

Submission version July 2011	Adopted version April 2012	Proposed changes October 2015	Main modifications July 2016
<p>CS6: North Somerset's Green Belt</p> <p>Within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.</p> <p>Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated.</p>	<p>CS6: North Somerset's Green Belt</p> <p>Within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.</p> <p>Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated.</p>	<p>CS6: North Somerset's Green Belt</p> <p>Within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.</p> <p>Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated.</p>	<p>CS6: North Somerset's Green Belt</p> <p>Within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.</p> <p>Further amendments to the Green Belt at Bristol Airport will only be considered once long-term development needs have been identified and exceptional circumstances demonstrated.</p>
<p>CS14: Distribution of new housing</p> <p>New housing development 2006–2026 will be accommodated in accordance with the following hierarchy:</p> <p>Weston-super-Mare will be the focus for new residential development within North Somerset, including the strategic allocation at Weston Villages. Development at Weston will be employment-led.</p> <p>Outside Weston, most additional development will take place in the towns of Clevedon, Nailsea and Portishead on existing site allocations or through new development within their settlement boundaries, or in Nailsea through site allocations outside the Green Belt.</p> <p>In the rural areas new residential development will be strictly controlled</p>	<p>CS14: Distribution of new housing</p> <p>New housing development 2006–2026 will be accommodated in accordance with the following hierarchy:</p> <p>Weston-super-Mare will be the focus for new residential development within North Somerset, including the strategic allocation at Weston Villages. Development at Weston will be employment-led.</p> <p>Outside Weston, most additional development will take place in the towns of Clevedon, Nailsea and Portishead on existing site allocations or through new development within their settlement boundaries, or in Nailsea through site allocations outside the Green Belt.</p> <p>In the rural areas new residential development will be strictly controlled</p>	<p>CS14: Distribution of new housing</p> <p>New housing development 2006–2026 will be accommodated in accordance with the following hierarchy:</p> <p>Weston-super-Mare will be the focus for new residential development within North Somerset, including the strategic allocation at Weston Villages. Development at Weston will be employment-led.</p> <p>Outside Weston, most additional development will take place in the towns of Clevedon, Nailsea and Portishead on existing site allocations or through new development within their settlement boundaries, or in Nailsea through site allocations outside the Green Belt.</p> <p>In the rural areas new residential development will be strictly controlled</p>	<p>CS14: Distribution of new housing</p> <p>New housing development 2006–2026 will be accommodated in accordance with the following hierarchy:</p> <p>Weston-super-Mare will be the focus for new residential development within North Somerset, including the strategic allocation at Weston Villages. Development at Weston will be employment-led.</p> <p>Outside Weston, most additional development will take place at the towns of Clevedon, Nailsea and Portishead on sites within or abutting settlement boundaries, but outside the Green Belt.</p> <p>At service villages there will be opportunities for small-scale development of an appropriate scale either within or abutting settlement</p>

<p>although within service villages there will be opportunities for small-scale development either within settlement boundaries or through site allocations. In infill villages limited infilling will be acceptable within settlement boundaries.</p> <p>Priority will be given to the re-use of previously developed land. In all cases, new housing development must not conflict with environmental protection, Green Belt, nature conservation or any other relevant policies of the Development Plan and should provide any necessary mitigating or compensatory measures to address any adverse implications.</p> <p>Residential density will be determined primarily by local character and good quality design. The target net density across North Somerset is 40 dwellings per hectare, although this may be higher at highly accessible locations, and less in sensitive areas or where lower density development is positively encouraged.</p> <p>Settlement boundaries for Weston-super-Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Site Allocations Development Plan Document. All other settlement boundaries will be deleted.</p>	<p>although at service villages there will be opportunities for small-scale development either within settlement boundaries or through site allocations. In infill villages limited infilling will be acceptable within settlement boundaries.</p> <p>Priority will be given to the re-use of previously developed land. In all cases, new housing development must not conflict with environmental protection, Green Belt, nature conservation or any other relevant policies of the Development Plan and should provide any necessary mitigating or compensatory measures to address any adverse implications.</p> <p>Residential density will be determined primarily by local character and good quality design. The target net density across North Somerset is 40 dwellings per hectare, although this may be higher at highly accessible locations, and less in sensitive areas or where lower density development is positively encouraged.</p> <p>Settlement boundaries for Weston-super-Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Sites and Policies Development Plan Document or a Neighbourhood</p>	<p>although at service villages there will be opportunities for small-scale development either within settlement boundaries or through site allocations. In infill villages limited infilling will be acceptable within settlement boundaries.</p> <p>Priority will be given to the re-use of previously developed land. In all cases, new housing development must not conflict with environmental protection, Green Belt, nature conservation or any other relevant policies of the Development Plan and should provide any necessary mitigating or compensatory measures to address any adverse implications.</p> <p>Residential density will be determined primarily by local character and good quality design. The target net density across North Somerset is 40 dwellings per hectare, although this may be higher at highly accessible locations, and less in sensitive areas or where lower density development is positively encouraged.</p> <p>Settlement boundaries for Weston-super-Mare, Clevedon, Nailsea, Portishead, the service villages and infilling villages will remain as defined in the Replacement Local Plan pending any alterations as part of any future Sites and Policies Development Plan Document or a Neighbourhood</p>	<p>boundaries or through site allocations. Elsewhere development will be more strictly controlled although appropriate development will be acceptable within the settlement boundaries of infill villages.</p> <p>Settlement boundaries define the area within which residential development is acceptable in principle, subject to compliance with other policies in the plan. Development outside the settlement boundaries will only be acceptable where a site is allocated in a Local Plan or where it comprises sustainable development which accords with the criteria set out in the relevant settlement policies (CS28, CS31, CS32 and CS33).</p> <p>Priority will be given to the re-use of previously developed land. In all cases, new housing development must not conflict with environmental protection, Green Belt, nature conservation or any other relevant policies of the Development Plan and should provide any necessary mitigating or compensatory measures to address any adverse implications.</p> <p>Residential density will be determined primarily by local character and good quality design. The target net density across North Somerset is 40 dwellings per hectare, although this may be higher at highly accessible locations, and less in sensitive areas or where</p>
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The broad distribution of new dwellings will be:		Development Plan. All other settlement boundaries will be deleted.		Development Plan. All other settlement boundaries will be deleted.		lower density development is positively encouraged.	
