Planning Policy Team, North Somerset Council, Somerset
Telephone: 01275 884 599

Contact details

- Long Ashton Library
  - Staffed: Saturday 6, 9.30am – 12.30pm

- Weston Town Centre Area Action Plan
  - Tuesday 23 October – Friday 26 October
  - Saturday 20 October – Sunday 28 October

This publication is available in large print, and help is also available for people who need assistance with the consultation process.

The Core Strategy

Achieving employment-led growth at Weston-super-Mare

Economy:

- High levels of localised deprivation
- Coping with an older/ageing population
- Local road, rail and cycling constraints

Housing

- Demography, health, social inclusion and deprivation
- Improvements to quality and quantity of leisure, sports and cultural provision
- Improvements to quality and quantity of leisure, sports and cultural provision
- Improvements to quality and quantity of leisure, sports and cultural provision

Transport

- Congestion, high levels of commuting and increasing use
- Obtaining funding, prioritising and safeguarding
- Determining the Green Belt boundary extension.

Social

- The need for increased quality of design
- Building the allocated number of homes within the
- Local road, rail and cycling constraints
- To phase development to give a better balance between

Natural environment (including climate change, biodiversity, Natura Parks)

- Natural environment (including climate change, biodiversity, Natura Parks)
- Local road, rail and cycling constraints

Development

- The imbalance between housing and employment in the
- High levels of localised deprivation
- Local road, rail and cycling constraints
- Local road, rail and cycling constraints

Local road, rail and cycling constraints

- Local road, rail and cycling constraints
- Local road, rail and cycling constraints
- Local road, rail and cycling constraints
- Local road, rail and cycling constraints

Objectives

- The objective could be pursued which would
- To ensure the timely delivery of essential infrastructure
- To ensure the timely delivery of essential infrastructure
- To ensure the timely delivery of essential infrastructure

Consultation

- This Issues and Options consultation has two main purposes:
- To require at least:
- To meet the needs of existing and
- To meet the needs of existing and

North Somerset Futures

Local Development Framework

Core Strategy

Issues and options for consultation

October 2007
Introduction

The Core Strategy will become the main planning document for North Somerset. It sets out the long-term vision for North Somerset from now until 2030 and the broad standards for new housing, jobs and other strategic developments in order to implement the principles set out above, through the development plan documents. This document will be used to produce the Core Strategy. The details of the Core Strategy will be contained within the Core Strategy.

Core Strategy issues and alternative options

In March 2007 we produced a leaflet which set out what we believed to be the key challenges to be addressed in the Core Strategy. It also outlined the process that we would go through to produce the Core Strategy.

We have since amended our national, regional and local strategies and initiatives which affect development decisions in North Somerset such as health, housing, environmental change and government in the form of the Strategic and Sustainable Framework. We have also gathered together the feedback we have had so far and we will be publishing this in the form of a report.

We would like to know your views about the Core Strategy issues and alternative options.

Please send your comments by 30 November 2007.

For further information, please contact

North Somerset Council

Contact details

Weston-super-Mare, to the exhibitions being held around the district at:

- Core Strategy
  - Staffed: Saturday 6, 9.30am – 12.30pm

- Clevedon from Clevedon pier by Andy Barker

- Nailsea, Somerfield supermarket
  - Wednesday 17 October – Monday 22 October

- Weston-super-Mare Centre
  - Core Strategy
  - Restructuring in the tourism market
  - Core Strategy
  - Local Development Framework
  - Issues and options

- North Somerset Regeneration
  - Environmental change (health, access, housing)
  - Restructuring in the tourism market
  - Core Strategy
  - Restructuring in the tourism market

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Natural environment (including climate change)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)

- North Somerset Council
  - Cultural, leisure and location

- North Somerset Council
  - Settlement basin and hierarchy - the future of our towns and villages

- Environmental change (health, access, housing)
Preparing the Core Strategy

Planning for North Somerset continues to be done in consultation.

