning issues and the operation of the planning system. PPGs were being replaced by PPSs, and are now superseded by the NPPF.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Ramsar Sites	Internationally important wetland sites, which are especially valuable as a waterfowl habitat. They are designated under the Ramsar convention on wetlands of international importance.

Regional Spatial Strategy (RSS)	A document setting out the strategic planning policies for the region, which in the case of North Somerset is RPG10. The coalition Government has indicated its intention to abolish RSS.
Renewable energy	Energy generated from the sun, the wind, hydro power and plant material (biomass).
Rural building	All buildings outside of settlement boundaries other than permanent dwellings (including associated garages and outbuildings used for residential purposes within the curtilage of a dwelling) and buildings on existing or safeguarded employment sites, quarry or waste sites. Primarily this is likely to be agricultural buildings.
Residual waste	Residual waste refers to the material that remains after the process of waste treatment has taken place. Such treatment can include agricultural, industrial and mining. It can also be applied in a more domestic sense, referring to the household rubbish not able to be recycled, re-used or composted.
Rural exception sites policy	A policy enabling small sites within rural areas which wouldn't otherwise be released for housing to be developed to meet identified local affordable housing needs.
Scheduled Monument	Archaeological sites, monuments or buried remains of national importance, designated by the government.
Section 106 Agreement	<p>Section 106 of the 1990 Town &amp; Country Planning Act allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. They are used to support the delivery of services or infrastructure such as transport, recreation, education and affordable housing.</p> <p>Once adopted CIL will partially replace and supplement the Section 106 system, but Section 106 Agreements will continue for site-specific mitigation of development.</p>
Settlement boundary	A line on the Proposal Map defining the area of a settlement within which specific development policies apply. Settlement boundaries do not necessarily include all of the town or village.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside and Rights of Way Act 2000 as an area of special interest by reason of its flora, fauna, geological or physiographical features.

# North Somerset **Sites and Policies Plan**

Social rented	Affordable rented housing owned and managed by local authorities and Registered Providers.
Special Area of Conservation (SAC)	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
Special Protection Areas (SPA)	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Strategic Environmental Assessment (SEA)	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
Strategic Housing Land Availability Assessment (SHLAA)	A study that assesses the overall potential for housing development in an area, including the identification of specific housing sites and their deliverability.
Strategic Housing Market Assessment (SHMA)	A study of the existing housing market in an area, including an assessment of the future need for market and affordable housing.
Strategic Nature Areas (SNAs)	Are landscape scale areas of land that have been selected by <b>Biodiversity South West</b> as being important areas for the conservation and expansion of particular habitat types. These areas form part of the <b>South West Nature map</b> .
Supplementary Planning Document (SPD)	Documents prepared as part of the Local Development Framework to provide additional guidance on how policies will be implemented. They may include design guides and development briefs. They do not form part of the Development Plan.
Sustainability Appraisal (SA)	The process of appraising the economic, environmental and social effects of a plan to allow decisions to be made that accord with sustainable development.
Sustainable Community Strategy (SCS)	A document setting out the long-term vision for the area to tackle local needs. The SCS is prepared by the local strategic partnership.
Sustainable development	Development which meets the needs of the present generation, without compromising the needs of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS)	Sustainable drainage is a concept that takes account of long term environmental and social factors in decisions about drainage, and is concerned with the quantity and quality of runoff and the amenity value of surface water in the urban environment. SuDS provide an integrated approach to surface water design problems, which consider quality, quantity and amenity aspects equally.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Use Classes Order	The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.
Weston Package	Weston Package is a scheme of transport improvements to benefit car and motorcycle drivers, bus passengers, cyclists and pedestrians in Weston-super-Mare.
Weston Villages SPD	A document setting out the detailed layout, phasing and provision of social, community and transport infrastructure of the Weston Villages development.

## Appendix: Schedules

1	Proposed sites for residential development (Policy DM34)
2	Sites for employment development (Policy DM50)
3	Proposed sites for mixed use development (Policy DM51)
4	Proposed sites for community facilities (Policy DM72)
5	Proposed Local Green Space (Policy DM73)
6	Proposed strategic cycle routes (Policy DM25)
7	Town, district and local centres and primary shopping frontages (Policies DM64 and DM66)

### Schedule 1

#### **Schedule to policy DM34: Proposed sites for residential development**

Sites marked \* are the residential element of a mixed use scheme. Please refer to the mixed use sites schedule for full details of the total development proposed on these sites.

Sites allocated for 10 or more dwellings within Weston-super-Mare will be subject to policy WSM20 – Employment-led regeneration within the Weston urban area excluding the proposed Weston Villages. Sites at Weston Villages are subject to policy WSM19 – Employment-led regeneration at Weston Villages.

