

April 2018

Sites and Policies Plan, Part 2

SITE ALLOCATIONS PLAN



2006-2026



Remainder of North Somerset	650	463	0	207	118	1,438
Total	8,847	12,124	71	588	655	22,285

Notes to Table 1:

- *Proposed allocations column includes ALL sites now proposed for allocation for residential – previously allocated sites rolled forward, sites proposed for allocation in the earlier consultation draft, sites with consent considered suitable for allocation and new sites not previously identified*
- *Other large sites with consent not proposed to be allocated includes those sites that are expected to be built out before public consultation of the document and those with a permitted development change of use consent that would otherwise be contrary to policy*
- *Windfall allowance based on past rates is a trend based forecast of small site windfall completions between 2006 2017 rolled forward to the end of the plan period. This is apportioned by area based on previous delivery, with current small site consents deducted to avoid double counting*
- *The housing figures are based on the April 2017 residential land survey.*
- *The revised Core Strategy remitted policies also provide more flexibility in terms of the potential for development abutting settlement boundaries of Weston-super-Mare, the towns and service villages being delivered through the development management process*

4.10 The Site Allocations Plan identifies the proposed allocations needed to deliver the Core Strategy housing requirement. This will require sufficient deliverable sites to deliver the quantum of housing required over the plan period, including sites to support the five year supply position.

Policy SA1

Residential sites of 10 or more units are shown on the Policies Map and set out at Schedule 1 together with any specific site-related requirements or key considerations to take into account.

Settlement boundaries

Background

- 4.11 Settlement boundaries are a well-established planning tool for directing development to the towns and other settlements. The settlement boundaries in North Somerset have been well established through a succession of planning documents and are reviewed when new plans are prepared. The Core Strategy deleted some of the settlement boundaries of the smaller villages.
- 4.12 The primary function of the settlement boundary is to prevent sprawl and concentrate development appropriate to the scale and needs of that community. Settlement boundaries define the areas where housing policies apply; either to the form of development which is appropriate within settlement boundaries, or the form of development which could take place abutting settlement boundaries in accordance with the remitted Core Strategy policies. Where possible, settlement boundaries have been drawn to follow features on the ground, although in certain instances, e.g. large residential curtilages, this is not always practical.
- 4.13 The settlement boundaries have been reviewed as part of the Site Allocations plan and remain largely fit for purpose. While no justification for a comprehensive review has been identified, amendments have been made at those locations where settlement boundaries have been extended to encompass recent development. Settlement boundaries have not been amended to take into account proposed new housing allocations; the proposed Core Strategy approach to development adjacent to settlement boundaries will relate to the boundaries as defined in this document and not taking account of proposed allocations.
- 4.14 For the purposes of this Plan, 'countryside' is defined as all otherwise unallocated land outside defined settlement boundaries. The "countryside" can be adversely affected by inappropriate extensions of residential curtilages and Policy SA2 makes it clear that planning consent will be required and will only be granted when it does not harm the character of the area or the amenities of adjoining occupants.

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Policy SA2

Settlement boundaries for the towns, service and infill villages are shown on the Policies Map. Residential development within the settlement boundaries will be acceptable in principle subject to the detailed policies of the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, and any relevant neighbourhood plans.

The extension of a residential curtilage, including the extension into the countryside of the curtilage of a dwelling located within a settlement boundary, will be permitted provided that it would not harm the character of the surrounding area or the amenities of adjoining occupiers.

Mixed use sites

Background

4.15 There are certain sites which because of their location and size are suitable for a mix of uses e.g. residential and employment. Such sites help to create balanced communities where residential development is accompanied by employment and community uses. On large sites it will be the intention that different uses are developed in tandem to ensure that the necessary community, social and economic infrastructure are in place to meet the needs of new residents.

Policy SA3

Sites allocated for a mix of uses are identified in Schedule 1. Proposals must take into account the specific site-related requirements or key considerations as set out in the schedule, and any other relevant policy considerations.