

Clevedon, Nailsea and Portishead

What is happening near you?

Have your say on North Somerset's Sites and Policies Plan



Consultation leaflet February 2013

This leaflet highlights a series of changes to local planning policies that could affect land and property in Clevedon, Nailsea and Portishead. 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...



Introduction

The council is seeking your views on an important planning document it is preparing. This plan sets out how it is intended to manage new development within the district up to 2026 and identifies new sites for development. When this document, known as the Sites and Policies Plan is completed it will, together with the adopted Core Strategy, form the statutory development plan against which all proposals for development in North Somerset will be judged.

This consultation is the start of the process. The council is putting forward its ideas for development, what it considers to be the best approach and most appropriate sites to develop as well as providing policies to guide future consideration of planning applications. Many policies which have worked well in the past have been rolled forward or just slightly adjusted. Others are new and reflect changed circumstances and a new approach.

This document is currently in draft and will be shaped and changed by what you tell us - so please get involved and have your say!

So what is being proposed for Clevedon Nailsea and Portishead?

Clevedon

No major strategic changes are proposed at Clevedon. The town is constrained by Green Belt to the north and floodplain to the south. The Green Belt and settlement boundaries remain unchanged. No new housing sites have been allocated. Those sites identified on the map have planning permission but are not yet completed.

Retailing and town centres are facing some challenging times nationally and locally. The recession, increased on-line shopping and out of town developments are all having an impact. The Town Centre boundary focussed on The Triangle has been extended to include Lidl. Town centre uses, which include shops, leisure facilities, offices, restaurants, bars and theatres will be encouraged with retailing protected in the main shopping frontage. Similarly the plan aims to resist the loss of specialist uses in the Hill Road area. The Regent Hotel is identified for mixed use - both residential and town centre uses. The Plan continues to safeguard a site for a new hospital should this come forward in the Plan period.

Nailsea

In line with the Core Strategy the existing Green Belt boundary around the north and east of Nailsea will remain unchanged. A new policy which identifies a strategic gap to restrict development between Nailsea and Backwell to the south of Nailsea is proposed. **Have we identified this correctly?**

Major residential/mixed use site to the North West of Nailsea (Policy NA 2)

Evidence indicates that the current housing mix in Nailsea, falling household size and an ageing population could adversely affect a range of social and community issues and service provision over the Plan period.

This Plan proposes a mixed use allocation on land outside the Green Belt to the North West of Nailsea. This would be made up of a maximum of 450 dwellings, 1.5 hectares of employment land and the retention or relocation of the playing fields. This would be subject to a number of issues being successfully resolved particularly road access, drainage and the relocation of the proposed electricity pylons. The site has been subject to planning applications for development in the past. **Your views on this proposal are now being sought.**



Trendlewood Way

(Policy NA 3)

Proposals for the mixed use site to include 14 retirement dwellings, allotments and church use are included in the plan.

The Town Centre

(Policy NA 1, DM 64-68)

Like other town centres Nailsea is facing difficult times. The Plan aims to support new development or redevelopment in the town centre where this improves the range and quality of retail and other uses, concentrate shopping on the main shopping frontages and only permit non-town centre uses on the edges of the centre if town centre uses are no longer viable. **Do you have any suggestions on the approach to planning the town centre.**



Portishead

Portishead to Bristol Railway line

(Policies DM 22, PH 3)

Plans are progressing for the reopening of this railway, however, the delivery of the rail project has a number of challenges and constraints, including security of funding and the necessary legal powers.

The route of the line has been safeguarded in previous plans. However, the location of the station now needs to be resolved as part of the Council's detailed development plan proposals. At the time of the masterplanning for the Ashlands development it was anticipated that a level crossing would be provided at Quays Avenue. However, national design standards for rail crossings have changed which means that the original intention to locate the station at Harbour Road as previously planned (Option 1 on the plan overleaf) would now require a road-over-rail bridge at Quays Avenue. The merits of this station location and alternative options are therefore being reviewed. Three possible sites are safeguarded for the location of the railway station. These are subject to further investigation, legal processes and business case but **we would also like to hear your views.**

Housing (Policy DM 34)

In recognition of the large amount of housing development which has taken place in Portishead recently, no new housing sites have been introduced. Those sites identified on the map either have planning permission but are not yet completed, or are carried forward from the previous Plan.

