

North Somerset Council
Local Development Framework

**Sites and Policies Plan Part 1
Development Management
Policies**

Submission Stage

Consultation Statement

Contents

1.	Introduction	p.2
2.	Statement of Community Involvement	p.4
3.	Pre-production Consultation	p.5
4.	Consultation Draft Stage	p.6
5.	Publication Version	p.10
6.	Duty to Co-operate and Joint Working	p.13
6.	What happens next?	p.14
7.	Appendix 1: Pre-production consultation log	p.15
8.	Appendix 2 Consultation Schedule Feb 2013	p.17
9.	Appendix 3: Policy changes table	p.20
10.	Appendix 4: List of policies	p.24

1. INTRODUCTION

This document sets out how North Somerset Council has undertaken consultation in preparing its Sites and Policies Part 1 DPD. It sets out how North Somerset Council has sought participation from communities and stakeholders during the production of its Sites and Policies Plan. It covers:

- Which bodies and persons were invited to make comments;
- How those bodies and persons were invited to make comment;
- A summary of the issues raised; and
- What the Council intends to do as a result of the issues raised.

This consultation statement complies with the Town and Country Planning (Local Planning) (England) Regulations 2012 and South Cambridgeshire's Statement of Community Involvement (SCI). The SCI outlines that the Council is committed to effective community engagement, and seeks to use a wide range of methods for involving the community in the plan making process.

The key stages of the Sites and Policies Plan preparation undertaken by the Council are set out below.

1. Pre-production consultation - January 2010
2. Consultation draft – February 2013
3. Publication version – February 2015
4. Submission of Local Plan to Secretary of State – July 2015

Evolution of the Plan

The original scoping report produced in January 2010 proposed producing two DPD's:

Development Management Development Plan Document

To provide a revised set of detailed policies to guide decision making in respect of planning applications and development proposals. These will include topics such as sustainable design and construction, residential amenity and parking.

Site Allocations Development Plan Document

To allocate and/or safeguard sites for specific purposes (such as mixed uses, housing, employment, retail, leisure, cultural and community uses, major highways schemes), and define the boundaries of policy areas (such as settlement limits, town centres, green wedges/strategic gaps). This will result in formal changes to the Proposals Map.

The Consultation Draft document which went out for consultation in February 2013 combined these two elements into one DPD called the Sites and Policies Plan. However, following this consultation progress with the document was delayed due to a high court challenge to the Core Strategy and continued uncertainty regarding the

districts housing requirement. This resulted in dividing the plan back into the original two parts and progressing the Development Management policies which were unaffected by the outcome of the Core Strategy re-examination process.

Once adopted this plan will supersede:

- Many of the remaining policies in the North Somerset Replacement Local Plan (Appendix A of the Sites and Policies Plan Part 1 sets out which Replacement Local Plan policies are being superseded by policies in this plan)
- Mineral Working in Avon Local Plan (1993), so Far as North Somerset is concerned.
- Following the adoption of the West of England Joint Waste Core Strategy in March 2011, most policies in the North Somerset Waste Local Plan (which was adopted in 2002) were superseded. When the Sites and Policies Plan Part 1 Development Management Policies is adopted the North Somerset Waste Local Plan will be virtually fully superseded, except for its policy WLP10 which safeguards land east of the waste management facilities site at Aisecombe Way for the further development of the Weston-super-Mare transfer station for the purposes of the establishment of a rail transshipment facility. That safeguarding policy was written over 13 years ago and will need to be reconsidered as part of preparation of the Sites and Policies Plan part 2 on site allocations.
- There will be consequential changes to the Adopted Proposals Map

2. RELATIONSHIP TO THE STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

a) Procedure

North Somerset Council's Statement of Community Involvement was adopted in March 2015. This replaces the former SCI which was adopted in February 2007 and needed updating because of changes in planning legislation and increased use of electronic communication in the planning process. This revised Statement of Community Involvement (SCI) sets out how the Council will involve the community and stakeholders in the preparation, alteration and review of local planning policy and the consideration of planning applications.

b) Methods

The SCI proposed that the consultation methods and those engaged would vary according to the purpose of the consultation and the bodies or persons who the council were keen to involve. This proved to be the case with intensive wide ranging awareness raising events being predominant at the pre-production and consultation draft stages including one to one meetings with key stakeholders, workshops, parish meetings and public exhibitions (see Appendix 1 and 2). Throughout the DPD's preparation North Somerset councillors and parish/town councils have been supported through individually tailored workshops and discussion sessions.

c) Responses

Comments received through the process have been recorded and logged in order to provide a record of how the policies have evolved. Many comments have been recorded through minutes of meetings, but where a wider consultation was undertaken these are in the form of a Schedule of Responses. The following schedule of responses are available to view on the Sites and Policies webpage:

www.n-somerset.gov.uk/sitesandpolicies

- Schedule of Responses for the pre-production consultation on Development in the green belt
- Schedule of Responses for the pre-production consultation on Residential parking standards which was undertaken in 2010
- Schedule of Responses received from the Consultation Draft consultation in February 2013
- Schedule of comments and council response to the publication version (May 2015)