Site ref	Address	Status at April 2012	Capacity remaining (at April 2012)	Site specific details
<b>WESTON-SUPER-MARE</b>				
	Winterstoke Village (former Weston Airfield), Weston Villages *	Consent for part of site	2,350	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document.
	Parklands Village (former RAF Locking site), Weston Villages *	Consent for part of site	3,427	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document.
	Land at Atlantic Road South	No current consent	23	Carried over from Replacement Local Plan – H14
	Land at Milton Hill	Full planning permission	12	Carried over from Replacement Local Plan – H15
	West Wick	Consent for part of site	83	Carried over from Replacement Local Plan – H20a
	Westacres Caravan Park	No current consent	100	Carried over from Replacement Local Plan – H20b

Land adjacent to Plum Tree Farm, off Summer Lane	Full planning permission	8	Carried over from Replacement Local Plan – H27
Orchard House, Ebdon Road	No current consent	12	Carried over from Replacement Local Plan – H29
Land at Wellsea Grove	Outline planning permission	41	Carried over from Replacement Local Plan – H64
Royal Pier Hotel	Full planning permission subject to legal agreement	63	Carried over from Replacement Local Plan – H65
Dorville Hotel	No current consent	22	Carried over from Replacement Local Plan – H70
85-89 Bristol Road Lower	Full planning permission	14	Current permission
Lynton House Hotel	Full planning permission	41	Current permission
Land off Pastures Avenue, St Georges	Full permission	34	Current permission



Former depot, Mendip Road	No current consent	65	New allocation
Land to the rear of Locking Road	No current consent	10	New allocation
Land at Station Road, Worle	No current consent	20	New allocation
Old Sorting Office, Langford Road	Full planning permission	51	Current permission
The Bayside Hotel	No current consent	14	New allocation
Land to the north of the A370, Summer Lane*	No current consent	80	Carried over from Replacement Local Plan – H17 and M2
Weston Gateway, south of A370*	Full planning permission	195	Carried over from Replacement Local Plan – H61 and M1
Bridge Farm, Bristol Road*	No current consent	73	Carried over from Replacement Local Plan – H63 and M4. Also includes additional site area, therefore increased capacity.
Birnbek Pier and environs*	No current consent	50	New allocation for mixed use scheme. Also see policy WSM12

Locking Road car park*	No current consent	80	New allocation for mixed use scheme. Also see WSM16.
Weston Rugby Club	No current consent	100	New allocation. Subject to Weston Rugby Club relocating. Also see policy WSM14.
Gas Works site*	No current consent	200	New allocation for mixed use scheme. Also see policy WSM18.
Land to the west of Winterstoke Road*	No current consent	70	New allocation for mixed use scheme, proposed to include around 70 dwellings, 0.5 hectares of employment land and potential for investigation for a possible Gypsy and Traveller site.
Nightingale Close, Mead Vale*	No current consent	15	New allocation for mixed use scheme, redevelopment to include retail, restaurant/cafe uses, 15 residential units, community uses and car parking
South of Herluin Way (Avoncrest Site)*	No current consent	600	New allocation for mixed use scheme. Also see policy WSM17.

<b>CLEVEDON</b>				
Royal Pier	Full planning permission	17	Carried over from Replacement Local Plan – H68	
The Regent, Hill Road*	No current consent	10	Carried over from Replacement Local Plan – H77. Now proposed as a mixed use site, potentially comprising residential on upper floors and town centre uses at ground floor level.	
Land at Byways, Strode Road	Full planning permission	13	Current permission	
22 Marine Parade	Full planning permission	12	Current permission	
Marine Hill House, Marine Hill	Full planning permission	14	Current permission	
<b>NAILSEA</b>				
Trendlewood Way*	No current consent	14	New allocation for mixed use scheme. Proposed as comprising 14 retirement dwellings, 0.5 hectares for allotments and 0.2 hectares for church use and associated parking. Also see policy NA3.	