The Town Centre (Policies PH 1-2)

Whilst other town centres are struggling Portishead Town Centre appears to be doing relatively well with fewer shop vacancies. The Plan proposes to expand the town centre boundary to take into account the permission for the new Sainsbury's store and include the Old Mill Road industrial estate this gives the opportunity for its redevelopment for a mix of retail, leisure, employment and residential uses which would complement the High Street. **We would welcome your views on these proposals.**

Employment and Local Green Space in Clevedon, Nailsea and Portishead

Employment (Policies DM 49-54)

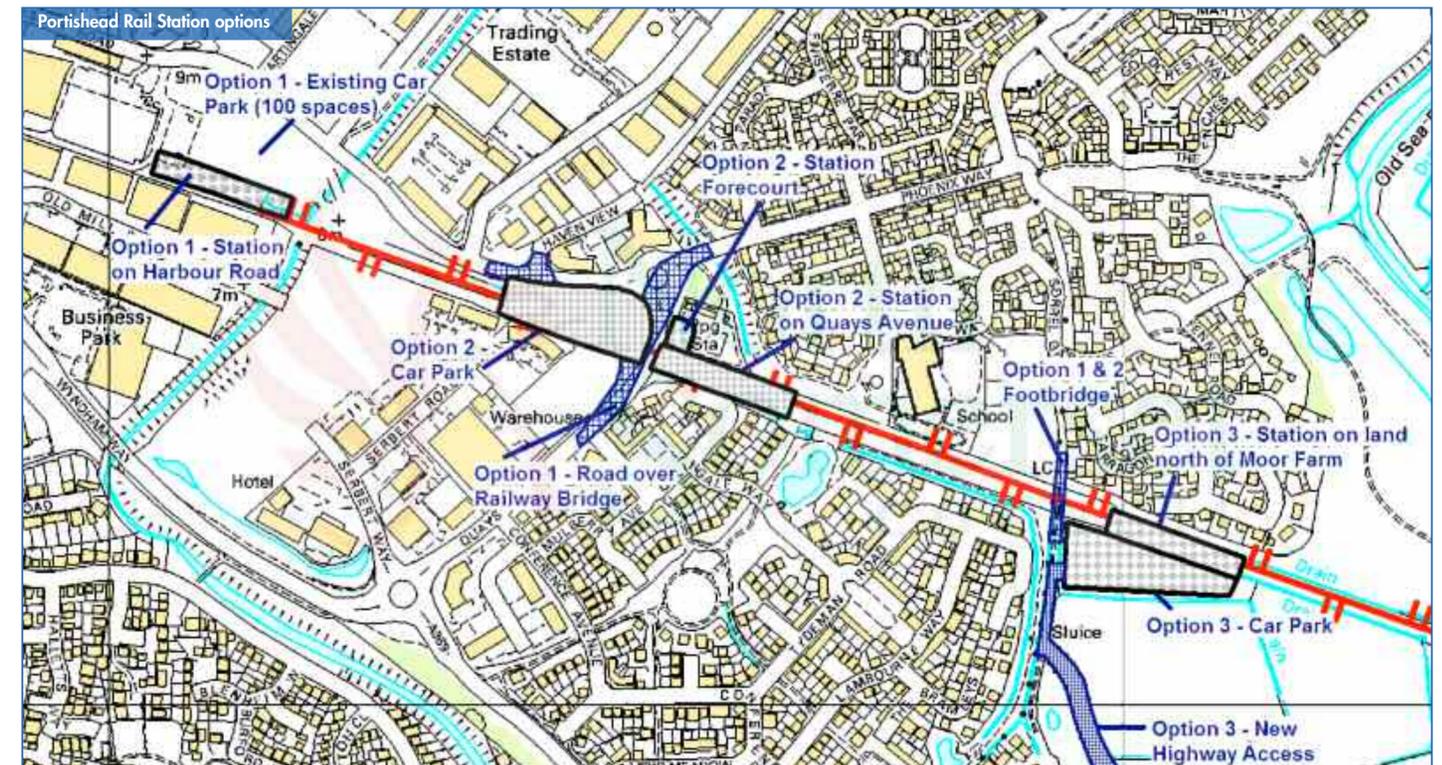
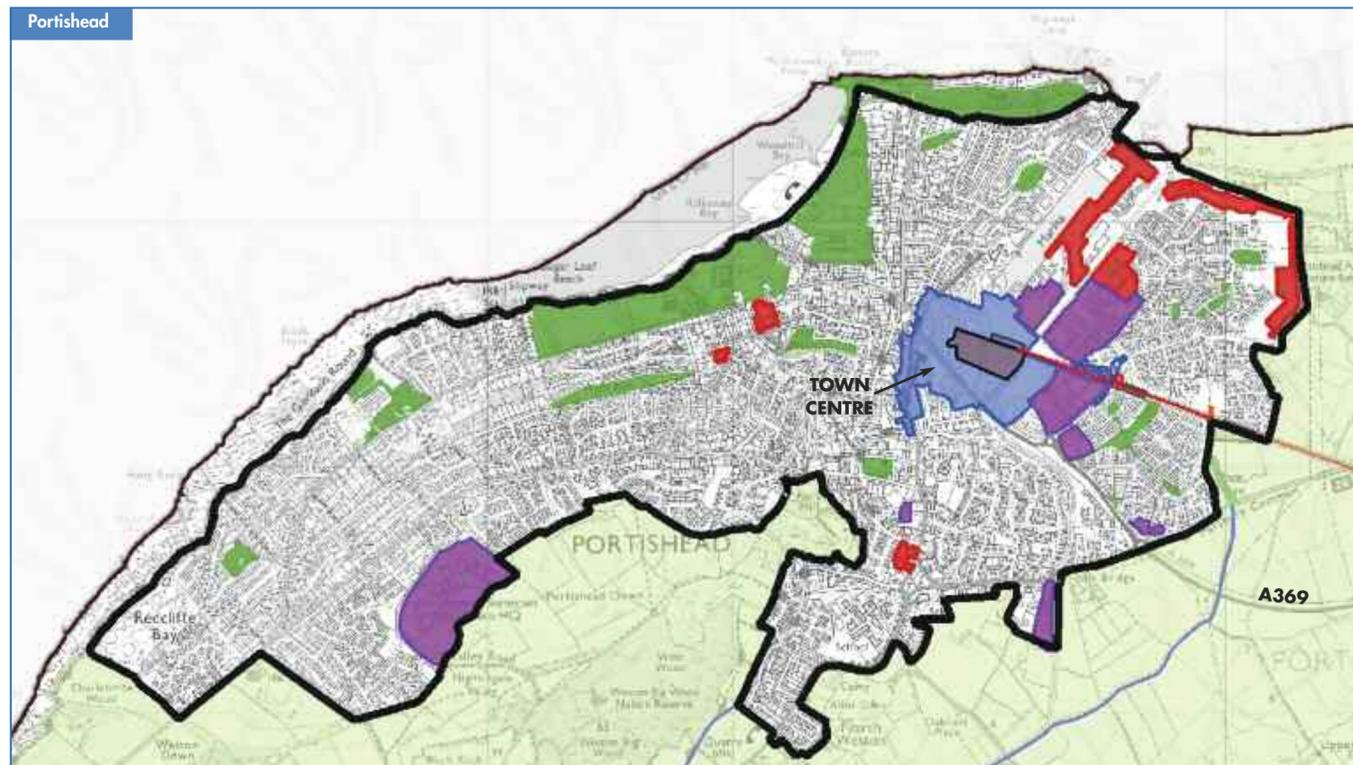
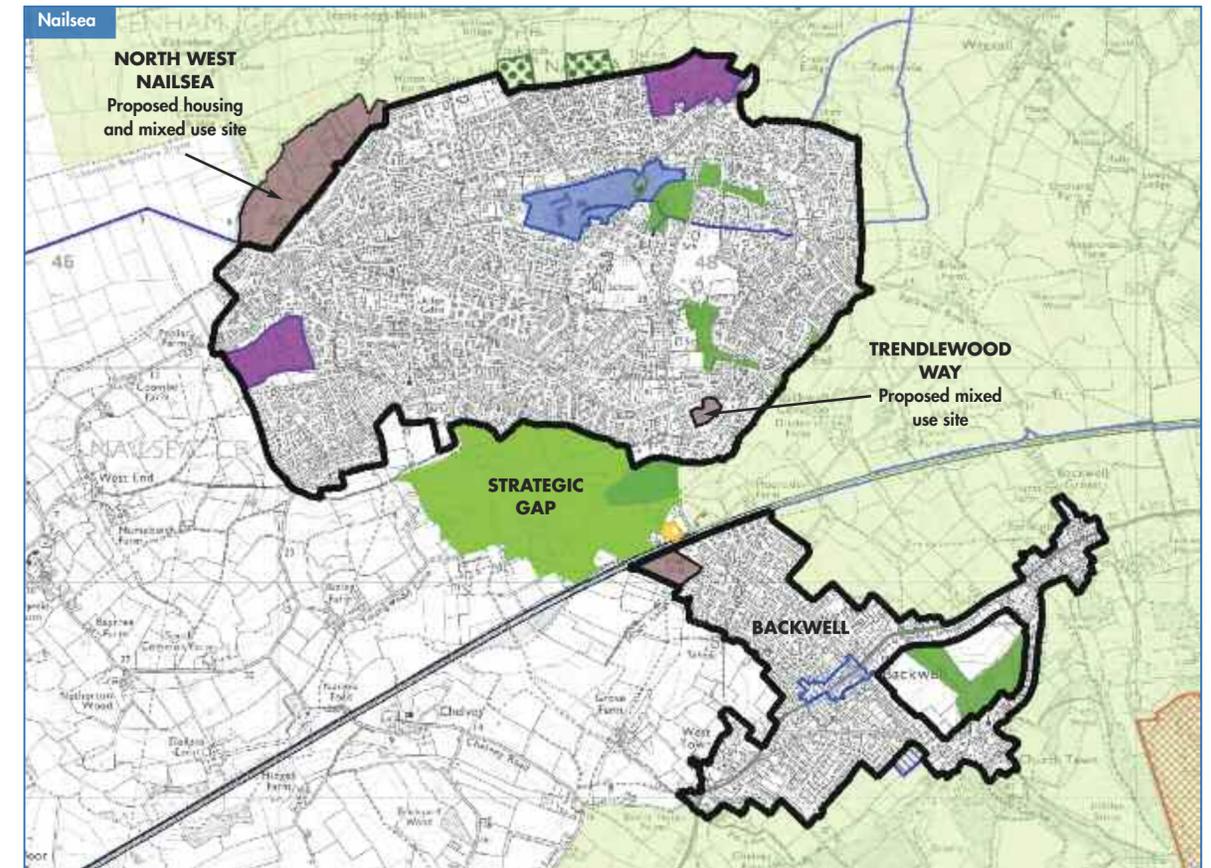
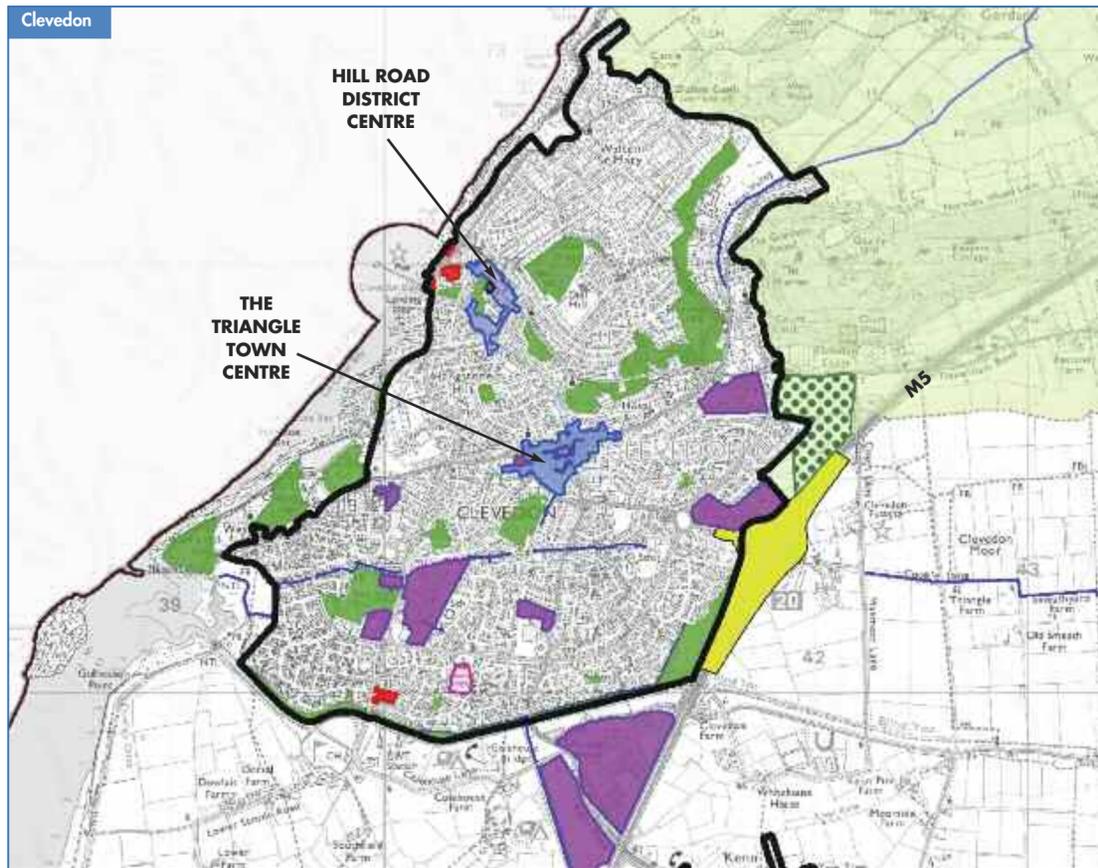
Allocating and safeguarding land for key businesses is an important element of the plan. A range of sites has been identified which will be protected for employment uses. On sites which are not specifically identified in the Plan, a more flexible approach is being suggested which would allow other uses such as leisure or community proposals which would still provide jobs. **We are interested to hear your views on the sites which have been safeguarded or allocated.**

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 large parks and areas of important open space. 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.**

Key

-  Proposed Railway Line
-  Strategic Cycle Route
-  Existing Railway Buffer
-  M5 Junction Buffer
-  Major Highway Scheme
-  Proposed Portishead Railway Line Footbridge
-  Proposed Portishead Railway Station and Car Park
-  Proposed Portishead Railway Station Forecourt
-  Proposed Portishead Railway Station Highway Access
-  Railway Station Car Park Extension
-  Proposed healthcare facilities
-  Proposed strategic open space
-  Safeguarded employment sites
-  Green Belt
-  Strategic gaps
-  Local Green Space
-  Proposed site for new residential development
-  Mixed use development site
-  Primary Shopping Frontage
-  District Centre
-  Town Centre
-  Settlement boundaries



Consultation...

**You need to respond before
19 April 2013**

It's easy to get involved,
just visit:

[www.n-somerset.gov.uk/
sitesandpolicies](http://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](mailto: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