The Core Strategy is being prepared as the same time as the North Somerset Sustainable Communities Strategy. Policy routes will overlap and the Core Strategy will help to put in place the services and priorities highlighted in the Sustainable Communities Strategy.

We need also to look at the draft Regional Spatial Strategy (RSS). This document was prepared by the Regional Assembly and will be superseded by Government in 2020. The areas we cover from Somerton and不得超过 Shepton Mallet, including North Somerset and ex-

community planning and development across the South West. It sets out the issues, priority, scope and speed of delivery. The draft RSS for North Somerset has been fully

in response of:

- 20,000 new homes to be built by 2026 (there are just
collections which may be reclaimed as the RSS is

- Between 5,000 and 10,000 jobs in the Western superzone

- Major development to take place in two main zones,
  10,000 homes on the edge of Weston superzone, and a
  corridor 10,000 on the south west edge of Weston
  (the North Somerset ward)

- 5,000 homes within the existing built up area of Weston
  superzone

- 5,000 homes elsewhere - most of the 5,000 homes which
  the RSS may be provided outside Weston superzone

and south west Bristol can be built on sites which already

have planning permission or which are already allocated

for housing in the existing North Somerset Replacement

Local Plan, but may still need to be funded, for

approximately 1,400 homes. This may rise, however, if

the RSS is amended.

- Greens Belt protection of the open countryside should be

concentrated in the Porlock and Cheddar areas and

extended to the north west of Bristol.

- We should identify what sort of development should take

place in our towns and villages.

We need your help to decide how this should be done.

\[Question\]

- How?

\[Question\]

- What?

\[Question\]

- Where?

\[Question\]

- When?

\[Question\]

- Why?

\[Question\]
The Draft Local Development Framework for North Somerset

Introduction

The Draft Local Development Framework (LDF) for North Somerset sets out the strategic aims for the development and growth within the Borough.

The LDF is derived from the Draft Regional Spatial Strategy (RSS) for the South West and is intended to guide development within the Borough to 2026.

The LDF is designed to ensure that development responds to the needs of the Borough and is consistent with the policies and guidance set out in the RSS.

The LDF contains a number of key objectives which will guide the development of the Borough.

The key objectives are:

- Economic growth
- Environmental protection
- Social inclusion
- Cultural experiences
- Infrastructure

These objectives will be considered in the preparation of the Draft LDF and will form the basis of the strategic choices that are made.

The Draft LDF will be subject to public consultation and will be considered by the Council before it is adopted.

If you have any comments or suggestions, please send them to us by email at ldf@nsomerset.gov.uk or by post to Long Ashton Library, North Somerset Council, 145 High Street, Wickwar, Bristol BS37 5HU.
Main issues

In today's world, the most spatial planning issues that have been identified in the area are as follows:

**General:**
- Population growth: about 17% increase by 2026
- Growth concentrated in specific areas: more urbanisation of the existing built-up areas
- Gaping with an overall growing population — need for significant
 - High levels of housing deprivation, particularly in West of Somer Valley
- High range of inequality across the district
- Creating sustainable new communities with a focus on urban, rural, and rural transition which can still be developed in which the values and the wider environment
- Lack of identity: need to prevent the loss of the characteristics of North Somerset's diverse character for local employment, local markets, production, and rural improvement.

**Economy:**
- Assurance of employment-led growth at Weston-super-Mare, and West of Somer Valley
- Support for economic development and regeneration of the rural areas outside the town centres, and the core areas, addressing the protection of the core areas, providing for high quality housing and rural employment
- The balance between housing and employment in the towns and villages across North Somerset which results in economic growth in other areas for work
- Economic differences between the new urban and rural areas particularly the areas of North Somerset
- Enhancing the quality and type of employment space required for the West of Somer Valley
- Identifying enough land of the right type to accommodate business growth and most economic priorities in the key employment areas in North Somerset
- Restructuring in the business market: need to support the development of the existing employment areas especially in North Somerset
- Balancing the scale of the large developments in the area

**Housing:**
- Building the required number of houses within the required timescale without compromising on quality
- Lack of affordable housing: both generally and not only in Somer Valley
- Ensuring the remaining housing growth — outside the urban settlements
- Planning housing growth proactively in relation to employment particularly at Weston-super-Mare
- Ensuring efficient use of land to increase overall density of homes but providing flexibility to achieve high quality environment and a mix to ensure a balance of life across the districts
- Identifying locations for additional gardens for new homes.