Area	Net additional dwellings 2006-2026	The broad distribution of new dwellings will be a minimum of:		The broad distribution of new dwellings will be a minimum of:		The broad distribution of new dwellings will be a minimum of:	
Weston urban area (excluding Weston Villages)	3,300	Area	Net additional dwellings 2006-2026	Area	Net additional dwellings 2006-2026	Area	Net additional dwellings 2006-2026
Weston Villages	5,500	Weston urban area (excluding Weston Villages)	3,458	Weston urban area (excluding Weston Villages)	6,459	Weston urban area (excluding Weston Villages)	6,300
Clevedon, Nailsea and Portishead	3,400	Weston Villages	5,500	Weston Villages	6,500	Weston Villages	6,500
Service Villages	750	Clevedon, Nailsea and Portishead	3,715	Clevedon, Nailsea and Portishead	4,976	Clevedon, Nailsea and Portishead	5,100
Other settlements and countryside	450	Service Villages	805	Service Villages	1,861	Service Villages	2,100
Total	13,400	Other settlements and countryside	522	Other settlements and countryside	1,189	Other settlements and countryside	985
		Total	14,000	Total	20,985	Total	20,985
CS19: Strategic gaps		CS19: Strategic gaps		CS19: Strategic gaps		CS19: Strategic gaps	
The council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements.		The council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements.		The council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements.		The council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements.	

<p>CS28: Weston-super-Mare</p> <p>Weston-super-Mare will be the primary focus for development within North Somerset.</p> <p>The town will accommodate around 5,850 additional new dwellings balanced with approximately 10,500 employment opportunities from 2010–2026 as part of an employment-led strategy to deliver improved self-containment and reduced out-commuting during the plan period.</p> <p>New development in Weston-super-Mare will be focused on two key locations:</p> <p>Town centre and gateway where the emphasis is on the regeneration of a range of key sites to stimulate investment, and will include residential, retail, employment and leisure opportunities (see Policy CS29).</p> <p>Weston Villages where the emphasis is on comprehensive development to create two sustainable new communities linked to the delivery of employment (see Policy CS30).</p> <p>Residential development in the town will be delivered in accordance with the employment-led strategy (see policies CS20 and CS30 for more detail).</p>	<p>CS28: Weston-super-Mare</p> <p>Weston-super-Mare will be the primary focus for development within North Somerset.</p> <p>The town will accommodate around 6,913 additional new dwellings balanced with approximately 10,500 employment opportunities from 2011–2026 as part of an employment-led strategy to deliver improved self-containment and reduced out-commuting during the plan period.</p> <p>New development in Weston-super-Mare will be focused on two key locations:</p> <p>Town centre and gateway where the emphasis is on the regeneration of a range of key sites to stimulate investment, and will include residential, retail, employment and leisure opportunities (see Policy CS29).</p> <p>Weston Villages where the emphasis is on comprehensive development to create two sustainable new communities linked to the delivery of employment (see Policy CS30).</p> <p>Residential development in the town will be delivered in accordance with the employment-led strategy (see policies CS20 and CS30 for more detail).</p>	<p>CS28: Weston-super-Mare</p> <p>Weston-super-Mare will be the primary focus for development within North Somerset.</p> <p>The town will accommodate around 10,914 additional new dwellings balanced with approximately 10,500 employment opportunities from 2011–2026 as part of an employment-led strategy to deliver improved self-containment and reduced out-commuting during the plan period.</p> <p>New development in Weston-super-Mare will be focused on two key locations:</p> <p>Town centre and gateway where the emphasis is on the regeneration of a range of key sites to stimulate investment, and will include residential, retail, employment and leisure opportunities (see Policy CS29).</p> <p>Weston Villages where the emphasis is on comprehensive development to create two sustainable new communities linked to the delivery of employment (see Policy CS30).</p> <p>Residential development in the town will be delivered in accordance with the employment-led strategy (see policies CS20 and CS30 for more detail).</p>	<p>CS28: Weston-super-Mare</p> <p>Weston-super-Mare will be the primary focus for development within North Somerset.</p> <p>A minimum of 12,800 dwellings will be delivered over the plan period at Weston-super-Mare and the sustainable new communities, together with approximately 10,500 jobs as part of an employment-led strategy to deliver improved self-containment and reduced out-commuting during the plan period.</p> <p>New development at Weston-super-Mare will be focused on two key locations:</p> <ul style="list-style-type: none"> • Town centre and gateway where the emphasis is on the regeneration of a range of key sites to stimulate investment, and will include residential, retail, employment and leisure opportunities (see Policy CS29). • Weston Villages where the emphasis is on comprehensive development to create two sustainable new communities linked to the delivery of employment (see Policy CS30). <p>Residential development will be delivered in accordance with the employment-led strategy (see policies CS20 and CS30 for more detail).</p>
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<p>No strategic development will be permitted to the east of the M5 motorway. The settlement boundary of Weston-super-Mare will be extended to incorporate the new Weston Villages.</p> <p>Within Weston-super-Mare, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • contribute to increasing self-containment and do not further exacerbate the existing unsustainable jobs/homes imbalance in the town. Large sites proposed for residential development must either provide on-site employment opportunities or, where this is not appropriate, provide off-site contributions; • reinforce the focus of the town centre as the location for higher order facilities and services, including retail, tourism and leisure opportunities; • prioritise the development of previously developed land, particularly within the new development areas identified above; • support existing community hubs of local retailing and other services located within the town; • reflect and enhance the characteristic built historic elements of Weston-super- 	<p>No strategic development will be permitted to the east of the M5 motorway. The settlement boundary of Weston-super-Mare will be extended to incorporate the new Weston Villages.</p> <p>Within Weston-super-Mare, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • contribute to increasing self-containment and do not further exacerbate the existing unsustainable jobs/homes imbalance in the town. Large sites proposed for residential development must either provide on-site employment opportunities or, where this is not appropriate, provide off-site contributions; • reinforce the focus of the town centre as the location for higher order facilities and services, including retail, tourism and leisure opportunities; • prioritise the development of previously developed land, particularly within the new development areas identified above unless required for the delivery of strategic infrastructure; • support existing community hubs of local retailing and other services located within the town; 	<p>No strategic development will be permitted to the east of the M5 motorway. The settlement boundary of Weston-super-Mare will be extended to incorporate the new Weston Villages.