Land at North West Nailsea*	No current consent	450	New allocation for mixed use scheme. Proposed to comprise residential, B1 employment (at eastern end of site) and retention or relocation of existing open space. Capacity of 450 dwellings considered a maximum – this is dependent on the location of pylons and necessary corridor. Also see policy NA2.
<b>PORTISHEAD</b>			
Dockside	Consent for part of site	453	Carried over from Replacement Local Plan – H8
Ashlands	Consent for part of site	108	Carried over from Replacement Local Plan – H9
Severn Paper Mill	Outline planning permission	135	Carried over from Replacement Local Plan – H65
Land at 32 West Hill	Full planning permission	13	Current permission
St Josephs RC School, West Hill	Full planning permission	46	Current permission

Land at 176 High Street	Full planning permission	58	Current permission
<b>SERVICE VILLAGES</b>			
The Chestnuts, south of Sidcot Lane, Winscombe	Outline planning permission	24	Carried over from Replacement Local Plan – H41
Builder's Yard, Woodborough Road, Winscombe	No current consent	15	New allocation
Woodborough Farm, Winscombe *	No current consent	100	New allocation for a mixed use scheme. Proposed to comprise 100 dwellings and 1.5 hectares of employment land. Also potential to incorporate community uses. Also see policy W 1.
Former Bell Inn, Congresbury	Full planning permission	10	Current permission
Land to the east and west of Wemberham Lane, Yatton	No current consent	24	Carried over from Replacement Local Plan – H43
Oxford Plasma, Yatton	Full planning permission	66	Carried over from Replacement Local Plan – H86

Yatton Station mixed use site *	No current consent	10	New allocation for a mixed use site comprising approximately 10 residential units and 200 car parking spaces to serve railway station. Also see policy Y 1.
9 Warren Lane, Long Ashton	Full planning permission	12	Current permission
Brook House, Silver Street, Wrington	Full planning permission	10	Current permission
Moor Lane, Backwell*	No current consent	55	New allocation
Former Elliott Medway site, Congresbury*	No current consent	24	New allocation
<b>INFILL VILLAGES</b>			
Bleadon Quarry, Bleadon *	No current consent	25	New allocation for a mixed use scheme. Proposed to comprise residential units on 1 hectare and small scale employment and community uses on remaining 0.7 hectare developable area. Also see policy BL 1.

OTHER SETTLEMENTS AND COUNTRYSIDE				
Barrow Hospital, Barrow Gurney*	Planning permission subject to legal agreement	215	Mixed use development within existing footprint – as per current consents. 43 of the residential units are open market housing. The remaining units have restricted occupancy on the basis of age, health and care needs.	
GYPSY AND TRAVELLER SITES				
Land at Old Junction Yard, off Winterstoke Road, Weston-super-Mare	No current consent	20 pitches	Proposed as a Gypsy and Traveller site, accommodating around 20 residential pitches, with the potential for the inclusion of a small number of short stay transit pitches.	

## Schedule 2

### Schedule to policy DM50: Sites for employment development

#### Figures in bold do not have a live planning consent

*Figures in italic currently have a live planning consent covering part of the allocated area shown*

Sites marked \* are the employment element of a mixed use scheme

Site location	Hectares of land allocated for new B use classes	Hectares of existing sites safeguarded for B use classes	Total site area	Comments
<b>WESTON-SUPER-MARE</b>				
Weston Villages (former Weston Airfield and RAF Locking sites)	<b>41.65</b>	0	41.65	Figures and boundary to be confirmed through master planning work
Worle Parkway	0	1.52	1.52	Existing employment site
Sunnyside Road site	<b>1.18</b>	0	1.18	Allocation carried over from Replacement Local Plan – E13. Allocation proposed for B1 office use only.



West Wick Business Park – Land adjacent to west of M5	12.79	9.93	22.72	Lidl distribution warehouse complete, residual allocation carried over from Replacement Local Plan – E22
Morston Court, Herluin Way	0	0.45	0.45	Existing employment site
Westland Distribution Park, east of Winterstoke Road	0	11.15	11.15	Existing employment site
Weston Industrial Estate, east of Winterstoke Road	<b>1.07</b>	7.93	9.00	Existing employment site and residual allocation from Replacement Local Plan – E10
Oldmixon Crescent	0	18.67	18.67	Existing employment site
Weston Business Park (Moor Park)	0	4.53	4.53	Existing employment site
Land to the west of Winterstoke Road*	<b>0.5</b>	0	0.5	Previously allocated as E11 in Replacement Local Plan. Now proposed as a mixed use site.
Weston Gateway, South of A370*	2.75	0	2.75	Mixed use site carried over from Replacement Local Plan – M1

Summer Lane, North of A370*	<b>7.4</b>	0	7.4	Mixed use site carried over from Replacement Local Plan – M2
South of Herluin Way (Avoncrest site)*	<b>5.00</b>	0	5.00	New allocation for mixed use site. Also see policy WSM17.
Gas works site*	<b>1.90</b>	0	1.90	New allocation for mixed use site. Also see policy WSM18.
Bridge Farm, Bristol Road*	<b>0.50</b>	0	0.50	Mixed use site carried over from Replacement Local Plan – M4
<b>CLEVEDON</b>				
Castlewood	0	4.20	4.20	Existing employment site
Hither Green	0	5.26	5.26	Existing employment site
5C Business Centre	0	1.24	1.24	Existing employment site
Britannia Way Estate	0	0.52	0.52	Existing employment site
Kimberley Road / Tweed Road / SKF Premises	0	6.72	6.72	Existing employment site