3. PRE-PRODUCTION CONSULTATION

In January 2010 North Somerset Council published a Scoping Report setting out its programme for the development of two Development Plan Documents (DPD's) for its Development Management and Site Allocation Policies. The process reviewed the effectiveness and relevance of the existing policy and allocations in the adopted North Somerset Local Plan, assessed new evidence and suggested appropriate changes and amendments. The Scoping report set out a programme for managing the production of the document which included prioritising some of the policy areas. The priority areas were considered by the Core Strategy Delivery Working Group and these resulted in more targeted consultation on two specific issues – Development in the green belt and residential parking standards. A consultation was held on these specific issues between 7 July and 18 August 2010. The outcomes of these consultations resulted in the production of a detailed SPD on parking standards and a revised policy in the Sites and Policies Consultation draft on development in the green belt. Comments received through this consultation can be viewed on the Sites and Policies website: www.n-somerset.gov.uk/sitesandpolicies

Throughout the pre-production a series of topic related meeting were held with the Councillors at Strategic Planning Economic Development Policy and Scrutiny Panel (SPED). These are set out in Appendix 1.

Prior to the publication of the document the following people were also consulted:

- Working Groups
- Documents were available in the Members Rooms and Executive
- Meeting were held with officers from different sections of the Council
- Town and Parish Councils via workshop sessions

4. CONSULTATION DRAFT STAGE – FEBRUARY 2013

The Consultation Draft of the Sites and Policies Plan was published for consultation in February 2013. Appendix 2 details the consultation schedule. The following people were invited to take part in the consultation:

- All North Somerset residents through an article in North Somerset Life which is delivered to all residents
- Town and Parish Councils including a workshop

People were informed about the consultation via:

- E-mail or letters to Data base of participants in previous Local Development Framework documents
- Twitter and Facebook
- Exhibitions

The consultation ran from 26 February 2013 until 19 April 2013. There were 187 respondents to the consultation who made 971 individual comments.

Six policies received a particularly high (over 25) number of representations. These were:

- DM33: Settlement Boundaries – 55 Representations
- DM34: Housing Settlements – 35 Representations
- DM73: Local Green Space – 83 Representations
- NA2: North-west Nailsea – 45 Representations
- PH3: Proposed railway stations at Portishead – 143 Representations
- W1: Woodborough Farm, Winscombe – 33 Representations

In terms of site allocations, the chart below summaries which topics had representations requesting new allocations, changes to allocation or deletion of allocations.

Topic	New allocations	Changes	Deletions	Total
Community facilities	1	2	4	7
Employment	8	1	3	12
Green Belt	0	8	0	8
Housing	24	2	0	26
Local Green Space	80	5	0	85
Mixed Use	5	2	3	10
Retail	0	2	0	2
Settlement boundary	0	25	0	25
Strategic gap	4	5	4	13
Transport	1	1	1	3

Main issues raised to the Consultation Draft February 2013.

DM13: Development within the Green Belt

21 representations were received relating to this policy. There was support for the policy from Long Ashton, Wraxall and Failand and Kingston Seymour PC's. Others comments related mainly to wording and boundaries. Some of the comments related to issues which are strategic and relate to the Core Strategy rather than the Sites and Policies Plan. This policy concerns development in the Green Belt not a boundary review.

DM20: Major Highways Schemes

Opinion divided on purpose and value of South Bristol Link Road. Additional highway schemes suggested across North Somerset:

- Open up Brockley Combe access to airport
- List should include North South Link (A371 to A370)
- J19 bypass needed, similar to J21 proposal. J20 also problematic.
- Capitalise more on presence of M5, especially for tourism

DM22: Existing and proposed railway lines

15 representations were received relating to this policy. 5 supporting the policy and 10 additional comments. Portishead station is the main issue with objections raised against Option 2. Opinions differ on the importance of re-opening.

DM33: Settlement Boundaries

55 representations received. Some general support mainly from Parish Council's. The majority of respondents are seeking amendments to the boundaries around individual sites in the most cases to secure residential development. Objections also received to the proposed changes at Sandford, Weston and the new boundaries at Weston Villages.

DM34: Housing allocations

30 representations received. Overall view that the allocations are premature given the High Court Challenge and pending re-examination. Various comments concerned over the distribution of housing in particular the emphasis at WSM and on very large sites. Deliverability of some of the allocated sites is called into question.

