The Weston Villages Supplementary Planning Document (SPD) sets out guidance for the development of Winterstoke Village and Parklands Village. These are important regeneration sites and Parklands Village is expected to provide around 3,500 dwellings and 5,000 jobs.

North Somerset Council (NSC) owns land within and outside the Parklands Village development area. This exhibition therefore outlines more detailed design principles and an illustrative masterplan for that land.

To ensure an integrated approach we have had regard to the outline planning applications submitted by Mead Group and by St. Modwen plc and the Homes & Communities Agency.

In order to help with the consideration of the illustrative proposals for North Somerset Council’s land ownership we would now welcome your feedback on the draft proposals set out in this exhibition.

**Parklands Village: planning policy**

A strategic employment site is proposed at the northern edge where it will have ‘good visibility to the A370 and good accessibility to the strategic road network’. The objective is to ‘deliver a high quality commercial offer and gateway into Parklands Village.’

The principle of a strategic north-south link through Parklands Village, connecting the A370 and A371, is strategic policy objective. The SPD proposes that this “principal address street” and the local centre should also be a focus for businesses.

A variety of housing types, designs and densities are expected to be provided, with higher density closer to facilities and public transport routes. Areas of lower density, providing family housing and higher value “aspirational” housing are encouraged, particularly on the periphery of the development.

**North Somerset Council: landowner objectives**

As landowner, North Somerset Council set some additional guiding principles for the masterplanning process.

- The general development boundary provided in the SPD should be considered fixed. Productive use of green space (e.g. for playing fields) could however be acceptable outside this boundary.
- The masterplanning process should consider how NSC can use its landholdings to help promote early delivery of high quality employment uses at Parklands Village.
- The mix and location of uses identified in the SPD can be altered, as long as this does not undermine the strategic planning objectives.
- The alignment of the north-south link can be amended through the detailed masterplanning process. It must however deliver a reasonably direct route, provide strategic access to the employment sites and provide adequate queuing capacity at the A370 junction.