Consultation leaflet February 2013

This leaflet highlights a series of changes to local planning policies that could affect land and property in the Weston-super-Mare area. It is one of a series of leaflets which cover different parts of North Somerset. It provides a brief summary of some of the main planning policies and sites being proposed and information on how you can find out more and get involved...
So what is being proposed for Weston-super-Mare?

Weston is experiencing considerable change at the moment. Many of these changes have already been agreed and some already taking shape on the ground. New housing and employment has started at the new Parklands and Winterstoke Villages. Dolphin Square is being demolished to make way for new shopping and leisure facilities and a new car park and hotel already open. This leaflet highlights some of the new policies and allocations in Weston that we are now seeking your views on.

**Weston Town Centre (Policies WSM 1-2 and DM 64-68)**

Town centres are facing challenging times nationally and locally. The recession, increased online shopping and out of town developments are all having an impact. A major new proposal to enhance shopping at Weston-super-Mare is underway with the redevelopment of Dolphin Square. There will however be a need to capitalise on this over this next 10-15 years if Weston is to support a thriving town centre. Efforts are needed to increase footfall in the town centre, attract tourists and day trippers into the shopping area, encourage new retail opportunities, enable other appropriate uses into the town centre and develop a centre used during the day and evening. The change from shops to other uses, other than cafés/restaurants, on the main shopping frontages will continue to be resisted. **Is this the right approach? What about the rest of the town centre?**

The out-of-town retail area (containing ASDA, Next, Waitrose etc) plays an important shopping function for many Weston residents and has developed piecemeal over the years. A new road layout has recently been given the go ahead and this may provide the impetus for owners and traders in this area to consider enhancement or improved and more coordinated layouts around their premises. **Can the council support improvements in this area without jeopardising the viability of the town centre?**
Employment-led regeneration and increasing economic opportunity (Policies DM 34-39 and WSM 22-23)

Providing local jobs and increasing growth and prosperity is a top priority in Weston. Detailed measures to ensure that new housing and jobs are developed together are set out in the plan. Also included is the new J21 Enterprise Area where the council will be striving to make it quicker and easier for firms to set up new businesses.

Allocating and safeguarding land for key businesses is an important element of the plan. A range of sites has been identified which will be protected for business uses. On other sites currently in business use a more flexible approach is being suggested which would allow alternative employment generating uses. **We are interested to hear your views on the sites which have been safeguarded or allocated.**

Weston Villages

Around 5,800 houses and other facilities are proposed at the new Parklands and Winterstoke Villages. This has already been consulted on in a separate masterplanning document – for further information see www.n-somerset.gov.uk/westonvillages

Housing (Policies DM 34-39 and WSM 22-23)

To view details of all the planned housing sites in Weston please use the interactive proposal map or see the schedules 1 and 2 in the Sites and Policies Plan. Other policies are also included in the document. For example, policies concerning development in gardens, extensions, restricting the further subdivision of houses into flats in certain areas of Weston where there are parking and other issues. A proposal for a Gypsy and Traveller site at Old Junction Yard and potential site west of Winterstoke Road are also being consulted on.

Strategic gaps (Policy DM 48)

Strategic gaps have been identified around Weston to protect the setting, maintain the separate identity and prevent the merger of Hutton, Locking, Uphill and the proposed Parklands Village.

Local Green Space (Policy DM 73)

A new policy designation of Local Green Space is introduced in this plan. These areas represent the most important green areas to the local community. They include most of the important Victorian parks and areas of open space included as part of more recent developments. These areas will be protected for the long term. **As part of the consultation we would like to know if you agree with those identified or wish to suggest alternatives.**
Consultation...

You need to respond before 19 April 2013
It’s easy to get involved, just visit:
www.n-somerset.gov.uk/sitesandpolicies

Here you can view all of the consultation documents, look up sites and places you are interested in on our interactive proposals map and respond online.

Leaflets covering the other major towns and villages in North Somerset and the full Sites and Policies plan are also available at North Somerset libraries.

A number of exhibitions will be held across the district during the consultation period, so why not visit us at one of the locations listed?