Pizey Avenue / Knowles Road Estates	0	0.65	0.65	Existing employment site
Land to the west of Kenn Road	9.02	0	9.02	Allocation carried over from Replacement Local Plan – E39
Clevedon 5/20 Kenn Road Business Park / Yeo Bank	3.12	13.00	16.12	Existing employment site and residual allocation from Replacement Local Plan – E26
Waverley House, Old Church Road	0	0.23	0.23	Existing employment site
173-175 Kenn Road, north of Tesco	0	1.20	1.20	Existing employment site
<b>NAILSEA</b>				
Coates, Vines, Southfield Road Trading Estates and GE Gas & Oil	0	8.56	8.56	Existing employment site
Land at North West Nailsea*	1.5	0	1.5	New mixed use allocation. Comprises residential, retention or relocation of existing open space and 1.5 hectare B1 office employment land at north eastern end of site. Also see policy NA2.

West End Trading Estate	0	7.21	7.21	Existing employment site
<b>PORTISHEAD</b>				
Avon and Somerset Police Headquarters	0	12.26	12.26	Existing employment site
Greystoke Business Centre	0	0.27	0.27	Existing employment site
Quays Office Park	0	1.19	1.19	Existing employment site
Gordano Gate	0.90	3.52	4.42	Existing employment site and residual allocation from Replacement Local Plan -E4
Portis Fields, Bristol Road	0	1.45	1.45	Existing employment site
Conference Avenue	0.46	0	0.46	Residual allocation from Replacement Local Plan E5 – amended to fit current planning application boundary
Marine View / Portishead Quays	1.12	1.05	2.17	Existing employment site and part of residual allocation from Replacement Local Plan – E7

Kestrel Court / Portishead Quays / Harbour Road	0.73	6.25	6.98	Existing employment site and part of residual allocation from Replacement Local Plan – E7
<b>SERVICE VILLAGES</b>				
Moor Lane, Backwell*	<b>1.00</b>	0	1.00	New mixed use allocation. Includes 1 hectare of employment land, specifically for B1 use
Woodborough Farm, Winscombe*	1.50	0	1.50	New mixed use allocation. Also see policy W 1.
Knightcott Industrial Estate, Banwell	0	2.23	2.23	Existing employment site
Elliott Medway, Congresbury*	<b>0.30</b>	0	0.30	New mixed use allocation
The Old Brewery Office Park, Lodway, Pill	0	0.34	0.34	Existing employment site
Eden Office Park, Ham Green, Easton- in-Gordano	0	3.45	3.45	Existing employment site
Long Ashton Business Park, Long Ashton	0	0.73	0.73	Existing employment site

Estune Business Park, former Long Ashton Research Station, Long Ashton	0.39	0.73	1.12	Existing employment site and residual allocation from Replacement Local Plan – E28
Burnett Industrial Estate and Havyatt Business Park, Wrington	<b>1.32</b>	4.58	5.90	Existing employment site and residual allocation from Replacement Local Plan – E29
Market Industrial Estate, Yatton	0	0.78	0.78	Existing employment site
Park Farm, Yatton	<b>0.42</b>	0	0.42	Carried over from Replacement Local Plan – allocation E32
Smart Systems, Yatton	0	5.60	5.60	Existing employment site
Bob Martin and Stowell Concrete, Yatton	0	9.12	9.12	Existing employment site
Land to the south of Wemberham Lane, Yatton	<b>1.15</b>	0	1.15	Carried over from Replacement Local Plan – allocation E30

INFILL VILLAGES					
Bleadon Quarry, Bleadon*	0.50	0	0.50	New mixed use allocation. Also see policy BL 1.	
Locking Farm Industrial Estate, Locking	0	0.54	0.54	Existing employment site	
Farleigh Court, Flax Bourton	0	1.28	1.28	Existing employment site	
Winford Cattle market, former Avon Livestock Centre	0	0.35	0.35	Existing employment site	
Claverham Group, Claverham	0	2.80	2.80	Existing employment site	
OTHER SETTLEMENTS AND COUNTRYSIDE					
Leigh Court Business Centre	0	0.70	0.70	Existing employment site	