DM44: Gypsies and Travellers

8 comments were received primarily relating to the Old Junction Yard WsM proposed site. Opposition to the allocation of Old Junction Yard because:

- Contaminated land
- Close to two scrapyards
- Strain on local schools
- Dust from cement works
- Too close to houses and businesses
- Wider consultation needed

Concern that Gypsy and Traveller sites may still be allocated within Weston Villages

DM48: Strategic Gaps

21 representations were received relating to this policy. A number of representations queried the extent of some proposed strategic gaps or opposed the policy. Some further suggestions for strategic gaps were suggested for:

- A strategic gap between Causeway View and Tickenham Church and Tickenham village and Stone Edge Batch would be justified, as the area has old buildings and charm of unspoilt rural Somerset. There is a floodplain and important drainage ditches which should not be interfered with.
- The strategic gap at Nailsea should be extended to include land behind “The Uplands” that leads down to Youngwood Lane.
- A strategic gap at the north end of Yatton to prevent further development sprawl that could link to Kingston Seymour and Kenn in future.
- In Nailsea the strategic gap should be extended westwards to Netherton Wood Lane/Chelvey Road.
- An additional strategic gap east of the M5 between Clevedon and Kenn
- A strategic gap between Claverham and Cleeve

DM64-70: Retailing in town and district centres

Concerns over the requirement for a Retail Impact Assessment for all retail proposals over 200m² in policy DM65 and objection to the threshold because it is not evidenced, realistic or proportionate, and would place an unnecessary burden on businesses contrary to para 21 of NPPF. Objection to policy DM69 as it is overly restrictive on garden centres.

DM73: Local Green Space

83 representations were received relating to this policy. There were very few opposing comments. Some comments expressed general support but the great majority of responses requested consideration of further areas for designation as LGS.

Policy DM75: Development Contributions, CIL and viability

13 comments were received on this Draft policy. The main points were:

- Contributions should be made to sports and recreation facilities
- Policy should explain the differences between S106 and CIL
- Policy should correctly reflect CIL Regulations
- Objection to provisions related to collaboration and refusal reasons
- More transparency related to provision of CIL to local communities

NA2: North-west Nailsea

44 Representations were received. The overwhelming majority were objecting to the proposals (38) compared with three supporting and three which were neutral. Major concerns were flooding and drainage as well as the inadequacy of highways infrastructure. Effect on wildlife and pylons were also commonly cited issues.

PH3: Proposed railway stations and transport infrastructure for the Portishead to Bristol railway line.

147 representations have been received. Opinions are strongly divided between support and objection to the line in principle. Of the options, Option 1 is the most popular with Option 3 being the most strongly opposed.

Whilst there is some objection in principle to the railway the majority of the opposition is levelled at Option 3 (north of Moor Farm). There was no support for this option and 25 specific objections. The main reasons for objection were:

- Impact on adjoining residents due to noise and extra traffic
- It's a green belt site and intrusion into countryside
- It's more of a park and ride which would generate more traffic movements instead of reducing them.

This is in contrast to the 75 respondents who support Option 1 (Harbour Road). Main reasons for supporting Option 1 are:

- closer proximity to centre of population, town centre and marina facilities
- fewer residential properties to impact on.

Option 2 was raised 20 times as being the most pragmatic solution given the cost of providing an over bridge for Option 1. There was considerable support amongst the Option 1 supporters for pressurising Network Rail into accepting a level crossing solution.

W1: Woodborough Farm, Winscombe

33 representations were received. The majority of local respondents who commented on the Plan object to the development of the site emphasising traffic, access and flooding/drainage issues. Some objected in principle whilst others suggest mitigation measures for the various constraints or issues. There is some recognition for the need for affordable housing but some question the demand for employment uses. The Parish Council support limited growth within the settlement boundary. The owners of the site also question the employment allocation and suggest the allocation should be more than 100 units.

5. PUBLICATION VERSION SITES AND POLICIES PLAN PART 1: DEVELOPMENT MANAGEMENT POLICIES – FEBRUARY 2015

The Consultation Draft of this document was published in February 2013, but the process of the re-examination of the remitted Core Strategy policies delayed progress.

Due to the uncertainties over North Somerset's strategic housing requirement the Sites and Policies Plan which was consulted on in February 2013 the decision was taken to split the document into two parts and Development Management policies have been taken forward in advance of the remainder of the site allocation part of the plan. This plan was re-named *Sites and Policies Plan Part 1: Development Management Policies*.

Development Management policies contained within Part 1 are more generic policies used when assessing a range of planning applications and development proposals. This plan does not contain site allocations but contains policies which cover a broad range of development issues including development in the Green Belt, major transport schemes, Conservation Areas, extensions to dwellings, development in the countryside, retailing, accommodation for elderly people, design and minerals planning.

Once adopted this plan will supersede many of the remaining policies in the North Somerset Replacement Local Plan. Appendix A of the Sites and Policies Plan Part 1 sets out which Replacement Local Plan policies are being superseded by policies in this plan.