**Settlements and functions:**
- Establishing what areas, if any, outside Weston-super-Mare should be the focus for highly significant development — and identify what local objections could be varied which would not warrant first-chance status.
- Establishing the rural settlements where development in most rural areas would improve their vitality and viability
- Determining the green belt boundary extents.

**Transport:**
- Congestion, high levels of commuting and increasing use of cars — constrained by low walkability and limited public transport
- Local traffic using the M5 for example, improvement needed in junctions
- Growth which could make problems worse, but could also contribute to delivering improvements to the transport system
- Ensuring accessibility for all residents, employment, and health
- Obtaining funding, planning, and safeguarding
- Creating sustainable transport systems and facilities for 2026
- Commuting, North Somerset Council, West of Somer Valley, and
- Fare public transport usage
- Local road, rail, and cycling connections.
Core Strategy

Monday 8 October, 2 – 7pm

Staffed: Saturday 6, 9.30am – 12.30pm

Saturday 20 October – Sunday 28 October

Weston Town Centre Area Action Plan

Establishing which towns, if any, should continue to grow or whether some rural villages will cater for rural needs with their character and quality of life and not phased with the development.

Biodiversity and landscape

Maintaining and enhancing biodiversity is the context of priority for development and climate change.

Ensuring development reflects and supports the local landscape and environment.

Design

The need for improved quality of design throughout North Somerset including sustainable design and design that responds appropriately to its context.

Early consultations should arise from all new development and appropriate infrastructure and waste facilities.

Saving appropriate infrastructure: for example, schools, play areas and green space to be clearly mapped to enable new development and appropriate infrastructure to continue.

Growth which could make problems worse but could also provide opportunities to deliver excellent developments.

Ensuring the Core Strategy contributes to more sustainable development and includes different characteristics across the North Somerset regionally and nationally.

Improving energy efficiency, the continued use of renewable technologies and the rejection of energy demands to help communities move towards being carbon neutral.

Balancing the advantages that can be gained from the use of new energy technologies with the possible effect on the environment, using these new generations to enable use of fuel and power resources at the lowest possible.

To give priority to meeting affordable housing needs.

To achieve employment-led growth at Weston-super-Mare.

To focus growth at Weston-super-Mare and to the south west of Bristol.

To prevent new development taking place in a way that:

- Improving the local economy.
- Ensuring the South West Bristol urban extension is carried out.
- Achieving effective “place making” by providing a more suitable design for the area.
- Ensuring the opportunities to deliver excellent developments and sustainable infrastructure are at the urban interface.
- Ensuring local identity through out some of the towns and villages with their urban, rural and built environment factors.

To ensure vulnerable areas from one and free flooding.

To ensure that renewable resources are known from one and free flooding.

To ensure that renewable resources are known from one and free flooding.
The Options

The aim of this document is to outline the range of strategic change to North Somerset and the different options for addressing some of the issues. We would like to hear your views on these or alternative suggestions.

Green Belt

The draft Regional Spatial Strategy (Policy 3.14) proposes that we must retain the Green Belt to the south of Cheddar and to the south west of Weston and across land in the bay in order to allow for the West of England Belt Urban Extension.

These broad options are being considered for the nine site boundaries. These areas are shown by the box B, R, and U on the map.

All options require decisions on how those communities encompassed by the core Green Belt should be treated as either ‘local’ or ‘inset’ areas. The Green Belt applies to all land within the box B, but the inset areas should be safeguarded for longer-term development associated with the potential expansion of those communities.

The detailed area boundary of the Green Belt in the south west of Bristol will be established as the detailed work on the urban expansion is carried out. Decisions will also need to be made whether land should be safeguarded for development after 2026.