## Schedule 3

### Schedule to policy DM51: Proposed sites for mixed use development

Site location	Uses	Comments
<b>WESTON-SUPER-MARE</b>		
Winterstoke Village (former Weston Airfield) *	Major mixed use scheme as per Core Strategy allocation	Masterplanning work and Supplementary Planning Document to confirm mix of uses. Will comprise residential, employment, community facilities and associated infrastructure. Also see policy WSM19.
Parklands Village (former RAF Locking site) *	Major mixed use scheme as per Core Strategy allocation	Masterplanning work and Supplementary Planning Document to confirm mix of uses. Will comprise residential, employment, community facilities and associated infrastructure. Also see policy WSM19.
Weston Gateway, south of A370	Residential and employment	Assumed as 218 dwellings as per planning application and 2.75 hectares employment as per Replacement Local Plan allocation M1.
Land to the north of the A370, Summer Lane	Residential and employment	Assumed as 80 dwellings and 7.4 hectares employment. Carried forward from Replacement Local Plan allocation M2.



Bridge Farm, Bristol Road	Residential and employment	Assumed as 50 dwellings and 0.5 hectares employment as per Replacement Local Plan allocation M4 plus additional land now included for a further 23 residential units.
Birnbeck Pier and environs	Residential, leisure, hotel and tourism, ancillary retail, cafés, bars and restaurants and community facilities	New allocation. Assumed as 50 dwellings and mix of leisure, hotel, tourism and retail uses. Does not include 63 dwellings on Royal Pier Hotel – this is a separate allocation. Also see policy WSM12.
Victoria Square	Retail and leisure	New allocation. Retail and leisure uses. Also see policy WSM8.
Dolphin Square	Retail, leisure, hotel and car parking	New allocation. As per approved planning applications. Hotel and car park already complete. Also see policy WSM7.
South of Herluin Way (Avoncrest site)	Residential, employment and foodstore	New allocation. Assumed as 600 dwellings, foodstore and 5 hectares employment. Also see policy WSM17.
Gas works site	Residential and employment	New allocation. Assumed as 200 dwellings and 1.9 hectares employment. Also see policy WSM18.
Locking Road car park	Residential and car parking	New allocation. Assumed as 80 dwellings, no net loss of car parking spaces and relocation of coach parking. Also see policy WSM16.

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Tesco site	Retain and improve existing food store	New allocation. Also includes scope to link site with Walliscote Road and improve units at The Centre. Also see policy WSM15.
Nightingale Close, Mead Vale	Residential, retail and restaurant/cafe uses, community uses and car parking	New allocation. Redevelopment to include retail, restaurant and cafe uses, 15 residential units, community uses and car parking.
Seaward Hotel, Knightstone Road	Hotel, bars and restaurants and car parking	New allocation. Redevelopment to include hotel use, active frontage of bars and restaurants and no net loss of car parking. Scheme must be sensitive to heritage and conservation issues and should retain existing building line.
Walliscote Area	Redevelopment opportunities comprising mix and range of uses	New allocation. Redevelopment to contain a mix and range of uses whilst having regard to conservation and heritage issues and public realm improvements. Also see policy WSM11.
Land to the west of Winterstoke Road, Weston-super-Mare	Residential, employment and potential to investigate a possible Gypsy and Traveller site	New allocation for a mixed use site, although land previously allocated for employment in the Replacement Local Plan. Proposed to comprise around 70 dwellings, 0.5 hectares of employment and potential to investigate inclusion of a possible Gypsy and Traveller site.

St James Street	Town centre uses	New allocation. To include a mix of town centre uses. Also see policy WSM9.
Lower High Street East	Town centre uses	New allocation. To include a mix of town centre uses. Also see policy WSM10.
<b>CLEVEDON</b>		
The Regent, Hill Road	Residential and town centre uses	Allocation carried over from Replacement Local Plan – H77. Now proposed as a mixed use site, potentially comprising residential on upper floors and town centre uses at ground floor level.
<b>NAILSEA</b>		
Trendlewood Way	Residential and community uses	New allocation. Proposed as comprising 14 retirement dwellings, 0.5 hectares for allotments and 0.2 hectares for church use and associated parking. Also see policy NA3.
Land at North West Nailsea	Residential, employment and open space	New allocation for mixed use site. Proposed to comprise 1.5 hectares of B1 office employment land at eastern end of site, retention or relocation of existing playing fields and up to 450 residential dwellings, subject to the location of proposed pylons and associated corridor. Also see policy NA2.