</p> <p>Within Weston-super-Mare, new development proposals will be encouraged where they:</p> <ul style="list-style-type: none"> • contribute to increasing self-containment and do not further exacerbate the existing unsustainable jobs/homes imbalance in the town. Large sites proposed for residential development must either provide on-site employment opportunities or, where this is not appropriate, provide off-site contributions; • reinforce the focus of the town centre as the location for higher order facilities and services, including retail, tourism and leisure opportunities; • prioritise the development of previously developed land, particularly within the new development areas identified above unless required for the delivery of strategic infrastructure; • support existing community hubs of local retailing and other services located within the town; 	<p>No strategic development will be permitted to the east of the M5 motorway. The settlement boundary of Weston-super-Mare will be amended to incorporate the new Weston Villages.</p> <p>New development proposals at Weston-super-Mare within or adjoining the settlement boundary should take into account the following objectives:</p> <ul style="list-style-type: none"> • support the focus of the town centre as the location for higher order facilities and services, including retail, tourism and leisure opportunities; • support existing community hubs of local retailing and other services located within the town; • respect the characteristic heritage of Weston-super-Mare; • provide high quality design; • support the enhancement of its green infrastructure and biodiversity, including the ridges and hinterland to the north and south, the woodland areas, the rhynes network, and the seafront; • improve accessibility within Weston-super-Mare by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, service centres, the town centre and sea front and do not lead to significant
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<p>Mare such as its stone buildings, formal parks and conservation areas;</p> <ul style="list-style-type: none"> • enhance its green infrastructure and biodiversity, particularly the ridges to the north and south, the woodland areas, the rhynes network, and the seafront; • address issues of deprivation and inequality particularly in South Ward and Central Ward; • improve accessibility within Weston-super-Mare by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, service centres, the town centre and sea front; • retain and enhance the boulevard effect of the main approaches into the town. 	<ul style="list-style-type: none"> • reflect and enhance the characteristic built historic elements of Weston-super-Mare such as its stone buildings, formal parks and conservation areas; • enhance its green infrastructure and biodiversity, particularly the ridges to the north and south, the woodland areas, the rhynes network, and the seafront; • address issues of deprivation and inequality particularly in South Ward and Central Ward; • improve accessibility within Weston-super-Mare by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, service centres, the town centre and sea front; • retain and enhance the boulevard effect of the main approaches into the town. 	<ul style="list-style-type: none"> • reflect and enhance the characteristic built historic elements of Weston-super-Mare such as its stone buildings, formal parks and conservation areas; • enhance its green infrastructure and biodiversity, particularly the ridges to the north and south, the woodland areas, the rhynes network, and the seafront; • address issues of deprivation and inequality particularly in South Ward and Central Ward; • improve accessibility within Weston-super-Mare by walking, cycling and public transport, particularly where they enhance connectivity with, for example, local facilities, service centres, the town centre and sea front; • retain and enhance the boulevard effect of the main approaches into the town. 	<p>adverse impacts on the transport network; and</p> <ul style="list-style-type: none"> • ensure that services and infrastructure are adequate to support the development. <p>Housing sites outside the settlement boundary in excess of about 75 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Development Plans.</p>
<p>CS30: Weston Villages</p> <p>To the south east of Weston-super-Mare two mixed-use, employment-led socially, economically and environmentally sustainable new communities will be developed. A Supplementary Planning Document (SPD) including a masterplanning framework and delivery plan will provide the detailed guidance to</p>	<p>CS30: Weston Villages</p> <p>To the south east of Weston-super-Mare two mixed-use, employment-led socially, economically and environmentally sustainable new communities will be developed. A Supplementary Planning Document (SPD) including a masterplanning framework and delivery plan will provide the detailed guidance to</p>	<p>CS30: Weston Villages</p> <p>To the south east of Weston-super-Mare two mixed-use, employment-led socially, economically and environmentally sustainable new communities will be developed. A Supplementary Planning Document (SPD) including a masterplanning framework and delivery plan will provide the detailed guidance to</p>	<p>CS30: Weston Villages</p> <p>To the south east of Weston-super-Mare two mixed-use, employment-led, socially, economically and environmentally sustainable new communities will be developed. A Supplementary Planning Document (SPD) including a Masterplanning Framework and delivery plan provides the detailed guidance to support</p>

<p>support implementation. The Key Diagram Inset 2: Weston Villages sets out the indicative strategic development framework and provides the context for further, more detailed work.</p> <p>The development of the Weston Villages must satisfy the following key requirements:</p> <ul style="list-style-type: none"> • Development within each village will be employment-led with the provision of 1.5 B use class jobs per dwelling in addition to jobs from non B uses. Detailed mechanisms for delivering employment-led development including the quantum, thresholds and phased release of land in each village will be determined through a combination of masterplanning, Supplementary Planning Document, and through Section 106 planning agreement that would accompany any such approval for development at each village. • Provide around 5,500 new homes in a mix of housing types, tenures, sizes and styles of which a target of 30% should be affordable. An average density of 40dph should be achieved across the area, with higher densities surrounding the local centres and, where appropriate, the inclusion of lower density areas. 	<p>support implementation. The Key Diagram Inset 2: Weston Villages sets out the indicative strategic development framework and provides the context for further, more detailed work.</p> <p>The development of the Weston Villages must satisfy the following key requirements:</p> <ul style="list-style-type: none"> • Development within each village will be employment-led with the provision of 1.5 B use class jobs per dwelling in addition to jobs from non B uses. Detailed mechanisms for delivering employment-led development including the quantum, thresholds and phased release of land in each village will be determined through a combination of masterplanning, Supplementary Planning Document, and through Section 106 planning agreement that would accompany any such approval for development at each village. • Provide around 5,500 new homes in a mix of housing types, tenures, sizes and styles of which a target of 30% should be affordable. An average density of 40dph should be achieved across the area, with higher densities surrounding the local centres and, where appropriate, the inclusion of lower density areas. 	