



# **Portishead Neighbourhood Development Plan**

## **Basic Conditions Statement**

Submission Version, 2022

### **Appendices:**

**Appendix 1:** Map of designated Neighbourhood Plan Area

**Appendix 2:** Portishead Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Report North Somerset Council, March 2022

## **A Introduction**

### **A1 Outline**

- A1.1 This Basic Conditions Statement demonstrates how the Portishead Neighbourhood Development Plan ('the Plan' or 'NDP') meets the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004<sup>1</sup>.
- A1.2 The qualifying body (Portishead Town Council) is required to produce this statement in line with regulation 15(1)(d) and regulation 22 (1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- A1.3 This Basic Conditions Statement has been prepared with regard to the following guidance / legislation:
- The Planning Aid Guide 'Approaches to Writing a Basic Conditions Statement'<sup>2</sup>
  - The Planning Advisory Service 'Guide for Councils: Meeting your legal requirements for Neighbourhood Plans'<sup>3</sup>
  - The relevant extracts from the National Planning Practice Guidance<sup>4</sup>, and
  - The relevant Acts and Regulations which pertain to Neighbourhood Development Plans.

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>2</sup> <https://www.stroud.gov.uk/media/1477/how-to-write-a-basic-conditions-statement.pdf>

<sup>3</sup> <https://www.local.gov.uk/sites/default/files/documents/legal-compliance-guide-pr-dc9.pdf>

<sup>4</sup> <http://planningguidance.planningportal.gov.uk/>

## **B Legal Requirements**

*This part of the Basic Conditions Statement confirms that in the view of Portishead Town Council, the Portishead Neighbourhood Development Plan meets the legal requirements for a Neighbourhood Development Plan.*

### **B1 The plan is being submitted by a qualifying body**

B1.1 The Portishead Neighbourhood Development Plan is submitted by the qualifying body – Portishead Town Council.

### **B2 What is being proposed is a Neighbourhood Development Plan**

B2.1 The Portishead Neighbourhood Development Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### **B3 The proposed Neighbourhood Development Plan states the period for which it is to have effect**

B3.1 The Portishead Neighbourhood Development Plan specifies the time period for which it is to have effect as 2021-2038.

### **B4 The policies do not relate to excluded development**

B4.1 The Portishead Neighbourhood Development Plan proposals do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

### **B5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area**

B5.1 The Portishead Neighbourhood Development Plan proposals relate to the Portishead Neighbourhood Area and to no other area. There are no other neighbourhood plans relating to this neighbourhood area.

B5.2 The Portishead Neighbourhood Area was designated on 16th October 2019, the Neighbourhood Area boundary is shown in **Appendix 1** to this Statement and within the Portishead Neighbourhood Development Plan. The Neighbourhood Area follows the Portishead Town Council boundary.

## C Basic Conditions

*This part of the Basic Conditions Statement confirms that in the view of Portishead Town Council, the Portishead Neighbourhood Development Plan meets all of the basic conditions required for a Neighbourhood Plan.*

### C1 Have appropriate regard to national policy

C1.1 The National Planning Policy Framework (2021)<sup>5</sup> sets out the planning policies for England, together with the National Planning Practice Guidance (NPPG)<sup>6</sup>. Table 1 below briefly summarises how the national policies and guidance have been taken into account for each planning policy in the Portishead Neighbourhood Development Plan. This approach follows the format employed by Arundel District Council in their Basic Conditions Statement, as referenced in Planning Aid Guidance as good practice<sup>7</sup>.

