

## **North Somerset Councils response to the examiners second request for information 27 January 2023**

### **PEN7 Other Green Spaces**

The examiner is correct in that the categorisation of other green spaces in PEN7 (community open space, amenity green space, parks and recreation grounds, religious grounds etc) do not match those in the Development Contributions SPD section 8 (formal parks, community parks, neighbourhood open space, woodland, conservation sites, green corridors and allotments). It will therefore be difficult to make a direct comparison and to implement this aspect of policy PEN7.

The variety of “other green spaces” set out in PEN7 is also much wider than Site Allocations Plan policy SA6 (the policy which PEN7 aims to add local context to). So there is in fact no direct comparison.

Many of the types of “facility”/ areas of land shown on Figure 9 would be considered under adopted Development Management Policies Plan Policy DM68 which applies to many uses in PEN7 (DM68 includes sports pitches, play areas, public and private open space as well as a wide range of community uses). Standards for new provision of some of these uses are contained in section 3 of the Development Contributions SPD. The Development Contributions SPD is in need of updating to reflect any new changes in standards or practice and any new open space or facilities assessments and other material considerations may apply, so may only be the starting point in some cases.

Finally given the small size of many of the areas it might be useful if Figure 9 consisted of a number of maps so that the precise boundaries are clearly visible.

### **Policy PTC1 Protection of Portishead Town Centre Character and Vitality**

The correct NSC policy document referred to throughout the policy should be North Somerset **Sites and Policies Plan: Development Management Policies (adopted in 2016)** meaning that some further revision to the policy is needed in addition to those submitted on 3 February.

For accuracy the policy reference for DM66 should read “The sequential approach **for** ~~to~~ retail development.

The map of the Town Centre area (Figure 18) broadly accords with that for policy DM60, however the thickness of the boundary line and the fact that the internal area is not transparent means that there is some difficulty in identifying whether particular properties are within the area or not, e.g. but not exclusive to the area around Roath Road. A map has been sent to the Town Council to hopefully give further details which can be used to prepare an amended map.

The alternative would be to rely on the map accompanying DM60 and refer to that in the policy, however there could then potentially be confusion over whether to apply DM60 or PTC1. In effect the NDP map and policy will be superseding Policy DM60 in its entirety, as it relates to Portishead.