The Infill Villages and Countryside

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 the countryside and the Infill Villages of Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford. 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 the Infill Villages and Countryside**

**Infill Villages**

The North Somerset Core Strategy sets out a vision for infill villages and countryside. It designates the following villages as Infill Villages:

- **Bleadon**
- **Claverham**
- **Cleeve**
- **Dundry**
- **Felton**
- **Flax Bourton**
- **Hutton**
- **Kenn**
- **Kewstoke**
- **Locking**
- **Sandford**
- **Uphill**
- **Winford**

The settlement boundaries for these villages are defined on the Proposal Map. For the most part it is proposed that these are rolled forward unchanged from the North Somerset Replacement Local Plan. Within these villages infilling and redevelopment supported by the community will be permitted. The maps overleaf show the extent of these villages and where land is allocated or safeguarded for specific uses.

**Countryside**

For the purposes of this plan ‘countryside’ is all land outside of settlement boundaries. Land within settlements which do not have settlement boundaries is treated as countryside. The Sites and Policies Plan sets out the detailed policies for the countryside. However, the main intentions are to:

- Protect the intrinsic character and beauty of our countryside by protecting the distinctive landscape, heritage and wildlife assets of North Somerset. *(Policies DM 3-13, DM 19,)*
- Resist housing development in the countryside unless there are special circumstances such as replacement dwellings, the conversion of rural buildings or essential workers’ dwellings and to detail where these would be acceptable. *(Policies DM 45-47)*
Ensure that any new building which is permitted meets very high design standards and respects the landscape and its rural setting. (Policy DM 31)

Prevent urban sprawl, the merger of settlements and protect the character of settlements through the introduction of Strategic Gaps. (Policy DM 48)

Support a thriving rural economy (Policies DM 55-61) by:
- Prioritising the redevelopment of redundant sites and buildings for economic use.
- Permitting new development in the countryside if it requires a countryside location.
- Supporting existing economic uses already located in the countryside to expand through the conversion and extension of existing buildings.
- Permitting the development and diversification of farms and other land based rural businesses.
- Supporting proposals for new agricultural buildings which are genuinely necessary.
- Support countryside recreation and leisure developments and rural tourism that benefit the local area and meet an identified need. (Policies DM 62-63)
- Safeguard existing community and economic premises wherever possible and only permit residential conversions where a community or economic use is unsuitable or unviable. (Policies DM 71, DM 46)

**Green Belt** (Policy DM 13)
Approximately 40% of North Somerset is within the North Somerset Green Belt. It is highly valued by residents and no changes to the boundaries of the Green Belt are proposed in this Plan. The Green Belt contains many existing buildings, scattered settlements and small villages. It is home to many residents, a working environment and provides opportunities for outdoor sport and recreation. The policies in this Plan set out the types of development which may be considered appropriate in the Green Belt such as replacement buildings, redevelopment of existing sites and extensions to existing buildings and how proposals for these will be assessed.

**Quarrying** (Policies DM 14-18)
This plan allocates land at Stancombe Quarry (south-east of Backwell) for a quarry extension to help meet the need for aggregates during the plan period. It also identifies an area of land within which the mineral resources will be safeguarded.
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 Maps

Infill Villages February 2013

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