<b>PORTISHEAD</b>		
Old Mill Road	Town centre uses	New allocation. Proposed as a mix of retail, leisure, cafés, bars and restaurants. Also see policy PH2.
<b>SERVICE VILLAGES</b>		
Moor Lane, Backwell	Residential and employment	New allocation. 55 dwellings and 1 hectare of B1 employment. Proposals will need to consider biodiversity and railway noise and include mitigation measures where necessary.
Woodborough Farm, Winscombe	Residential and employment	New allocation. Proposed to comprise 100 dwellings and 1.5 hectares of employment land. Also potential to incorporate community uses. Also see policy W 1.
Yatton Station mixed use site	Residential and railway station car parking	New allocation. Proposed to comprise approximately 10 dwellings and 200 car parking spaces to serve railway station. Also see policy Y 1.
Elliott Medway, Congresbury	Residential and employment	New allocation. 24 dwellings and 0.3 hectares employment.

<b>INFILL VILLAGES</b>		
Bleadon Quarry	Residential, employment and community facilities	New allocation. 25 dwellings on up to 1 hectare, small scale employment use and community uses on remaining 0.7 hectare developable area. Also see policy BL 1.
<b>OTHER SETTLEMENTS AND COUNTRYSIDE</b>		
Barrow Hospital, Barrow Gurney	Residential, extra care dwellings, care home and care facilities	As per current planning permission for care village comprising various elements. 43 dwelling units are open market housing, 172 C3 units are restricted on the basis of age, health and care needs and the development also includes a C2 care home and associated facilities.

## Schedule 4

### Schedule to policy DM72: Proposed sites for community facilities

Site location	Uses	Comments
<b>Primary Schools</b>		
Land to the south of Church Lane, Backwell	Primary school playing fields	Carried over from Replacement Local Plan
Land next to the Village Hall, Kewstoke	Primary school replacement site	Carried over from Replacement Local Plan
Land at The Batch, Yatton	Primary school replacement site	Carried over from Replacement Local Plan
West Wick, Weston-super-Mare	New primary school	Carried over from Replacement Local Plan
Winterstoke Village east (former Weston Airfield)	New primary school	New allocation
Winterstoke Village west (former Weston Airfield)	New primary school	New allocation
Parklands Village north (former RAF Locking site)	New primary school	New allocation
Parklands Village south (former RAF Locking site)	New primary school	New allocation

<b>Secondary Schools and Higher Education</b>		
Parklands Village (former RAF Locking site)	New secondary school and higher education provision/ University Technical College	New allocation
<b>Allotments</b>		
Land off Aspen Park Road, Railway Triangle, Locking Castle, Weston-super- Mare	Allotments	Carried over from Replacement Local Plan
Maltlands, Railway Triangle, Locking Castle, Weston-super- Mare	Allotments	New allocation
Mendip Road, Yatton	Allotments	New allocation – land also allocated for cemetery
Land to the east of Wolvershill Road, Banwell	Allotments	New allocation
Trendlewood Way, Nailsea	Allotments	New allocation as part of a mixed use scheme for residential, allotments and church.
Land at Pudding Pie Lane, Churchill	Allotments	New allocation

<b>Cemeteries</b>		
Ebdon Road, Weston-super-Mare	Cemetery	Carried over from Replacement Local Plan
Banwell Cemetery, Banwell	Cemetery	New allocation – extension to cemetery
Mendip Road, Yatton	Cemetery	New allocation – land also allocated for allotments
<b>Community Halls</b>		
Kenn Street, Kenn	Replacement community hall	Carried over from Replacement Local Plan
<b>Healthcare Facilities</b>		
New Clevedon Hospital, Millcross, Clevedon	New hospital	New allocation
<b>Place of Worship</b>		
Brimbleworth Lane, St Georges, Weston-super-Mare	Place of worship	Carried over from Replacement Local Plan
Trendlewood Way, Nailsea	Place of worship	New allocation as part of a mixed use scheme for residential, allotments and church.



<b>Proposed Strategic Open Space</b>		
West of Bridge Road, Bleadon	Strategic open space	Carried over from Replacement Local Plan
East and North of Brookfield Walk, Clevedon	Strategic open space	Carried over from Replacement Local Plan
North of Greenfield Crescent, Nailsea	Strategic open space	Carried over from Replacement Local Plan
North of Woodland Road, Nailsea	Strategic open space	Carried over from Replacement Local Plan
South of the B3130, Tickenham	Strategic open space	Carried over from Replacement Local Plan
South of Rickyard Road, Wrington	Strategic open space	Carried over from Replacement Local Plan
West of Mendip Road, Yatton	Strategic open space	Carried over from Replacement Local Plan
Wemberham Lane, Yatton	Strategic open space	Carried over from Replacement Local Plan
Stream Cross, Claverham	Strategic open space	Carried over from Replacement Local Plan
Land adjacent to Flax Bourton C of E Primary School, Flax Bourton	Strategic open space	Carried over from Replacement Local Plan
Glassworks site, Nailsea	Strategic open space	New allocation
Land at North West Nailsea	Strategic open space	New allocation for mixed use scheme comprising residential, employment and retention or relocation of existing open space.