Questions

1. Which option do you prefer? A, B, or C?

Strategic objectives

- To ensure the timely delivery of essential infrastructure
- To ensure co-ordination between all stakeholders
- To provide a framework for the strategic integration of local authorities
- To provide a framework for the strategic integration of local authorities
- To ensure that the objectives of wider regional and national policies are encompassed

North Somerset Sustainable Community Strategy

- To ensure the timely delivery of essential infrastructure
- To ensure co-ordination between all stakeholders
- To provide a framework for the strategic integration of local authorities
- To provide a framework for the strategic integration of local authorities
- To ensure that the objectives of wider regional and national policies are encompassed

Main issues

- Settling function and hierarchy – the future of our towns and villages across North Somerset
- Protecting and enhancing our natural environment (including climate change, biodiversity, green infrastructure, countryside, natural habitats, and ecosystems)
- Achieving employment-led growth at Weston-super-Mare
- Establishing which towns, if any, are suitable for new urban extensions
- Ensuring new facilities in the urban belt
- Safeguarding enough land
- Setting the quantity and type of employment floor in the Weston-super-Mare area
- Establishing the focus for locally significant development
- Developing the Green Belt from the core to the inset
- Estimating the need for new employment

Options

- Options A, B, and C are being considered for the nine site boundaries. These areas are shown by the box B, R, and U on the map.

Decisions

- All options require decisions on how those communities encompassed by the core Green Belt should be treated as either ‘local’ or ‘inset’ areas. The Green Belt applies to all land within the box B, but the inset areas should be safeguarded for longer-term development associated with the potential expansion of those communities.

Questions

1. Which option do you prefer? A, B, or C?

Strategic objectives

- To ensure the timely delivery of essential infrastructure
- To ensure co-ordination between all stakeholders
- To provide a framework for the strategic integration of local authorities
- To provide a framework for the strategic integration of local authorities
- To ensure that the objectives of wider regional and national policies are encompassed

North Somerset Sustainable Community Strategy

- To ensure the timely delivery of essential infrastructure
- To ensure co-ordination between all stakeholders
- To provide a framework for the strategic integration of local authorities
- To provide a framework for the strategic integration of local authorities
- To ensure that the objectives of wider regional and national policies are encompassed

Main issues

- Settling function and hierarchy – the future of our towns and villages across North Somerset
- Protecting and enhancing our natural environment (including climate change, biodiversity, green infrastructure, countryside, natural habitats, and ecosystems)
- Achieving employment-led growth at Weston-super-Mare
- Establishing which towns, if any, are suitable for new urban extensions
- Ensuring new facilities in the urban belt
- Safeguarding enough land
- Setting the quantity and type of employment floor in the Weston-super-Mare area
- Establishing the focus for locally significant development
- Developing the Green Belt from the core to the inset
- Estimating the need for new employment

Options

- Options A, B, and C are being considered for the nine site boundaries. These areas are shown by the box B, R, and U on the map.

Decisions

- All options require decisions on how those communities encompassed by the core Green Belt should be treated as either ‘local’ or ‘inset’ areas. The Green Belt applies to all land within the box B, but the inset areas should be safeguarded for longer-term development associated with the potential expansion of those communities.
Questions:

1. How far afield should the Green Infrastructure be extended? (This strategy aims to focus new development around transport corridors. The concept of having a Green Corridor would be an attractive feature for Brunel Way and the new rail line.)

2. How far could the new Green Infrastructure be extended and is the development corridor best described as a Green Corridor?

3. What level of self-containment should be provided to the city as part of the proposed urban extensions to the South West Bristol and Weston-super-Mare?

4. What level of self-containment should be provided to the city as part of the proposed urban extensions to the South West Bristol and Weston-super-Mare?

5. Should the new settlement in the Weston Regeneration Area be an events space?

6. Should the new settlement in the Town Centre AAP be an events space?

7. What level of self-containment should be provided to the city as part of the proposed urban extensions to the South West Bristol and Weston-super-Mare?