<p>support implementation. The Key Diagram Inset 2: Weston Villages sets out the indicative strategic development framework and provides the context for further, more detailed work.</p> <p>The development of the Weston Villages must satisfy the following key requirements:</p> <ul style="list-style-type: none"> • Development within each village will be employment-led with the provision of 1.5 B use class jobs per dwelling in addition to jobs from non B uses. Detailed mechanisms for delivering employment-led development including the quantum, thresholds and phased release of land in each village will be determined through a combination of masterplanning, Supplementary Planning Document, and through Section 106 planning agreement that would accompany any such approval for development at each village. • Provide around 6,500 new homes in a mix of housing types, tenures, sizes and styles of which a target of 30% should be affordable. An average density of 40dph should be achieved across the area, with higher densities surrounding the local centres and, where appropriate, the inclusion of lower density areas. 	<p>implementation. The Key Diagram Inset 2: Weston Villages sets out the indicative strategic development framework.</p> <p>The development of the Weston Villages must satisfy the following key requirements:</p> <ul style="list-style-type: none"> • Development will be employment-led and should provide for 1.5 jobs per dwelling over the plan period. Detailed mechanisms for delivering employment-led development including the quantum, thresholds and phased release of land in each village will be determined through a combination of masterplanning, a Supplementary Planning Document, and through a Section 106 planning agreement that would accompany any such approval for development at each village. • Provide about 6,500 new homes in a mix of housing types, tenures, sizes and styles of which a target of 30% should be affordable. An average density of 40dph should be achieved across the area, with higher densities surrounding the local centres and, where appropriate, the inclusion of lower density areas.
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<ul style="list-style-type: none"> • Provide at least 37.7 ha of B Use Class employment land located within allocated employment sites, mixed-use development areas and at local and district centres. Development within the villages will be phased, prioritising the release of previously developed sites at Weston Airfield and Locking Parklands. If provision of strategic infrastructure is dependent on development on greenfield land then this will be taken into consideration as part of the phasing strategy. In addition phasing will take into account sustainability and viability issues. • Each village will be anchored by a local centre which will provide necessary retail, health, children's services and educational and community facilities to serve local needs. The location, type and mix of such uses will be agreed through the SPD. • Site(s) for on-site renewable or low carbon energy production including associated infrastructure to facilitate site-wide renewable energy solutions will be provided; such infrastructure should be planned with energy providers and developers including long term management and 	<ul style="list-style-type: none"> • Provide at least 37.7 ha of B Use Class employment land located within allocated employment sites, mixed-use development areas and at local and district centres. If provision of strategic infrastructure is dependent on development on greenfield land then this will be taken into consideration as part of the phasing strategy. In addition phasing will take into account sustainability and viability issues. • Each village will be anchored by a local centre which will provide necessary retail, health, children's services and educational and community facilities to serve local needs. The location, type and mix of such uses will be agreed through the Weston Villages SPD. • Site(s) for on-site renewable or low carbon energy production including associated infrastructure to facilitate site-wide renewable energy solutions will be provided; such infrastructure should be planned with energy providers and developers including long term management and maintenance. Such provision could include a waste to energy plant. The Weston Villages area has been identified as being 	<ul style="list-style-type: none"> • Provide at least 37.7 ha of B Use Class employment land located within allocated employment sites, mixed-use development areas and at local and district centres. If provision of strategic infrastructure is dependent on development on greenfield land then this will be taken into consideration as part of the phasing strategy. In addition phasing will take into account sustainability and viability issues. • Each village will be anchored by a local centre which will provide necessary retail, health, children's services and educational and community facilities to serve local needs. The location, type and mix of such uses will be agreed through the Weston Villages SPD. • Site(s) for on-site renewable or low carbon energy production including associated infrastructure to facilitate site-wide renewable energy solutions will be provided; such infrastructure should be planned with energy providers and developers including long term management and maintenance. Such provision could include a waste to energy plant. The Weston Villages area has been identified as being 	<ul style="list-style-type: none"> • Provide at least 37.7 ha of B Use Class employment land located within allocated employment sites, mixed-use development areas and at local and district centres. If provision of strategic infrastructure is dependent on development on greenfield land then this will be taken into consideration as part of the phasing strategy. In addition phasing will take into account sustainability and viability issues. • Each village will be anchored by a local centre which will provide necessary retail, health, children's services and educational and community facilities to serve local needs. The location, type and mix of such uses will be agreed through the Weston Villages SPD. • Site(s) for on-site renewable or low carbon energy production including associated infrastructure to facilitate site-wide renewable energy solutions will be provided; such infrastructure should be planned with energy providers and developers including long term management and maintenance. Such provision could include a waste to energy plant. The Weston Villages area has been identified as being