Appendix 3 sets out the policies being taken forward in Part 1 of the Sites and Policies Plan, any new policies that have emerged through the publication draft stage and those policies which are not being taken forward from the consultation draft stage.

The Development Management policies for the Publication Version were amended in the light of responses received in the February 2013 consultation. The publication version then went out for public consultation between 16 February and 24 April 2015. This version was the Council's final form of the document before submission to the Secretary of State for examination.

The following people were invited to take part in the consultation:

- E-mail or letters to database of participants in previous Local Development Framework documents

There were 53 respondents to the consultation who made 249 individual comments.

Main issues raised to the Publication Version February 2015.

DM9: Trees

8 representations were received. A general consensus from the development industry that Table 1 in the justification of this policy which set out the councils

required standard for tree compensation was too prescriptive and didn't allow enough flexibility to assess individual sites on a case by case basis.

DM12: Development within the green belt.

10 representations received. A number of responses were received relating the green belt boundary and a green belt review. This is a development management policy for the green belt, not a policy proposing a change to its extent.

DM18: Identification of Minerals Safeguarding Area for surface coal.

Request to change the supporting text to the policy and the Proposals Map to reflect the Coal Authority's up to date Surface Coal Resource data. The up to date data now shows areas at Barrow Gurney, Royal Portbury Dock and a small area on the northern extremity of Portishead rather than at and around Nailsea and Clapton in Gordano, and near Clevedon.

DM32: High quality design and place-making

7 representations received. A number of comments from the development industry objecting to the requirement of design codes on all developments over 100 dwellings as this size scheme is too small to require design codes. Also a number of comments regarding the accessibility of the language used in the policy in terms of it being to specialist.

DM34: Housing type and mix

9 representations received. Significant objection from the development industry to the requirement in this policy that all proposals over 100 dwellings should facilitate opportunities for self-build schemes. The general objection was to the lack of evidence to support this requirement.

DM35: Nailsea housing type and mix

5 representations received. A number of comments questioning why Nailsea have got a specific policy relating to housing type and mix, particularly when other areas of the district may have a similar issue.

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

9 representations received. A number of representations were objecting to the requirement that all residential schemes over 100 dwellings will be required to assess the need for retirement and supported independent living schemes and make appropriate provision for them. The main concern with this requirement was the lack of evidence to support this requirement.

DM42: Accessible and adaptable housing

11 representations received. Significant objection to this requirement in this policy to provide homes built to Category 2 standard of the building regulations (Lifetime Homes) with the main concern being that this would affect the viability of schemes.

DM45: The conversion or re-use of redundant rural buildings to residential use.

3 representations received. Objection to the requirement in the policy that buildings must be of traditional construction, be located in a sustainable location or attempts have been made to secure an economic use.

DM48: Broadband

4 representations received. A number of comments relating to the wording of this policy in terms of what the developer can provide and what is dependent on the existing broadband provision in the local area.

DM54: Employment development on previously developed land in the countryside

2 representations received. Comments received regarding the fact that the policy as currently worded only applies to B1, B2 and B8 uses whereas employment uses do not only occur in those three use classes and can come in the form of tourist facilities, leisure uses, community uses, school uses, retail uses, professional services etc.

DM56: Conversion and re-use of rural buildings for employment development

3 representations received. Objections that this policy is too restrictive in terms of farm diversification, and the requirement that buildings should be in a sustainable location is unreasonable.

DM59: Garden centres

2 representations received. Objections that the policy is too restrictive regarding goods that can be sold in garden centres.

DM60 – DM67: Retail policies.

12 representations received in total. General comments objecting to the thresholds set out for district and local centres in terms of the size of retail proposal that would require an impact assessment. Objections to requirement of all retail development above 200m² to submit a retail impact assessment as it places an unnecessary burden on smaller retail development.

DM70: Development Infrastructure

7 representations received. Objection to policy on the basis that presumption in favour of adopting infrastructure is unjustified and requiring contributions towards future maintenance would impact on viability. Objections to policy requiring infrastructure to be to Councils required standards as this is not explicit enough or proportionate.

DM71: Development contributions, Community Infrastructure Levy and viability.

8 representations received. Representations mainly referred to issue of clarity and conflict or repetition with National Guidance.

All comments received via the consultation have been assessed and where appropriate document changes have been suggested. The [Schedule of Proposed Changes to the Publication Version](#) which will be submitted to the Secretary of State for the Inspector to consider as part of the examination process. The proposed changes comprise changes that have been suggested through the consultation process which are considered valid and appropriate as well as changes that have emerged through internal consultation with officers as part of the continual evolution of the plan.

6. DUTY TO CO-OPERATE AND JOINT WORKING

Planning issues are not constrained to local authority boundaries. The National Planning Policy Framework states that public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities. Councils are required to work collaboratively to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual local plans.