8. Should the new settlement in the Weston Regeneration Area be an events space?

9. Should the new settlement in the Town Centre AAP be an events space?

10. What level of self-containment should be provided to the city as part of the proposed urban extensions to the South West Bristol and Weston-super-Mare?
The villages into four main categories. These are set out below:

1. Core settlements
   - Located in the M1 Motorway, the two largest retail parks, and large areas of manufactured and infrastructure-related employment and significant housing development. These are the areas where the highest density of people are concentrated.
   - Examples: Clevedon, Weston-super-Mare, and north-west Bristol.
   - They are the major urban centres with extensive road networks and high levels of employment.
   - The draft Regional Spatial Strategy provides the broad framework for development.

2. Market towns
   - These are places that have developed around specific activities or that extend the range of services and facilities.
   - Examples: Weston-super-Mare, Bridgwater, and Burnham-on-Sea.
   - They are smaller towns with unique characteristics.
   - Development in these areas would be very strictly controlled.

3. Service centres
   - These are places that have developed around specific activities or that extend the range of services and facilities.
   - Examples: Weston-super-Mare, Bridgwater, and Burnham-on-Sea.
   - They are smaller towns with unique characteristics.
   - Development in these areas would be very strictly controlled.

4. Greenbelt and Green Corridors
   - These are areas of open space that are protected from development.
   - Examples: Blackdown Hills, Mendip Hills, and South Downs.
   - They are used to control development and preserve the countryside.

Promoting Gypsy and Travellers Accommodation Issues

An independent examination of the accommodation needs for Gypsies and Travellers in North Somerset indicates a requirement for 36 additional residential and 12 travel units near Minehead by 2021.

Questions:
1. Do you have specific suggestions for the location of new residential sites?
2. Do you have any concerns about the location, design, or size of new residential sites?
3. What additional accommodation is required to meet the needs of Gypsies and Travellers?

Employment

The proximity of communities to North Somerset is Bristol, which is an area with a large number of businesses and employment opportunities.

1. What are your views on the location, design, and size of new residential sites?
2. What additional accommodation is required to meet the needs of Gypsies and Travellers?
3. Do you have any concerns about the location, design, or size of new residential sites?
Urban Extensions – creating sustainable communities:

A major challenge for the Core Strategy is to provide a framework for the sustainable development of the new communities at South west Bristol and Weston-super-Mare. It is needed to ensure that new communities are planned and designed to meet the needs of the people who will live in them. This will include:

- The location and layout of development and links to other communities and places.
- Encouraging the most appropriate mix and location of housing and facilities.
- The link and ‘back’ of the areas will be creating, as well as.
- Addressing issues in the context of climate change and the need for sustainable construction and energy use.
- Ensuring adequate parking and access provisions.
- Creating an appropriate mix of density and housing type to reflect local character and need.

South West Bristol

The draft Regional Spatial Strategy sets out the requirements for an urban extension to the south west of Bristol. In order to accommodate 23,000 homes, 26,000 jobs, and to achieve the full benefits of the extension needs to be determined in the Core Strategy.

All new development will have to conform to the principles of sustainable development, high quality design and environmental standards and meet the needs of the people who will live in them.

Figure 2: Flooding: likely flooding from high tides, storms, and rain. This area may be suitable for recreation and open space.

Table 1: Land use planning areas

<table>
<thead>
<tr>
<th>Area Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weston Regeneration Area</td>
<td>A new area of development that will cater for the needs of the people who will live in them.</td>
</tr>
<tr>
<td>South West Bristol</td>
<td>An area of development that will cater for the needs of the people who will live in them.</td>
</tr>
</tbody>
</table>

Questions:

1. What aspects of South West Bristol’s character should be incorporated into the design to ensure that it is locally distinctive?
2. What sort of density are we aiming for? Are we aiming for urban, suburban or low density?
3. Are there any particular services or infrastructure requirements required for the new and existing communities which would enhance the quality of life for residents, for example, leisure, transport?
4. What sort of mix are we aiming for? How much affordable housing? What types of housing and in what proportions, for example, high, medium or low cost?
5. What existing green space should be incorporated into the design and what new areas should be provided?