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<p>maintenance. Such provision could include a waste to energy plant. The Weston Villages area has been identified as being suitable for such waste treatment facilities in the emerging West of England Joint Waste Core Strategy.</p> <ul style="list-style-type: none"> • Provision of a network of green infrastructure across the whole Weston Villages including playing fields, allotments, play areas, pocket and community parks, and green corridors. This should be linked through development allowing wildlife movement and access to open space, wetlands and water corridors linking through development, including the retention and enhancement of existing rhynes where appropriate. • Deliver integrated strategic transport infrastructure including: <ul style="list-style-type: none"> • the Cross Airfield Link at Winterstoke Village; • the Airfield Bridge Link linking Winterstoke Village to land to the north across the railway line; • Junction 21 Relief Road or alternative; • A371 to Wolverhill Road/Churchland Way Link; • potential park and ride subject to feasibility studies; 	<p>suitable for such waste treatment facilities in the emerging West of England Joint Waste Core Strategy.</p> <ul style="list-style-type: none"> • Provision of a network of green infrastructure across the whole Weston Villages including playing fields, allotments, play areas, pocket and community parks, and green corridors. This should be linked through development allowing wildlife movement and access to open space, wetlands and water corridors linking through development, including the retention and enhancement of existing rhynes where appropriate. • Deliver integrated strategic transport infrastructure including: <ul style="list-style-type: none"> • the Cross Airfield Link at Winterstoke Village; • the Airfield Bridge Link linking Winterstoke Village to land to the north across the railway line; • Junction 21 Relief Road or alternative; • A371 to Wolverhill Road/Churchland Way Link; • potential park and ride subject to feasibility studies; • convenient and accessible bus routes; • accessible and safe cycle routes and public footpaths; 	<p>suitable for such waste treatment facilities in the emerging West of England Joint Waste Core Strategy.</p> <ul style="list-style-type: none"> • Provision of a network of green infrastructure across the whole Weston Villages including playing fields, allotments, play areas, pocket and community parks, and green corridors. This should be linked through development allowing wildlife movement and access to open space, wetlands and water corridors linking through development, including the retention and enhancement of existing rhynes where appropriate. • Deliver integrated strategic transport infrastructure including: <ul style="list-style-type: none"> • the Cross Airfield Link at Winterstoke Village; • the Airfield Bridge Link linking Winterstoke Village to land to the north across the railway line; • Junction 21 Relief Road or alternative; • A371 to Wolverhill Road/Churchland Way Link; • potential park and ride subject to feasibility studies; • convenient and accessible bus routes; • accessible and safe cycle routes and public footpaths; 	<p>suitable for such waste treatment facilities in the West of England Joint Waste Core Strategy.</p> <ul style="list-style-type: none"> • Provision of a network of green infrastructure across the whole Weston Villages including playing fields, allotments, play areas, pocket and community parks, and green corridors. This should be linked through development allowing wildlife movement and access to open space, wetlands and water corridors linking through development, including the retention and enhancement of existing rhynes where appropriate. • Deliver integrated strategic transport infrastructure including: <ul style="list-style-type: none"> - the Cross Airfield Link at Winterstoke Village; - the Airfield Bridge Link linking Winterstoke Village to land to the north across the railway line; - Junction 21 Relief Road or alternative; - A371 to Wolverhill Road/Churchland Way Link; - potential park and ride subject to feasibility studies; - convenient and accessible bus routes; - accessible and safe cycle routes and public footpaths;
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<ul style="list-style-type: none"> • convenient and accessible bus routes; • accessible and safe cycle routes and public footpaths; • rail and bus improvements. • Deliver a clear hierarchy of roads (from distributor to home zones) producing discernible and distinctive neighbourhoods which are integrated and linked to existing areas. • The delivery of the strategic flood solution plus onsite flood mitigation measures, such as sustainable drainage systems, must be delivered as part of any development proposal in addition to long term maintenance details. This is required in order to facilitate the development of the Weston Villages. Any development within the Weston Villages will be required to contribute towards these flood mitigation measures through the standard charges set out in the Development Contributions SPD. • Any proposed development will need to be supported by a flood risk assessment which will include a surface water drainage strategy. • Facilitate and recognise the realignment and safeguarding of safety and noise corridors associated with the helicopter 	<ul style="list-style-type: none"> • rail and bus improvements. • Deliver a clear hierarchy of roads (from distributor to home zones) producing discernible and distinctive neighbourhoods which are integrated and linked to existing areas. • The delivery of the strategic flood solution plus onsite flood mitigation measures, such as sustainable drainage systems, must be delivered as part of any development proposal in addition to long term maintenance details. This is required in order to facilitate the development of the Weston Villages. Any development within the Weston Villages will be required to contribute towards these flood mitigation measures. • Any proposed development will need to be supported by a flood risk assessment which will include a surface water drainage strategy. • Facilitate and recognise the realignment and safeguarding of safety and noise corridors associated with the helicopter flights linked with the Helicopter Museum in line with specialist advice. Employment, open-space and uses that are least sensitive to helicopter disturbance will be located around the museum. 	<ul style="list-style-type: none"> • rail and bus improvements. • Deliver a clear hierarchy of roads (from distributor to home zones) producing discernible and distinctive neighbourhoods which are integrated and linked to existing areas. • The delivery of the strategic flood solution plus onsite flood mitigation measures, such as sustainable drainage systems, must be delivered as part of any development proposal in addition to long term maintenance details. This is required in order to facilitate the development of the Weston Villages. Any development within the Weston Villages will be required to contribute towards these flood mitigation measures. • Any proposed development will need to be supported by a flood risk assessment which will include a surface water drainage strategy. • Facilitate and recognise the realignment and safeguarding of safety and noise corridors associated with the helicopter flights linked with the Helicopter Museum in line with specialist advice. Employment, open-space and uses that are least sensitive to helicopter disturbance will be located around the museum. 	<ul style="list-style-type: none"> - rail and bus improvements. • Deliver a clear hierarchy of roads (from distributor to home zones) producing discernible and distinctive neighbourhoods which are integrated and linked to existing areas. • The delivery of the strategic flood solution plus onsite flood mitigation measures, such as sustainable drainage systems, must be delivered as part of any development proposal in addition to long term maintenance details. This is required in order to facilitate the development of the Weston Villages. Any development within the Weston Villages will be required to contribute towards these flood mitigation measures. • Any proposed development will need to be supported by a flood risk assessment which will include a surface water drainage strategy. • Facilitate and recognise the realignment and safeguarding of safety and noise corridors associated with the helicopter flights linked with the Helicopter Museum in line with specialist advice. Employment, open-space and uses that are least sensitive to helicopter disturbance will be located around the museum.