North Somerset Council has a long history of joint working with other local authorities in the West of England. North Somerset is part of the West of England; a functional economic area consisting of the four unitary authorities of Bristol, South Gloucestershire, Bath and North East Somerset and North Somerset. Following the abolition of Avon County Council in 1996 the authorities have continued to work together voluntarily on a range of economic, spatial, transport and infrastructure planning issues. These voluntary arrangements were formalised in 2005 when the West of England Partnership (WEP) was established.

Throughout the preparation of each of the authorities' Core Strategies, the WEP has acted as the focus for cross-boundary working on spatial planning, transport, housing, waste and economic development. It has now been replaced by the West of England Local Enterprise Partnership (LEP). The LEP brings the authorities together with local businesses and education to create a new body that will provide the focus for continued joint working to support sustainable economic growth locally.

The policies contained within the Sites and Policies Plan Part 1 are predominantly locally specific to North Somerset and on the whole don't involve any cross-boundary issues or joint working. Certain policies such as DM11: Mendip Hills AONB refers to an area that covers a number of adjoining authorities and the policy refers to the joint working between the local authorities in the form of a management plan for this area.

All adjoining authorities were consulted at each consultation stage in the production of the document and no issues were raised.

7. WHAT HAPPENS NEXT?

On 23 June 2015 the council's executive will consider the responses received to the Publication Version consultation and the proposed modifications that have been suggested as resulted from comments received during the consultation process.

It is anticipated that the Plan will be submitted to the Sectary of State in July 2015.

Appendix 1: Pre-production Consultation Log

SPED Working Groups	
Date	Subject
22 March 2010	Green Wedges/strategic Gaps
	Parking
	Garden Grabbing – evidence in NS
	Summary of programme and response to scoping report
26 April 2010	Settlement Boundaries and residential development
	Green Belt Policy
	Barrow Hospital
	Evidence on small dwellings in NS
	Evidence on Holiday dwellings
28 June 2010	Structure of the document and work programme
	Infilling and Backland development in residential areas (Garden Grabbing)
	Equestrian developments
	Parking standards (Employment) Evidence paper
	Discussion holiday accommodation
26 July 2010	Employment
	Retailing and Town Centres
	Tourism
13 Sept 2010	Density
	Conversion of Family Housing to Flats
	Settlement Strategy
11 Oct 2010	Sustainable Design and Construction
	Developing Policies for older people
	Feed back on Green Belt and Residential Parking Standards
13 Dec 2010	Issue considered to date and future work programme
25 July 2011	Overview of policies
March 2012	T:\P&TP\Planning Policy\Local Development Frameworks\Development Management DPD\SPED Briefing Notes\SPED Working Group March 2012.ppt
27 June 2012	Exec Member Briefing (Version 2)
3 July 2012	SPED (Version 3) for Member Briefing

Consultation and other events before Draft Sites and Policies Plan published	
July 2010	Consultation of Green Belt and Parking
15 Dec 2010	Consultation with Ward Members and internal colleagues on ARS Weston
25 April 2012	Town/Parish Workshop the Campus
July – Oct 2012	Internal consultation
11 Dec 2012	Executive Committee - Plan approved for consultation

7 Feb 2013	Major Employers Group
20 February 2013	Weston Chamber of Trade
3 July 2012 & 14 Nov 2012	Sped-led All Member Briefings
various	Priorities Group/CMT

Main Consultation 28 Feb 2013- 19 April 2013	
28 Feb & 1 March 2013	Town and Parish Workshops
Feb 2013	Posters sent to Libraries and Parish Councils
End Feb 2013	Email/letters to all on d-base
22 Feb 2012	Press release
Feb 2013	Members only Bulletin
March 2013	Article in Somerset Life
Feb/March 2013	North Somerset Twitter and Facebook
March 2013	Publicised on the In North Somerset website, tweeted
27 March 2013	In Business Matters
March 2013	Link forwarded to the local Chambers, FSB and North Somerset Business Club
March – April 2013	Exhibitions <ul style="list-style-type: none"> • Monday 11 to Wednesday 13 March - Weston Library, Town Hall • Thursday 14 (9am-5pm) and Friday 15 (12.30-7pm) March - Winscombe Community Centre • Tuesday 19 March - Nailsea Library • Wednesday 20 and Thursday 21 March - Portishead Library • Saturday 23 March (1.30-4pm) - Nailsea Library • Tuesday 26 and Wednesday 27 March - For All Healthy Living Centre, Weston-super-Mare • Thursday 4 and Friday 5 April (10am-5pm) - Clevedon Town Council Offices, 44 Old Street, Clevedon • Tuesday 9 and Thursday 11 April - Yatton Library
11 March 2013 -19 April 2013	Monday and Friday drop-in sessions, Castlewood and Town Hall
4 April 2013	Kingston Seymour Parish Meeting
20 March 2012	Clevedon Town Council