#### Tables 1A-1D General conformity of NDP Policies with National Planning Policy Framework 2021

**Table 1A - Environment Policies**

| Planning Policy Ref. | Planning Policy Title                      | Key NPPF Para. / NPPG Para. Cross Ref.   | Commentary   |
|----------------------|--|--|--|
| PEN1                 | Landscape Setting and Views                | NPPF: 130, 174   | <p>PEN1 is supported by the Portishead Community Character Statement and the Local Key Views Report, which both identify important aspects of the landscape character and setting of the Neighbourhood Area, including locally valued views.</p> <p>By identifying landscape qualities of local importance, this policy aims to ensure that developments are sympathetic to local character, including landscape setting (para. 130).</p> <p>PEN1 protects and enhances the valued landscape of Portishead (para. 174a), including its coastline (para. 174b) and valued ecological assets including Weston Big Wood and East Wood; minimising impacts on and providing net gains for biodiversity (para. 174d).</p> |
| PEN2                 | Portishead's Green and Blue Infrastructure | <p>NPPF: 92, 154, 174, 175, 179</p> <p>NPPG: 004 Reference ID: 8-004-20190721, 005 Reference ID: 8-005-20190721,</p> | <p>PEN2 is supported by the Portishead GBI Evidence Base Report, which identifies the value and role of Green and Blue Infrastructure (GBI) across the Neighbourhood Area.</p> <p>The policy encourages development to recognise and improve the ecosystem services that GBI provides across Portishead, including achieving healthy, inclusive and safe places (para. 92).</p> <p>PEN2 aims to protect and enhance Portishead's GBI network, recognising its important role in contributing</p>   |

<sup>5</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

<sup>6</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>7</sup> [http://community21.org/downloads/Arundel%20Neighbourhood%20Plan\\_Basic%20Conditions%20Statement\\_Nov%202013.pdf](http://community21.org/downloads/Arundel%20Neighbourhood%20Plan_Basic%20Conditions%20Statement_Nov%202013.pdf)

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|      |   | 006<br>Reference<br>ID: 8-006-<br>20190721 | <p>positively to the causes and effects of the climate crisis; shaping development to avoid increased vulnerability to the impacts arising from climate change (para. 153).</p> <p>PEN2 aims to contribute towards and enhance the natural and local environment by identifying the wider benefits of natural capital and ecosystem services including the Ancient Woodland and other trees in Portishead (para. 174).</p> <p>PEN2 refers to Figure 4, which identifies diagrammatically the GBI network in the Neighbourhood Area, including the strategic GI corridors (identified in North Somerset Council's GI Strategy) and locally identified GBI corridors. This approach notes the strategic importance of the GBI in the area (para. 175) and adds local detail.</p> <p>PEN2 and Figure 4 also identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks (para. 179a).</p> |
| PEN3 | Flood Risk and Natural Flood Management | NPPF:<br>152, 153,<br>161, 169             | <p>PEN3 supports natural flood management works, supporting the transition to a low carbon future in a changing climate (para. 152). The policy takes account of flood risk within the Neighbourhood Area and recognises the role of GBI in reducing flood risk, linking to the GBI assets and priorities shown in Figure 4 and the recommendations in the GBI report.</p> <p>PEN3 requires major development to include provision of SUDs, in line with para 169. It also encourages as much use as possible of natural flood management techniques (para. 161).</p>   |
| PEN4 | Biodiversity                            | NPPF:<br>174, 179,<br>180, 182             | <p>PEN4 is supported by the Portishead GBI Evidence Base Report, which identifies sites of biodiversity value across the Neighbourhood Area.</p> <p>PEN4 requires biodiversity net gain consistent with NPPF para. 174(d). Figures 4 and 6 identify the components of local wildlife-rich habitats and wider ecological networks, in order to protect and enhance them. This includes priority habitats, and nationally and internationally designated sites (para. 179).</p> <p>PEN4 does not permit development that will adversely affect the integrity of sites of international importance for wildlife, consistent with the requirements of NPPF para. 182.</p> <p>Wording in PEN4 related to SSSIs directly reflects that in NPPF para. 180b.</p>  |
| PEN5 | Trees, Hedgerow and Woodland            | NPPF:<br>131, 174,<br>179, 180             | <p>PEN5 is supported by the Portishead GBI Evidence Base Report, which includes detail on valued trees and woodland in the Neighbourhood Area.</p> <p>PEN5 recognises the important role of trees as part of Portishead's distinctive character, as well as in mitigating and adapting to climate change (para. 131).</p>   |