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<p>flights linked with the Helicopter Museum in line with specialist advice. Employment, open-space and uses that are least sensitive to helicopter disturbance will be located around the museum.</p> <ul style="list-style-type: none"> • A standard charge approach will apply to all planning applications within the Weston Villages area to contribute to the identified strategic infrastructure. This infrastructure is necessary to achieve a comprehensive and sustainable development. Details of the standard charges will be set out in the Weston Villages SPD and the Development Contributions SPD. • Development must be of a high quality and locally distinctive to Weston enhancing the existing character and qualities that contribute to the town's identity. This should include a comprehensive approach to place-making including all the elements that make up an area including land uses, parking, movement and green spaces. • Strategic gaps between the Weston Villages and Hutton and Locking will protect their individual character and identity. 	<ul style="list-style-type: none"> • Development proposals within the Weston Villages area will be expected to contribute to identified strategic infrastructure requirements in order to deliver a comprehensive and sustainable development. • Development must be of a high quality and locally distinctive to Weston enhancing the existing character and qualities that contribute to the town's identity. This should include a comprehensive approach to place-making including all the elements that make up an area including land uses, parking, movement and green spaces. • Strategic gaps between the Weston Villages and Hutton and Locking will protect their individual character and identity. • Development must include a comprehensive approach to community building in respect of measures and facilities to support social interaction and community engagement throughout the life of the proposal. 	<ul style="list-style-type: none"> • Development proposals within the Weston Villages area will be expected to contribute to identified strategic infrastructure requirements in order to deliver a comprehensive and sustainable development. • Development must be of a high quality and locally distinctive to Weston enhancing the existing character and qualities that contribute to the town's identity. This should include a comprehensive approach to place-making including all the elements that make up an area including land uses, parking, movement and green spaces. • Strategic gaps between the Weston Villages and Hutton and Locking will protect their individual character and identity. • Development must include a comprehensive approach to community building in respect of measures and facilities to support social interaction and community engagement throughout the life of the proposal. 	<ul style="list-style-type: none"> • Development proposals within the Weston Villages area will be expected to contribute to identified strategic infrastructure requirements in order to deliver a comprehensive and sustainable development. • Development must be of a high quality and locally distinctive to Weston enhancing the existing character and qualities that contribute to the town's identity. This should include a comprehensive approach to place-making including all the elements that make up an area including land uses, parking, movement and green spaces. • Strategic gaps between the Weston Villages and Hutton and Locking and green corridors around the Weston Villages will protect their individual character and identity. • Development must include a comprehensive approach to community building in respect of measures and facilities to support social interaction and community engagement throughout the life of the proposal.
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<p>provided it reflects the character of the local environment and doesn't cause any adverse impacts. Within Nailsea proposals which improve the mix and balance of housing types and tenure to encourage a more balanced age structure will be supported.</p> <p>In all three towns employment proposals will be supported that ensure the regeneration of previously developed land, or conversion and/or refurbishment of existing premises. Employment uses should be appropriate in scale to the role and function of the town in accordance with Core Strategy policy CS20. Alternative uses, including mixed use schemes on existing employment sites will only be considered where they are shown to address other identified community benefits and do not have an adverse impact on the quality and range of sites and premises available for business use.</p> <p>Shopping and town centre uses will be supported within the town centres (and expanded town centre at Portishead) which improve the town centre environment and the retail, leisure, and employment offer. The removal of town centre uses will only be permitted in accordance with policy CS21. Proposals for the regeneration of existing centres such as at Nailsea and Clevedon, or the enhancement of specialist areas such as Hill Road, Clevedon will be encouraged.</p>	<p>provided it reflects the character of the local environment and doesn't cause any adverse impacts. 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Proposals for the regeneration of existing centres such as at Nailsea and Clevedon, or the enhancement of specialist areas such as Hill Road, Clevedon will be encouraged.</p>	<p>within the town within a reasonable walking distance.</p> <p>At Nailsea proposals should provide a broad range of housing types to cater for all housing requirements.</p> <p>Residential proposals outside the settlement boundaries in excess of about 50 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Development Plans.</p> <p>Within the three towns a minimum number of dwellings will be delivered as follows.</p> <table><tr><td></td><td>Houses (2006–2026)</td></tr><tr><td>Clevedon</td><td>700</td></tr><tr><td>Nailsea</td><td>1,100</td></tr><tr><td>Portishead</td><td>3,300</td></tr></table> <p>In all three towns employment proposals will be supported that ensure the regeneration of previously developed land, or conversion and/or refurbishment of existing premises.</p> <p>Employment uses should be appropriate in scale to the role and function of the town in accordance with Core Strategy policy CS20. 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<p>Other services and community facilities will be encouraged within the urban areas, in locations accessible to the community which they are intended to serve.</p> <p>Transport proposals which provide opportunities for cycling, walking or increase public transport within the towns will be supported. Proposals to improve connectivity by public transport with other towns, Bristol and Weston-super-Mare will also be supported. For Portishead the re-opening of a rail/rapid transit link to Bristol is a priority.</p> <p>Tourism proposals throughout Clevedon and Portishead will be supported with particular emphasis on enhancing the appeal of the seafront/waterfront area to visitors and residents alike, whilst retaining the historic and natural settings.</p> <p>Proposals at Nailsea for new mixed use schemes to meet identified local needs will be supported provided that the site is not in the Green Belt, it is supported by the local community and any necessary site allocations and changes to the settlement boundary have been addressed in the SADPD.</p>	<p>Other services and community facilities will be encouraged within the urban areas, in locations accessible to the community which they are intended to serve.</p> <p>Transport proposals which provide opportunities for cycling, walking or increase public transport within the towns will be supported. Proposals to improve connectivity by public transport with other towns, Bristol and Weston-super-Mare will also be supported. For Portishead the re-opening of a rail/rapid transit link to Bristol is a priority.</p> <p>Tourism proposals throughout Clevedon and Portishead will be supported with particular emphasis on enhancing the appeal of the seafront/waterfront area to visitors and residents alike, whilst retaining the historic and natural settings.</p> <p>Proposals at Nailsea for new mixed use schemes adjacent to the settlement boundary to meet identified local needs will be supported provided that the site is not in the Green Belt, it is supported by the local community and any necessary site allocations and changes to the settlement boundary have been addressed in the Sites and Policies Development Plan Document.