**Appendix 2:
Sites and Policies Consultation Schedule
February 2013**

(Exhibitions + Local Council Workshops)

Date	Venue	Times	Event	Notes	Officers in attendance
Thursday 28 th Feb	Castlewood Rm G.08 ,09 & 10	2-5pm	Local Council workshop (Northern)	Booked	All + JW +RK
Friday 1 st March	Campus	9-1	Local Council (Southern)	Booked	All + JW +RK Starts at 10am
Life Magazine				All delivered by March 6 th Deadline Jan 18th	
Monday 11 th March - Weds13 th March	Town Hall Business Lounge	9am to 1pm 1pm to 6pm	Exhibition	Booked with facilities Poster + Flip Chart in foyer to signpost	Mon – CD am GQ pm Tues-PA pm/MH am Weds- JM am/GQ pm RS to work in Town Hall
Thursday 14 th Friday 15 th March	Winscombe Community Centre	Thurs 9am - 12:30 12:30 – 5pm Fri 12:30pm - 7pm	Exhibition	Market until 12 noon on Thurs No wi-fi Fri – Amesbury Room John Hudson 01934 842105	Thurs am, – MH/GQ Thurs pm DR/MR Fri pm PA/JM (can leave early).
Friday 15 th March	Castlewood	Office Hours	Officer in attendance		Fri CD am until 12:30pm JW 12:30 – 4:30pm
Tuesday 19 th March	Nailsea Library	10-7pm	Exhibition	Booked	GQ/NR am until 2:30pm Pm MR/CD 2:30 to 7pm

Wednesday 20 th March	Clevedon T C	7:30	Talk	Booked	GQ
Wednesday 20 th Thursday 21 st March	Portishead Library	Weds 9:30 – 5pm Thurs 10am - 7pm	Exhibition	Booked Mon Closed Open Sat +Sun Poster + Flip Chart in foyer to signpost	Weds am 9:30 to 1pm GQ /NR Weds pm JM/DR 1pm to 5pm Thurs am NW/MR 10-2:30pm Thurs pm NR/JM 2:30 to 7pm
Friday 22 nd March	Castlewood	Office Hours	Officer in attendance	Team meeting pm	NR am until 12:30 CD pm (until 4pm) RS
Sat 23 rd March	Nailsea Library	1:30 to 4pm	Exhibition	Fri ? Career lady Sat am Councillors Surgery Mon Closed	MR/JH
Tuesday 26 th + Weds 27 th March	Healthy Living Centre WSM	Library hours	Exhibition	Booked. No wi fi	Tues am NW/NR 9:30 - 12:30 Tues JH /MR pm 1:30 to 4:30pm Weds am NW/PA 9:30 to 12:30 Weds pm DR/RS 1:30 to 4:30
Thurs 4 th Fri 5 th April	Clevedon Town Council Offices	10 -5pm	Exhibition	Booked with CTC	Thurs am NR/MH 10 – 1:30 Thurs pm NW/DR 1:30 to 5 Fri am MH/RS 10-1:30 Fri pm DR/NW 1:30 to 5

Friday 5 th April	Castlewood	Office Hours	Officer in attendance		DR/am GM pm
Tuesday 9 th April +Thursday 11 th April	Yatton Library	Tues 9-5pm Thurs 9am -7pm	Exhibition	booked Weds closed No wi fi	Tues am– GQ/CC 9- 1 Tues pm – NW/CC 1-5 Thurs am - JM /RS 9- 2 Thurs pm DR/ GQ 2-7
Friday 12 th April	Castlewood	Office Hours	Officer in attendance		DR am RS or GM pm
Friday 19 th April	Castlewood	Office Hours	Officer in attendance	Team Meeting pm	GQ am RS or GM pm
Friday 19 th April	Consultation closes				

Appendix 3: Table showing policies to be included in the Sites and Policies Part 1 Publication Version (Feb 2015) highlighting any significant changes from the Consultation Draft (Feb 2013).

Policies (revised policy numbers as set out in Appendix 3)	Summary of proposed changes
Sustainable development - SP1.	SP1: Presumption in favour of sustainable development - addition to refer to the need for meaningful consultation with local communities.
Living within environmental limits – DM1-19: flooding, renewable energy, heritage, nature conservation, landscape, green infrastructure AONB, development in the Green Belt, waste and minerals.	<p>DM12: Development within the Green Belt – amendments to clarify approach to infilling on previously developed sites, and changes of use.</p> <p>DM17: Identification of Minerals Safeguarding Area for carboniferous limestone - background text extended to provide fuller information on what Mineral Safeguarding Areas (MSA) are, and on the sort of information which would be needed from applicants.</p> <p>DM18: Identification of Minerals Safeguarding Area for surface coal (new policy) – added in response to representations made by Coal Authority.</p>
Transport – DM20-31: highways, rail, public transport, rights of way, travel plans, parking, air safety.	<p>DM20: Major Transport Schemes – updated to include M5 J21 capacity improvements, Parklands N-S link and park and ride at Weston.</p> <p>DM22: Existing and proposed railway lines – former goods yard at Pill safeguarded for station car park.</p>
Delivering strong and inclusive communities – DM32-39: design, housing type and mix, densities, development within settlement boundaries, extensions, Sub-division of properties	<p>DM34: Housing type and mix – more detailed guidance about the mix of housing types and how this is delivered.</p> <p>DM35: Nailsea housing type and mix. A new specific policy for Nailsea on housing type and mix has been added following issues raised by Nailsea Town Council regarding too many 4 bedroom homes in Nailsea and not enough mix of housing types to enable young people and families to stay in the town, or to</p>