Possible approaches to the location of the development are suggested below. At this stage one of the options chosen generally incorporates, they should be tested as only general guidance and local principles.
An independent assessment of the accommodation needs for Gypsies and Travellers in North Somerset indicates a need to 'sort' out accommodation issues.

**Weston-super-Mare**

1. **Strategically Significant Cities and Towns**
   - Development proposals we need to 'sort' out towns and villages, including affordable housing, jobs, shops or services.
   - North Somerset contains a wide variety of different sizes of local employment provision which may help to stem the flow of people from development, particularly in Weston-super-Mare.

   - Development at Churchill, Winscombe and Congresbury could fall into sub-regional shopping centre and an attractive seaside location, but with regeneration issues.
   - Development at Weston, including the proposed urban extension, will be a large open park, which can also be used as an events space.

5. **Which towns and villages are appropriate locations for development?**

11. **Should a ratio of 1.5 jobs per home in Weston-super-Mare be maintained?**

10. **What level of self-containment (currently 64%) should we be aiming for in Weston-super-Mare by 2026?**

**Weston Regeneration Area**

- The Weston Area Action Plan in Autumn 2005. The Area Action Plan covered all the areas identified for regeneration and urban extensions to the south west of Bristol and at Weston-super-Mare.

- The next stage in the consultation on the Weston Regeneration Area Area Action Plan which will include proposals for an urban extension to the south west of Bristol, to provide an excellent example of design and construction.

- The Weston Regeneration Area AAP will be the Preferred Option stage in Summer/Autumn 2008. It is available on our website at www.n-somerset.gov.uk or www.westaap.somerset.gov.uk/consultation.

**Central discussion areas**

- The green infrastructure and the quality of life for residents, for example, leisure, transport, access to the M5 Motorway, the loss of manufacturing and associated jobs, local employment.

**South West Bristol Urban Extension.**

- The Large Green Heart concept offers the potential to be local to our area and distinctive from other towns in order to provide an excellent example of design and construction.

- There are four possible approaches to the location of the development around Weston-super-Mare and they are suggested below. At this stage none of the options show a clear advantage.

- OP 1: Maintain the urban extension as it is.

- OP 2: Adjacent to existing Gypsy and Travellers sites.

- OP 3: Adjacent to Green Heart.

- OP 4: Adjacent to RAF Locking.

- The population. The two Area Action Plans are separated by the north west of Bristol, and have different issues to the areas of the town centre and West Wick/Worle.

- Secondly, the green options will be examined in more detail. The town centre is very different in function to the other parts of the town. It became apparent that because it covered such a large area different issues were emerging within the Weston town centre which would enhance the quality of the green and the identity of the commercial area.

**Weston's Green Heart**

- How would you define the function of the Green Heart?

- How will the Green Heart benefit the residents of Weston-super-Mare?

- Could the Green Heart be an open space to encourage public transport?

- Is the Green Heart an area that needs to be redeveloped or can it be preserved?

- Could the Green Heart be a place where people can meet and socialise?

- Could the Green Heart be a place for children to play?

- Could the Green Heart be used for outdoor events?

- Could the Green Heart be an area for artists to showcase their work?

- Could the Green Heart be a place for outdoor activities such as walking, cycling and running?

- Could the Green Heart be a place for families to spend time together?

- Could the Green Heart be a place for people to relax and unwind?

- Could the Green Heart be a place for people to enjoy the natural environment?

- Could the Green Heart be a place for people to connect with nature?

- Could the Green Heart be a place for people to connect with the local community?

- Could the Green Heart be a place for people to connect with the local wildlife?

- Could the Green Heart be a place for people to connect with the local history?

- Could the Green Heart be a place for people to connect with the local culture?

- Could the Green Heart be a place for people to connect with the local economy?

- Could the Green Heart be a place for people to connect with the local politics?

- Could the Green Heart be a place for people to connect with the local education?

- Could the Green Heart be a place for people to connect with the local health?

- Could the Green Heart be a place for people to connect with the local environment?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?