- Monday 11 March – Wednesday 13 March
  Weston Library
- Thursday 14 March (9am to 5pm) and Friday 15 March (12.30pm to 7pm)
  Community Centre, Winscombe
- Tuesday 19 March and Saturday 23 March (1.30pm to 4pm)
  Nailsea Library
- Wednesday 20 March and Thursday 21 March
  Portishead Library
- Tuesday 26 March and Wednesday 27 March
  For All Healthy Living Centre, Bournville, Weston-super-Mare
- Thursday 4 April and Friday 5 April (10am to 5pm)
  Clevedon Town Council Offices, 44 Old Street Clevedon
- Tuesday 9 April and Thursday 11 April
  Yatton Library

For library opening hours see www.n-somerset.gov.uk/libraries

You can also drop-in to the Town Hall, Weston-super-Mare on any Monday or at Castlewood, Clevedon on Fridays between Monday 11 March and Friday 19 April to talk to us about the proposals - no appointment is needed - just ask at reception.

The easiest way to respond is online at www.n-somerset.gov.uk/sitesandpolicies

Alternatively, you can send any comments you have to:

Planning Policy, Town Hall
Walliscote Grove Rd
Weston-super-Mare BS23 1UJ

Tel: 01934 426 603 or e-mail: planning.policy@n-somerset.gov.uk

Council documents can be made available in large print, audio, easy read and other formats.

Documents on our website can also be emailed to you as plain text files.

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

For more information contact:
01934 426 603 or planning.policy@n-somerset.gov.uk
Sites and Policies Plan Emerging Proposals Map  Weston-super-Mare February 2013

**Winterstoke Village**
- New development including:
  - 2350 houses
  - Employment
  - Local centre
  - Primary schools
  - New road – Cross Airfield Link
  - Airfield Bridge link

**Parklands Village**
- New development including:
  - 3450 houses
  - Employment
  - Local centre
  - Leisure Dome
  - University Technical College
  - Primary Schools

**Transport**
- Junction 21 improvements
- W orle station improvements
- Road improvements at Manvers Way and Westonpark Road
- Bus priority improvements at Brompton
- Cross Airfield link
- Airfield Bridge link
- Junction 21 bypass
- Herluin Way to Locking Road link
- Weston railway loop
- Park and Ride site
- Strategic cycle routes

**Housing**
- Around 5,800 houses are proposed at the new villages of Weston and Parklands.
- About 2,000 are identified elsewhere in Weston and already have permission, others are carried forward from the Highways Local Plan while others are part of proposed new development in Major Development sites. Full details are included in Schedule 1 of the Sites and Policies Plan.

**Employment**
- Employment-led regeneration – to ensure a balanced approach to developing housing and jobs
- Junction 21 Enterprise Area – to stimulate economic growth
- Safeguarding and allocating a range of employment sites to ensure sufficient land is available to both existing and prospective employers
- The introduction of greater flexibility on other sites to deliver economic uses.

**A370 Corridor**
- Development on this route will be expected to create a high quality visual approach into Weston-super-Mare.

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**Zooming in**
- The plan on this leaflet sets out the main sites and proposals but if you would like to zoom-in for greater detail visit: www.n-somerset/sitesandpolicies

**Key**
- Housing sites
- Leisure Dome
- New primary school/primary school improvements
- Proposed allotments at the Walkings and off Aspen Park Road Locking Castle
- Cemetery extension at Elidon Road
- University Technical College (UTC)
- Junction 21 Enterprise Area
- Safeguarded employment sites
- Strategic gaps
- Local Green Space
- Areas of restricted subdivision
- Bournville Community Area
- Proposed site for Gypsy and Traveller pitches at Old Junction Yard Winterstoke Road
- Mixed use development site
- Gateway area
- Seafront area
- Shopping frontage
- Local Centre
- District Centre
- Town Centre
- Weston out of town retail area
- Settlement boundaries
- M5 Junction 21 buffer
- Major highway scheme
- Weston railway loop
- W orle Railway Station Car Park Expansion
- Safeguarding Weston and Milton railway station car parks
- Strategic cycle routes
- Park and ride sites
- Waste management sites at Warne Road and Awesome Way
- Helicopter safeguarding zone
- Areas reserved for flood management works at Winterstoke Village and the River Banwell

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