# North Somerset **Sites and Policies Plan**

<b>Major Leisure Facilities</b>		
Proposed Leisuredome, Parklands Village (former RAF Locking site), Weston-super-Mare	Major Leisure Facility	New allocation as part of major mixed use strategic development. Site proposed as a Leisuredome as per existing planning consent.
<b>Other Community Uses</b>		
Nightingale Close, Mead Vale, Weston-super-Mare*	Other community use	New allocation for a mixed use scheme. To comprise retail, residential and community uses.
Bleadon Quarry, Bleadon*	Other community use	New allocation for a mixed use scheme. Comprises residential, small scale employment and community uses.



## Schedule 5

### Schedule to policy DM73: Proposed Local Green Space

Site name
<b>WESTON-SUPER-MARE</b>
Grove Park
Ashcombe Park
The Italian Gardens and Town Square
Ellenborough Park West
Ellenborough Park East
Clarence Park West
Clarence Park East
Beach Lawns
Prince Consort Gardens, Weston-super-Mare
Land at The Tips, Broadway
Coronation Estate Play Area
Land north of Windwhistle Lane
St Andrews Bowls Club, south of Ullswater Close
Land at Shrubbery Terrace
Weston Cemetery
Eastfield Park

# North Somerset **Sites and Policies Plan**

Land at Spring Terrace
Land at Old Bristol Road
Land at Almond Close
Land to the rear of Willow Gardens, St Georges
Lynch Farm, land near Savernake Road
Land to the south of youth centre, Coleridge Road
Jubilee Park, near Windwhistle Lane
Drove Road Playing Fields
Hutton Moor Fields
The Potteries Millenium Green
Summer Lane, Locking Castle
Ebdon Grounds
Land at Railway Triangle, Locking Castle
Land at Beechmount Drive
Land at Silverberry Road
Land at Walford Avenue
Weston Woods
Fields off Bransby Way, Locking Castle
Plumley Park, Locking Castle
Baytree Recreation Ground
Worle Recreation Ground

Madiera Cove
Castle Batch, Worle
<b>CLEVEDON</b>
Salthouse Fields,
Wains Hill and Church Hill
Alexandra Gardens
Land at Green Beach, Seafront
Sunhill Park, Sunnyside Road
Herbert Gardens, east of Herbert Road
Dial Hill
Playground area at Kingston Avenue
Land at Crabtree Path
Land at Newlands Green
Blind Yeo along southern edge of Clevedon
Highdale Farm, Highdale Avenue
Land to the west of Wordsworth Road
Land at Old Park Road
Playing Field at Southey Road
Recreation Ground at Southern Way and Strode Way
Strawberry Hill
Pier Copse

## **NAILSEA**

Nailsea Park

Land east of Hawthorn Way

Land west of Trendlewood Way, opposite Cedar Close

Land west of Trendlewood Way, near St Francis School

Land at Chelvey Rise

Land at Turnbury Avenue

Nowhere Wood

Backwell Lake

## **PORTISHEAD**

Lake Grounds

Eastwood and Battery Point

Land at Newhaven Road, Redcliffe Bay

Woodhill, between Pier Road and Woodhill Park

Welly Bottom

Land north of Nore Road

Land at Blackdown Road

Portishead Golf Course and Kilkenny Fields

Land at The Vale

Fitzroy Circus, Ashlands

Linnet Gardens, Ashlands
Stonechat Green, Ashlands
Central Park, Port Marine, Portishead
<b>SERVICE VILLAGES</b>
Farleigh Fields, Backwell
Congresbury Millennium Green, Congresbury
Crockern Pill, Pill
Land west of Rowan Way, Churchill
Land between Yew Tree Gardens and Hardwick Road, Pill
Land to the rear of Winscombe Fire Station, Winscombe
Play area off Church Walk, Wrington
Wrington Hill, Wrington
St Andrews Church, Congresbury
Kent Road Gardens, Congresbury
Victoria Park, Pill
Winscombe Millenium Green, Winscombe
Watchouse Hill, Pill
Gardeners Walk, Long Ashton
Land at the Village Hall, Long Ashton