- Could the Green Heart be a place for people to connect with the local society?
Employment

7) Should new residential sites be located:

for Gypsies and Travellers in North Somerset indicates accommodation issues

Gypsy and Travellers

is the largest town and is specifically

villages into four main categories. These are set out below:

framework for this. To help with future decisions on

Portishead are appropriate for locally significant

to improve the urban fabric however need to be harnessed

local employment provision may help to stem the flow of

their dormitory nature would be discouraged. Encouraging

communities. All towns in North Somerset have high levels

for locally significant development ensuring the availability

Development. However, due to the dormitory nature of all

increase sustainability are important issues. Small scale

allow rural enterprises and local employers to flourish and

3. Small towns and villages

(Policy C). These are places

development. These are not intended to be site­by­site approach to accommodate

need is demonstrated. It may even be advantageous

shopping centre within each of the communities identified in

Yatton and Winscombe are designated as having local

development. These are not intended to be site

illustrate the potential areas of new

areas.

The preferred option that emerged from the Weston Area

Regeneration Area AAP will be the Preferred

carried forward and included in the Core Strategy as the

The look and 'feel' of the places we will be creating; as

to reflect local character and needs.

Access to the M5 Motorway, the loss of manufacturing and

was led by enough employment

Weston­super­Mare. In order to address the current imbalance at

development.

options for growth:

1) Eastwards Growth

2) Westward Growth

4. Elsewhere,

Churchill, Winscombe and Congresbury could fall into

this category.

14) What sort of density are we aiming for? Are we aiming

proportions, for example, high rise or low rise?

What types of housing and in what

housing? What types of housing and in what

formation of Bristol.

10) What level of self­containment (currently 64%) should

what form should the development take? You could think

hearing your views on the following:

At this stage however it is important to identify the more

area, which are built up areas in need of regeneration and

covering the seafront, the town centre and the gateway

covering the areas of future major employment and

During the preparation of and consultation on this document

precise boundaries, they should be viewed as only general

are suggested below. At this stage none of the options show

Four possible approaches to the location of the development

a combination of some or all of the above?

A

B

C

D

Worle and Yatton

areas & Out. Prem
Employment

Questions

Weston – The story so far

Following the publication of the Weston Area Development Framework in June 2009 we commissioned consultants to start the first stages of the preparation of the Weston Area Action Plan in Autumn 2009. The Area Action Plan contains all the information derived from investigation and research, and a consultation held up to 2011 with, within the wider Weston area including Weston Airfield and RAF Locking, the Weston Area Action Plan has and Options document considered four strategic options for growth. The diagram illustrated suggests that Nailsea, Backwell, Churchill, Winscombe and Congresbury could fall into this category.

1) Employment Growth where growth starts at the town centre and continues outwards to include Weston Airfield. Due to RAF Locking

2) Mixed Use Growth where the proposed direction of growth was southwest towards the town from a more central/neighborhood area of RAF Locking

3) Polycentric Growth (or Four Centers Growth) where growth started from four separate centers throughout the town center, West Wick and Weir, a new center at Weston Airfield and a new center at RAF Locking

4) Rad Centric Growth where growth occurs simultaneously from the town centre outward and RAF Locking inwardly

The prepared options that emerged from the town and Option consultation are Options 1, Four Centers, and Options 2, 3 and 4, Rad Centric Growth. For more information on this consultation can be viewed on our website www.n-somersgt.gov.uk

Strategic spatial option 1 – Four centers growth.

During the preparation and consultation on this document it became apparent that because it covered such a large area different issues were emerging within the Weston Area Action Plan and that a more focused and detailed document was required. The Weston Area Action Plan therefore decided to produce two separate Area Action Plans, one for Weston Action Plan, covering the area of new development and residential growth, such as Weston Airfield, RAF Locking and West Wick/Weir. Secondly, the Town Centre AAP covering the area, the town center and the gateway which require a distinctive approach to recommendation. Employment and Tourism are crucial for the economic and the population. The two Area Action Plans are separated by the main rail line as an easily recognisable physical divide.
The proximity of communities in North Somerset to Bristol, caravans pitches by 2011.