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|      |                                   |                     | <p>Figure 7 identifies trees that are components of local wildlife-rich habitats and wider ecological networks, in order to protect and enhance them (para. 179). The policy aims to ensure that existing trees are retained wherever possible (para. 131), and recognises the multiple benefits of trees and woodland (para. 174).</p> <p>NPPF para. 180 states that ‘development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland or veteran trees) should be refused unless there a wholly exceptional reasons and a suitable compensation strategy exists’.</p> <p>The Woodland Trust’s ‘Planners’ Manual for Ancient Woodland and Veteran Trees’ states that <i>‘Although there is no ‘one size fits all’ with buffer design, each one should be designed to fulfil the specific requirements of its location and the type of proposed development... As a precautionary principle, a minimum 50 metre buffer should be maintained between a development and the ancient woodland, including through the construction phase, unless the applicant can demonstrate very clearly how a smaller buffer would suffice. A larger buffer may be required for particularly significant engineering operations, or for after-uses that generate significant disturbance’.</i></p> <p>Furthermore, the SSSI Impact Risk Zones (developed by Natural England) show impact risk zones around Weston Big Wood of 50m (relevant to all planning applications except householder applications, though there are no existing houses within the 50m zone) and 150m (relevant to any residential development of 10 or more outside existing settlements).</p> <p>In order to protect the irreplaceable habitat and SSSI of Weston Big Wood, PEN5 therefore sets out that a 50-150 metre buffer should be maintained between any development and the Ancient Woodland of the SSSI Weston Big Wood, including during the construction phase, in order to avoid adverse impacts on this irreplaceable habitat, unless the applicant can demonstrate very clearly how a smaller buffer would be acceptable.</p> |
| PEN6 | Designation of Local Green Spaces | NPPF: 101, 102, 103 | <p>PEN6 is supported by the Portishead Local Green Space Evidence Base Report, which sets out the process and evidence behind the proposed Local Green Space designations.</p> <p>PEN6 identifies and designates areas of land that are of particular importance to the local community (para. 101). Evidence to support the proposed designations, including from consultation with the community and landowners, has been collected and summarised in the evidence base report.</p> <p>The proposed Local Green Space designations are all in reasonable proximity to the community they serve,</p>   |

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|      |   |                      | <p>local in character and not an extensive tract of land, and demonstrably special to the the local community and hold a particular local significance (para. 102).</p> <p>PEN6 does not allow for planning permission which adversely affects a designated Local Green Space except for in very special circumstances, consistent with management of land within the Green Belt (para. 103).</p>   |
| PEN7 | Other Green Spaces                      | NPPF: 98, 99         | <p>PEN7 identifies existing open space, sports and recreational land including playing fields to be protected, in line with NPPF para. 99. PEN7 identifies those spaces that do not meet the specific criteria needed to be designated as Local Green Spaces, but that still make a worthwhile contribution to the GBI network and community life in Portishead.</p> <p>PEN7 identifies spaces that are part of Portishead’s network of high quality open spaces and opportunities for sport and physical activity, promoting activity and the health and wellbeing of communities (para. 98).</p>  |
| PEB1 | Locally Distinctive High Quality Design | NPPF: 126, 127, 129, | <p>PEB1 responds to section 12 of the NPPF, which underscores the importance of high quality design, by promoting high quality, beautiful and sustainable buildings and places as fundamental to the planning system (see para. 126).</p> <p>NPPF para. 127 sets out that Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Accordingly, PEB1 is supported by the Portishead Community Character Statement, which is an in-depth survey and analysis of the locally distinctive character and design of the built and natural environment in Portishead. The document was produced by the Neighbourhood Plan Steering Group with guidance from Plan consultants. The core of the document is a description and analysis of important and locally distinctive features of the town as a whole and the distinctive areas within it.</p> <p>PEB1 and the Portishead Community Character Statement aim to ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting and establishes or maintains the strong sense of place within Portishead’s distinctive character areas (para. 130).</p> |
| PEB2 | Small and Infill Development            | NPPF: 124, 125       | <p>PEB2 supports development that makes efficient use of land (para 124), supporting development within the defined settlement boundary in principle. PEB2 requires small and infill development to not adversely affect the character of the area, referring to detail in the Portishead Community Character Statement; encouraging efficient use of land whilst also creating beautiful and sustainable places (para. 125).</p>   |