	<p>allow retired people to downsize. This policy has been formulated with and approved by the Town Council.</p> <p>DM39: Sub-division of properties– policy merged with WSM22.</p> <p>DM37: Residential development in existing residential areas. This policy was originally called <i>Residential development within settlement boundaries in existing residential areas and on garden land</i>.</p>
<p>Older and vulnerable people – DM40-43: older people accommodation, care homes, accessible and adaptable housing, residential annexes.</p>	<p>Minor changes and clarification to text.</p> <p>DM42: Accessible and adaptable housing. This is an updated version of the previous Lifetime homes policy which has been updated to reflect changes in legislation.</p> <p>DM43: The policy has tightened up on the type and size of residential annexes in the countryside. They will now only be permitted if they are attached to the main dwelling and do not exceed 50% of the size of the existing dwelling.</p>
<p>Dwellings in the countryside – DM44-46: Replacement dwellings, conversion of rural buildings, rural workers dwellings.</p>	<p>The recent introduction of permitted development rights to allow changes of use between use classes without the need the apply for planning permission means that some of these policy will only apply to developments which are above the threshold allowed for PD change of use. A new disclaimer has been added to the beginning of the document to make this clear.</p>
<p>Delivering a prosperous economy – DM47-50: Economic development, Royal Portbury Dock and Bristol Airport</p> <p>DM48: Broadband – NEW POLICY</p>	<p>Minor changes and clarification to text.</p> <p>DM48: Broadband – this is a new policy dealing with the provision of broadband in new residential and employment developments.</p>
<p>Agriculture – DM51-52: Agriculture, Local food production, Equestrian development.</p>	<p>Minor changes and clarification to text.</p>
<p>Businesses in the countryside –</p>	<p>The recent introduction of permitted</p>

<p>DM53-59: Rural businesses, Tourist accommodation, Camping and caravan sites, Garden centres.</p>	<p>development rights to allow changes of use between use classes without the need the apply for planning permission means that some of these policy will only apply to developments which are above the threshold allowed for PD change of use. A new disclaimer has been added to the beginning of the document to make this clear.</p> <p>DM57: Conversion, re-use and new build of rural buildings for tourist accommodation - now includes an extra paragraph setting out specific criteria for new build tourist accommodation in the countryside.</p> <p>DM59: Garden centres and shops in the countryside. Comments received objected to the overly restrictive nature of this policy. Deletion of requirement of 50% of produce sold to be grown on site. Addition of requirement that non-garden related goods should not exceed 15% of sales floorspace area.</p>
<p>Retailing, town, district and local centres DM60- DM67: Town centres, district centres, local centres, sequential approach to retail, primary shopping areas, primary shopping frontages, development at retail parks, outside town, district or local centres.</p>	<p>Includes new policies to reflect NPPF, and local retail issues.</p>
<p>Ensuring safe and healthy communities – DM68-69: sporting, cultural and community sites.</p>	<p>Minor changes and clarification to text. Allocation of sites to await the Part 2 document.</p>
<p>Delivery - DM70 – DM71: Developer contributions and Development Infrastructure</p>	<p>DM70: Development Infrastructure – This is a new policy dealing with adoption of and long-term maintenance of infrastructure.</p>

There are a number of policies which although they appeared within the Development Management Policies section of the Consultation Draft Sites and Policies Plan, are not proposed to be included within the Part 1 document. These are set out in the following schedule:

Policy number in February	Reason
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2013 Sites and Policies Plan Consultation Draft	
DM3: Heritage Assets	This was a general policy about heritage assets and was too repetitive of the NPPF. It was therefore not considered necessary. However, specific heritage policies for conservation areas, listed buildings, archaeology, historic parks and gardens and non-designated heritage assets remain.
DM33: Settlement Boundaries	Must await outcome of Core Strategy re-examination process. To be taken forward in Part 2.
DM34: Housing allocations	Must await outcome of Core Strategy re-examination process. To be taken forward in Part 2.
DM44: Gypsies and Travellers	Additional work is currently in progress in respect of revisiting the needs evidence and looking at consistency across the West of England. To be taken forward in Part 2.
DM48: Strategic Gaps	Must await outcome of Core Strategy re-examination process as CS19 (Strategic Gaps) is a remitted policy. To be taken forward in Part 2.
DM50- DM52: Allocated and safeguarded Employment sites.	Some employment sites have development potential for housing so their allocation may be affected by the outcome of the Core Strategy process. To be taken forward in Part 2.
DM56: Local food production/community orchards/allotments	It was felt that this policy didn't add anything extra to the existing policies regarding development in the countryside. Therefore it is proposed that this policy is removed.
DM73/74: Local Green Space	Some proposed LGS sites have development potential so their allocation may be affected by the outcome of the Core Strategy process. To be taken forward in Part 2.
WSM1-WSM26, CD1-CD2, NA1-NA3, PH1-PH3, Y1, W1 and BL1	All these policies related to specific sites and therefore must await outcome of Core Strategy re-examination process. To be taken forward in Part 2.

Appendix 4: List of policies contained within Sites and Policies Part 1: Development Management Policies.

Introduction	
Development Management Policies	
SP 1	Presumption in favour of sustainable development
1. Living within Environmental limits	
DM1	Flooding and drainage
DM2	Renewable and low carbon energy
DM3	Conservation Areas
DM4	Listed Buildings
DM5	Historic Parks and Gardens
DM6	Archaeology
DM7	Non-designated heritage assets
DM8	Nature conservation
DM9	Trees
DM10	Landscape
DM11	Mendip Hills Area of Outstanding Natural Beauty
DM12	Development within the Green Belt
DM13	Duration of planning consent for disposal of waste to land
DM14	Mineral working exploration, extraction and processing
DM15	Control of non-mineral development likely to affect active minerals sites or sites recently granted consent for mineral working
DM16	Allocation of land at the Spinney, south of Stancombe Quarry, as a preferred area for minerals working
DM17	Identification of minerals safeguarding areas for carboniferous limestone
DM18	Identification of Minerals Safeguarding Area for surface coal
DM19	Green Infrastructure
2. Transport	
DM20	Major transport schemes
DM21	Motorway junctions
DM22	Existing and proposed railway lines
DM23	Bus interchanges and park and ride facilities at existing railway stations
DM24	Safety, traffic and provision of infrastructure, etc. associated with development
DM25	Public rights of way, pedestrian and cycle access
DM26	Travel plans
DM27	Bus accessibility criteria
DM28	Parking standards
DM29	Car parks
DM30	Off-airport car parking
DM31	Air Safety
3. Delivering strong and inclusive communities	
DM32	High quality design and place making

DM33	Inclusive access to non-residential buildings and spaces
DM34	Housing type and mix
DM35	Nailsea housing type and mix
DM36	Residential densities
DM37	Residential development in existing residential areas
DM38	Extensions to dwellings
DM39	Sub-division of properties
4. Older and vulnerable people	
DM40	Retirement accommodation and supported independent living for older and vulnerable people
DM41	Nursing and care homes for older people and other vulnerable people
DM42	Accessible and adaptable housing
DM43	Residential annexes
5. Dwellings in the countryside	
DM44	Replacement dwellings in the countryside
DM45	The conversion or re-use of redundant rural buildings to residential use
DM46	Rural workers dwellings
6. Delivering a prosperous economy	
DM47	Proposals for economic development within towns and defined settlements
DM48	Broadband
DM49	Royal Portbury Dock
DM50	Bristol Airport
7. Agriculture	
DM51	Agricultural and land-based rural business development in the countryside
DM52	Equestrian development
8. Businesses in the countryside	
DM53	Employment development on greenfield sites in the countryside
DM54	Employment development on previously developed land in the countryside
DM55	Extensions, ancillary buildings or the intensification of use for existing businesses located in the countryside
DM56	Conversion and reuse of rural buildings for employment development
DM57	Conversion, reuse and new build of rural buildings for visitor accommodation in the countryside
DM58	Camping and caravan sites
DM59	Garden centres and shops in the countryside
9. Retailing, town, district and local centres	
DM60	Town centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)
DM61	District Centres
DM62	Local Centres
DM63	Primary shopping areas
DM64	Primary shopping frontages
DM65	Development at the retail parks
DM66	The sequential approach for retail development within or adjacent to town,

	district and local centres and retail parks
DM67	Retail proposals outside of or not adjacent to town, district or local centres
10. Ensuring safe and healthy communities	
DM68	Protection of sporting, cultural and community facilities
DM69	Location of sporting, cultural and community facilities
11. Delivery	
DM70	Development Infrastructure
DM71	Development contributions, Community Infrastructure Levy and viability.
12. Appendices	
Appendix A	Superseded Replacement Local Plan Policies
Appendix B	Glossary

This publication is available in large print,
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Help is also available for people who require council
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