4) Dual Centre Growth

South West Bristol

The draft Regional Spatial Strategy sets out a requirement for an urban extension in the south east of Bristol, to accommodate a significant increase in the number of jobs and services for themselves and for surrounding towns within this category.

Questions:

9) Where should a new Gypsy and Travellers transit site be located?

Weston Regeneration Area Action Plan

The preferred option that emerged from the Weston Area Action Plan consultation will now move forward towards being included in the Core Strategy and the Weston Regeneration Area Action Plan, which will address the strategic growth options for Weston-super-Mare.

The next stage in the consultation on the Weston Regeneration Areas AAP will be the Preferred Options stage (Summer/Fall 2003).

Weston Town Centre Area Action Plan

Following the Weston Area Action Plan consultation it became clear that the four centres concept was to be extended in scope and in scale. The new ‘Weston-super-Mare South West Bristol’ Urban Extension was identified as a key area for development and this area was therefore expanded to include the Green Heart and Barrow Hospital, as a setting for the new development.

The draft Regional Spatial Strategy (Policy GI1) expects new development in the context of climate change and the need for sustainable development and energy use.

The preferred option that emerged from the Weston Area Action Plan consultation was Option 3: ‘Four Centres’. This option was supported by the majority of respondents and was therefore recommended for further consideration.

Questions:

10) What are your views on the location, design and function of the Green Heart?

Green Infrastructure

The Green Heart is a strategic green public open space which will provide for the future needs and aspirations of the whole of Somerset. The concept of having a Green Heart has been developed in the Weston Area Development Framework to ensure the Green Infrastructure network is maintained and strengthened in Weston-super-Mare.

Weston’s Green Heart

The Green Heart is a strategic green public open space which will provide for the future needs and aspirations of the whole of Somerset. The concept of having a Green Heart has been developed in the Weston Area Development Framework to ensure the Green Infrastructure network is maintained and strengthened in Weston-super-Mare.

Questions:

6) What is your view on the location, design and function of the Green Heart?
accommodation issues

Gypsy and Travellers

Weston-super-Mare

would be of benefit.

(including affordable housing), jobs, shops or services

they work and whether any sort of development of homes

The future of our

facilities (except at Nailsea). Regeneration opportunities

new residential sites?

12) How do we assess the amount of additional

development.

resulted in high numbers of people commuting out of our

tourism related employment and significant housing

outside these villages and towns,

categories.

shopping centre within each of the communities identified in

shopping centres, but in order to provide basic local

Yatton and Winscombe are designated as having local

housing for local/affordable needs may be appropriate

allow rural enterprises and local employers to flourish and

any towns within this category.

5) Which towns and villages are appropriate locations for

desirable, multifunctional sites such as parks, woodlands,

natural open space, countryside, historic buildings, town

stores, museums and historic sites. It contributes to sustainability

and the quality of the urban environment and will be valuable assets to the communities living in the two

alternative scenarios.

The draft Regional Spatial Strategy (Policy G3) expects

local authorities and partners to develop Green Infrastructure

planning. The proposed urban extensions in Weston-super-Mare

include the development of a "Green Heart". Providing for

Green Infrastructure will be a crucial component of the

South-West-Bristol Urban Extension.

● Creating an appropriate mix of density and housing type

● Achieving the look and "feel" of the places we will be creating; as

● Aims to maximise the most locally distinctive aspects of the

● Heritage including the former Barrow Hospital, Barrow

● Having heard, learned, to design, and urban

configuration are all up for debate, for example, should it

be one large area of green space?

be a series of open spaces interpreted with

Should the Green Heart be

a linear strip of meadow?

a large open park, which can also be used as an events space?

an area for sporting facilities including sports bowls?

a combination of some or all of the above?

Question:

10) What are your views on the location, design and

function of the Green Heart?
This publication is available in large print, Braille or audio formats on request.

Help is also available for people who require council information in languages other than English.

Please contact 01275 884 599