</p>	<p>Other services and community facilities will be encouraged within the urban areas, in locations accessible to the community which they are intended to serve.</p> <p>Transport proposals which provide opportunities for cycling, walking or increase public transport within the towns will be supported. Proposals to improve connectivity by public transport with other towns, Bristol and Weston-super-Mare will also be supported. For Portishead the re-opening of a rail/rapid transit link to Bristol is a priority.</p> <p>Tourism proposals throughout Clevedon and Portishead will be supported with particular emphasis on enhancing the appeal of the seafront/waterfront area to visitors and residents alike, whilst retaining the historic and natural settings.</p> <p>Proposals at Nailsea for new mixed use schemes adjacent to the settlement boundary to meet identified local needs will be supported provided that the site is not in the Green Belt, it is supported by the local community and any necessary site allocations and changes to the settlement boundary have been addressed in the Sites and Policies Development Plan Document.</p>	<p>impact on the quality and range of sites and premises available for business use.</p> <p>Shopping and town centre uses will be supported within the town centres which improve the town centre environment and the retail, leisure, and employment offer. The removal of town centre uses will only be permitted in accordance with policy CS21. Proposals for the regeneration of existing centres such as at Nailsea and Clevedon, or the enhancement of specialist areas such as Hill Road, Clevedon will be encouraged.</p> <p>Other services and community facilities will be encouraged within the urban areas, in locations accessible to the community which they are intended to serve.</p> <p>Transport proposals which provide opportunities for cycling, walking or increase public transport within the towns will be supported. Proposals to improve connectivity by public transport with other towns, Bristol and Weston-super-Mare will also be supported. For Portishead the re-opening of a rail/rapid transit link to Bristol is a priority.</p> <p>Tourism proposals throughout Clevedon and Portishead will be supported with particular emphasis on enhancing the appeal of the seafront/waterfront area to visitors and residents alike, whilst retaining the historic and natural settings.</p>
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<p>CS32: Service villages</p> <p>The Service villages are:</p> <ul style="list-style-type: none"> • Backwell; • Banwell; • Churchill; • Congresbury; • Easton in Gordano/Pill; • Long Ashton; • Winscombe; • Wrington; • Yatton. <p>Proposals for small scale development within settlement boundaries which respects the character of the village and supports or enhances the village's role as a local hub for community facilities and services, employment and affordable housing, including public transport will be supported.</p> <p>Residential development of up to ten units (net additional) will be permitted within the settlement boundaries particularly where the proposal meets an identified local housing need in respect of affordability or dwelling mix, does not generate a demand for local services on a scale that cannot be met, or supports the retention of existing services.</p> <p>New development will not be permitted outside settlement boundaries. Where small scale residential or mixed use schemes which demonstrate clear local benefits are supported by the local</p>	<p>CS32: Service villages</p> <p>The Service villages are:</p> <ul style="list-style-type: none"> • Backwell; • Banwell; • Churchill; • Congresbury; • Easton in Gordano/Pill; • Long Ashton; • Winscombe; • Wrington; • Yatton. <p>Proposals for small scale development appropriate to the size and character of the village which respects the character of the village and supports or enhances the village's role as a local hub for community facilities and services, employment and affordable housing, including public transport will be supported.</p> <p>Residential development will be permitted within the settlement boundaries particularly where the proposal meets an identified local housing need in respect of affordability or dwelling mix, does not generate a demand for local services on a scale that cannot be met, or supports the retention of existing services.</p> <p>Where small scale residential or mixed use schemes which demonstrate clear local benefits are supported by the local community cannot be accommodated within existing settlement boundaries</p>	<p>CS32: Service villages</p> <p>The Service villages are:</p> <ul style="list-style-type: none"> • Backwell; • Banwell; • Churchill; • Congresbury; • Easton in Gordano/Pill; • Long Ashton; • Winscombe; • Wrington; • Yatton. <p>Proposals for small scale development appropriate to the size and character of the village which respects the character of the village and supports or enhances the village's role as a local hub for community facilities and services, employment and affordable housing, including public transport will be supported.</p> <p>Residential development will be permitted within the settlement boundaries particularly where the proposal meets an identified local housing need in respect of affordability or dwelling mix, does not generate a demand for local services on a scale that cannot be met, or supports the retention of existing services.</p> <p>Where small scale residential or mixed use schemes which demonstrate clear local benefits are supported by the local community cannot be accommodated within existing settlement boundaries</p>	<p>CS32: Service villages</p> <p>New development within or adjoining the settlement boundaries of the Service Villages of Backwell, Banwell, Churchill, Congresbury, Easton-in-Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton which enhances the overall sustainability of the settlement will be supported where:</p> <ul style="list-style-type: none"> • It results in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to place making and the reinforcement of local distinctiveness, and can be readily assimilated into the village; • It has regard to the size, type, tenure and range of housing that is required; • It will not cause significant adverse impacts on services and infrastructure and the local infrastructure is sufficient to accommodate the demands of the development • It results in high quality sustainable schemes which is appropriate to its context and makes a positive contribution to the local environment and landscape setting; • It does not result in significant adverse cumulative impacts (such as highway impacts) likely
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<p>community cannot be accommodated within existing settlement boundaries then these must be brought forward as an allocation in the Sites Allocation DPD, including an amendment to the settlement boundary where appropriate.</p> <p>New employment development must be located within settlement boundaries and be of an appropriate scale and character in relation to the village, and contribute towards improved self-containment.</p> <p>Transport proposals will be supported which increase accessibility by public transport, community transport, cycling and walking.</p> <p>Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>	<p>then these must be brought forward as an allocation in the Sites and Policies DPD or a Neighbourhood Development Plan, including an amendment to the settlement boundary where appropriate.</p> <p>New employment development must be located within settlement boundaries and be of an appropriate scale and character in relation to the village, and contribute towards improved self-containment.</p> <p>Transport proposals will be supported which increase accessibility by public transport, community transport, cycling and walking.</p> <p>Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>	<p>then these must be brought forward as an allocation in the Sites and Policies DPD or a Neighbourhood Development Plan, including an amendment to the settlement boundary where appropriate.</p> <p>New employment development must be located within settlement boundaries and be of an appropriate scale and character in relation to the village, and contribute towards improved self-containment.</p> <p>Transport proposals will be supported which increase accessibility by public transport, community transport, cycling and walking.</p> <p>Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>	<p>to arise from existing and proposed development within the wider area;</p> <ul style="list-style-type: none"> • The location of development maximises opportunities to reduce the need to travel and encourages active travel modes and public transport; and • It demonstrates safe and attractive pedestrian routes to facilities within the settlement within reasonable walking distance. <p>Sites outside the settlement boundaries in excess of about 25 dwellings must be brought forward as allocations through Local Plans or Neighbourhood Plans.</p>