# North Somerset **Sites and Policies Plan**

## **INFILL VILLAGES**

Locking Green, Locking

Donkey Field, Uphill

Claverham Playground, off Broadcroft Close, Claverham

Uphill Recreation Ground, Uphill

Uphill Hill, Uphill

## **OTHER SETTLEMENTS AND COUNTRYSIDE**

Abbots Pool, Abbots Leigh

Conygar Hill, Portbury





## Schedule 6

### Schedule to policy DM25: Proposed Strategic Cycle Routes

Site name
<b>WESTON-SUPER-MARE</b>
Weston-super-Mare/Bleadon – Uphill towards Brean
West Wick
Bridgwater Road to Canberra Road
Side of Ashcombe Park
Herluin Way to Locking Road link
Weston Villages – Various
<b>CLEVEDON</b>
Parallel to Valley Road between Walton Road and Woodland Glade
Parallel to Blind Yeo
Parallel to Middle Yeo, Marshalls Field to Strode Road; Strode Road to Hill Moor
Tweed Road to Fosseway
Seaward side of Marshalls Field
Clevedon/Kenn/Yatton – Route of former railway line, avoiding B3133
<b>NAILSEA</b>
Off Mizzymeade Road (rear of Porlock Gardens and Ash Hayes Drive)
Through Scotch Horn Centre, across playing field to Nailsea Park

<b>PORTISHEAD</b>
None
<b>SERVICE VILLAGES</b>
Yatton/Congresbury/Churchill/Winscombe and Sandford – Route of former railway line (Cheddar Valley Railway Route)
Easton-in-Gordano/Pill – Ham Green Hospital site and St Katherine’s School
Easton-in-Gordano – sections at Lodway Close and The Breaches
Easton-in-Gordano/Pill/Portbury – Marsh Lane to A369 Motorway Service Area
Long Ashton/Flax Bourton/Backwell – Route parallel to railway and Long Ashton Bypass, avoiding A370
Congresbury/Churchill/Wrington/Burrington/Blagdon – Route of former railway path avoiding B3133/A368
<b>INFILL VILLAGES</b>
None
<b>OTHER SETTLEMENTS AND COUNTRYSIDE</b>
Kingston Seymour/Wick St Lawrence – Route of former light railway line
Clevedon to Nailsea
Portbury to Wraxall
Nailsea to Wraxall
Portishead to Clapton Court
Portishead to Clevedon

## **Schedule 7**

### **Schedule to policies DM64 and DM66**

#### **Town, District and Local Centres**

##### **Sub-regional centre**

Weston-super-Mare

##### **Town centres**

Clevedon (Triangle)

Nailsea

Portishead

##### **District centres**

Hill Road, Clevedon

Locking Castle, Weston-super-Mare

Queensway, Weston-super-Mare

Worle High Street, Weston-super-Mare

##### **Local centres**

###### **a) Within Weston-super-Mare**

Bournville (St Andrews Parade)

Castle Batch

Coronation (Loxton Road)

Parklands Village\*

Locking Road

Milton Hill

Milton Road

Oldmixon (Aller Parade)

Winterstoke Village\*

Whitecross Road

###### **b) Outside Weston-super-Mare**

Backwell

Banwell

Churchill

Congresbury

Long Ashton

Pill

Winscombe

Wroughton

Yatton

\* As proposed

## Primary Shopping Frontages

Address	Total frontage (metres)
<b>Weston-super-Mare Town Centre</b>	
2–32 Waterloo Street Evens (South Side)	127
2 Walliscote Road	10.5
26–34 Regent Street Evens (South Side)	24
3–19 Meadow Street Odds (North Side)	74
3–91 High Street Odds (West Side)	358.5
4–100 High Street Evens (East Side)	375.5
40–88 Regent Street Evens (South Side)	160.5
Sovereign Centre	454.5
31–39 Regent Street	59.5
<b>Weston-super-Mare Total</b>	<b>1644</b>
<b>Clevedon</b>	
1–13 Triangle Centre	127
1–7 Old Street Odds (South Side)	32
1–8 Station Road	57
11–15 Station Road	30
2–26 Old Church Road Evens (South Side)	123
2–26 The Triangle Evens (East Side)	76

9–19 The Triangle Odds (West Side)	54
<b><i>Clevedon Total</i></b>	<b><i>499</i></b>
<b>Nailsea</b>	
1–20 Colliers Walk	121
1–5 Somerset Square (South Side)	70
21–30 Somerset Square (North Side)	97
6–10 Clevedon Walk	43
79–89 High Street (South Side)	81
136–138 High Street (North Side)	20
<b><i>Nailsea Total</i></b>	<b><i>432</i></b>
<b>Portishead</b>	
1–12 The Precinct	112
17–47 High Street Odds (East Side)	147.5
2–100 High Street Evens (West Side)	348
<b><i>Portishead Total</i></b>	<b><i>607.5</i></b>





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