<p>CS33: Infill villages, smaller settlements and countryside</p> <p>Proposals for development within the rural areas outside the Service Villages will be strictly controlled in order to protect their character and prevent unsustainable development.</p> <p>New residential development will be restricted to replacement dwellings, residential subdivision, residential conversion of buildings where</p>	<p>CS33: Infill villages, smaller settlements and countryside</p> <p>Proposals for development within the rural areas outside the Service Villages will be strictly controlled in order to protect their character and prevent unsustainable development.</p> <p>New residential development will be restricted to replacement dwellings, residential subdivision, residential conversion of buildings where</p>	<p>CS33: Infill villages, smaller settlements and countryside</p> <p>Proposals for development within the rural areas outside the Service Villages will be strictly controlled in order to protect their character and prevent unsustainable development.</p> <p>New residential development will be restricted to replacement dwellings, residential subdivision, residential conversion of buildings where</p>	<p>CS33: Infill villages, smaller settlements and countryside</p> <p>Proposals for development within the rural areas outside the Service Villages will be strictly controlled in order to protect their character and prevent unsustainable development.</p> <p><u>Residential development at Infill villages</u> Within the settlement boundaries of the infill villages of Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton,</p>

<p>alternative economic use is inappropriate, or dwellings for essential rural workers.</p> <p>Within the settlement boundaries of the following villages, infill development (one or two dwellings), or small scale residential redevelopment where the proposal is community led with clear community and environmental benefits will be permitted. In the case of redevelopment proposals within settlement boundaries it must be demonstrated that if the site or premises was last used for an economic use, that continuation in economic use is unsuitable.</p> <p>The Infill Villages are Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford.</p> <p>Affordable housing will only be permitted either within settlement boundaries or in the form of rural exceptions sites, and then only adjacent to settlement boundaries. Affordable housing will not be permitted in the Green Belt.</p> <p>New small-scale employment development will only be permitted within settlement boundaries provided it is appropriate in scale and character, or involves the sympathetic conversion of a redundant rural building or is</p>	<p>alternative economic use is inappropriate, or dwellings for essential rural workers.</p> <p>Within the settlement boundaries of the following villages, infill development (one or two dwellings), or small scale residential redevelopment where the proposal is community led with clear community and environmental benefits will be permitted. In the case of redevelopment proposals within settlement boundaries it must be demonstrated that if the site or premises was last used for an economic use, that continuation in economic use is unsuitable.</p> <p>The Infill Villages are Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford.</p> <p>Affordable housing will be permitted within settlement boundaries or in the form of rural exceptions sites, adjacent to settlement boundaries. Affordable housing will not be permitted in the Green Belt.</p> <p>New small-scale employment development will only be permitted within settlement boundaries provided it is appropriate in scale and character, or involves the sympathetic conversion of a redundant rural building or is necessary for agricultural purposes.</p>	<p>alternative economic use is inappropriate, or dwellings for essential rural workers.</p> <p>Within the settlement boundaries of the following villages, infill development (one or two dwellings), or small scale residential redevelopment where the proposal is community led with clear community and environmental benefits will be permitted. In the case of redevelopment proposals within settlement boundaries it must be demonstrated that if the site or premises was last used for an economic use, that continuation in economic use is unsuitable.</p> <p>The Infill Villages are Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford.</p> <p>Affordable housing will be permitted within settlement boundaries or in the form of rural exceptions sites, adjacent to settlement boundaries. Affordable housing will not be permitted in the Green Belt.</p> <p>New small-scale employment development will only be permitted within settlement boundaries provided it is appropriate in scale and character, or involves the sympathetic conversion of a redundant rural building or is necessary for agricultural purposes.</p>	<p>Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford, residential redevelopment of an appropriate scale which supports sustainable development will be supported providing that:</p> <ul style="list-style-type: none"> • The form of development respects the scale and character of the settlement; • The size, type, tenure and range of housing reflects has regard to local needs; and • There is no significant adverse impact on service delivery and infrastructure provision and the local infrastructure is sufficient to accommodate the demands of the development. <p>In the case of redevelopment proposals within settlement boundaries it must be demonstrated that if the site or premises was last used for an economic use, that continuation in economic use is unsuitable.</p> <p><u>Residential development elsewhere</u> New residential development will be restricted to replacement dwellings, residential subdivision, residential conversion of buildings where alternative economic use is inappropriate, or dwellings for essential rural workers.</p> <p><u>Affordable Housing</u></p>
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<p>necessary for agricultural purposes. New employment development will not be permitted in the Green Belt.</p> <p>Shops and community uses will only be permitted within the settlement boundaries where they meet local needs and are appropriate in scale.</p>	<p>New employment development will not be permitted in the Green Belt except where it involves the reuse of buildings in accordance with the National Planning Policy Framework.</p> <p>Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>	<p>New employment development will not be permitted in the Green Belt except where it involves the reuse of buildings in accordance with the National Planning Policy Framework.</p> <p>Where the need for community facilities cannot be met within settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>	<p>Affordable housing will be permitted within settlement boundaries or in the form of rural exceptions sites, adjacent to settlements. Affordable housing will not be permitted in the Green Belt.</p> <p><u>Employment Development</u> New small-scale employment development will only be permitted within settlement boundaries provided it is appropriate in scale and character, or involves the sympathetic conversion of a redundant rural building or is necessary for agricultural purposes.</p> <p>New employment development will not be permitted in the Green Belt except where it involves the reuse of buildings in accordance with the National Planning Policy Framework.</p> <p><u>Community facilities</u> Where the need for community facilities cannot be met within or adjacent to settlement boundaries consideration will be given to sites outside where they are well related to the community which they are intended to serve.</p>
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