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| PEB3 | Local Heritage   | <p>NPPF: 189, 190, 194, 203</p> <p>NPPG: 040 Reference ID: 18a-040-20190723</p> | <p>PEB3 aims to protect and conserve heritage assets and the historic environment within the Neighbourhood Area, recognising their value as an irreplaceable resource (para. 189, 190).</p> <p>PEB3 is supported by the Locally Valued Non-designated Heritage Assets Report, which sets out the evidence behind the identification of buildings and structures of local interest, which are considered to be non-designated heritage assets (PPG para. 40). These assets have been identified by the Neighbourhood Plan Steering Group and local community and taken through a rigorous public consultation exercise.</p> <p>PEB3 protects identified non-designated local heritage assets to be protected in a manner appropriate to their significance (para. 189, 203).</p> <p>PEB3 requires proposals affecting heritage assets to show that appropriate consideration has been given to the significance of the asset, in line with NPPF para 194.</p>  |
| PEB4 | Sustainable Design, Construction and Retrofitting                | <p>NPPF: 152, 154, 157, 158,</p>  | <p>PEB4 supports the transition to a low carbon future in a changing climate (para. 152), by supporting the reduction of carbon emissions and energy demands, and supporting the delivery of sustainable design and construction. It takes a proactive approach to mitigating and adapting to climate change (para. 153).</p> <p>PEB4 refers to the Net Zero Carbon Toolkit, BREEAM and Home Quality Mark for Residential Development, which all set out a number of targets for development to reduce greenhouse gas emissions (154).</p>  |
| PER1 | Supporting Renewable and Low Carbon Energy Schemes in Portishead | <p>NPPF: 152, 153, 155</p>  | <p>PER1 supports decentralised renewable and low carbon energy schemes within the Neighbourhood Area, as a key contribution towards supporting the transition to a low carbon future in a changing climate. This includes particularly shaping places that contribute to radical reductions in greenhouse gas emissions... including renewable and low carbon energy and associated infrastructure (para. 152). It takes a proactive approach to mitigating and adapting to climate change (para. 153).</p> <p>PER1 is supported by the Portishead Renewable Energy Study, which explores the potential for renewable energy generation in Portishead. PER1 identifies opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems such solar canopies, tidal energy and water source heat pumps (para. 155).</p> <p>PER1 also particularly supports local renewable and low carbon energy generation developments that are community-led initiatives; are led by local renewable energy groups and/or meet the needs of the local community (para. 156).</p> |



**Table 1B - Wellbeing Policies**

| <b>Planning Policy Ref.</b> | <b>Planning Policy Title</b>                                   | <b>Key NPPF Para. Cross Ref.</b> | <b>Commentary</b>  |
|-----------------------------|--|----------------------------------|--|
| PWC1                        | Protection of Existing Community Facilities and Infrastructure | NPPF: 92, 93                     | <p>PWC1 is supported by the Portishead Community Facilities Evidence Base Report which sets out detail on the existing community facilities in the Neighbourhood Area as well as gaps in provision.</p> <p>PWC1 promotes healthy and safe communities by protecting the places that enable and support healthy lifestyles e.g. sports facilities, local shops (para. 92). PWC1 plans positively for the provision of community facilities, and safeguards against the unnecessary loss of the existing valued facilities and services and community facilities in Portishead (para. 93).</p>   |
| PWC2                        | New Community Facilities and Infrastructure                    | NPPF: 92, 93                     | <p>PWC2 plans positively for the provision and use of community facilities to enhance the sustainability of communities and residential environments in Portishead. PWC2 encourages the provision of appropriate new and/or improved facilities within the Neighbourhood Area (para. 93).</p>  |
| PWH1                        | Protection of Portishead's Existing Housing Stock              | NPPF: 60, 62                     | <p>Policies PWH1-PWH11 are supported by Portishead Local Housing Needs Assessment, which details local housing need within the Neighbourhood Area (para. 62).</p> <p>NPPF para. 60 sets out the Government's objective of significantly boosting the supply of homes - PWH1 contributes towards this by aiming to protect existing residential uses within the Portishead. The Portishead Local Housing Needs Assessment identifies that there is an existing shortage of one, two and three bedroom houses in Portishead, this is therefore reflected in the policy wording (para. 62).</p>   |
| PWH2                        | Retaining Existing Valued Smaller and Accessible Housing       | NPPF: 62, 130                    | <p>The Portishead Local Housing Needs Assessment (2021), produced to support the Neighbourhood Plan, identifies an existing shortfall and a growing demand for smaller single, double and triple bedroom homes in Portishead within the open market and affordable housing sectors. PWH2 therefore seeks to restrict development of the existing supply of these smaller homes into larger dwellings that do not meet the evidenced local housing need. PWH2 requires development to enlarge or add residential floorspace to existing residential properties to be of high quality design and be sympathetic to local character, including the surrounding built environment (para. 130).</p> |
| PWH3                        | New Housing to Meet Local Needs in Portishead                  | NPPF: 60, 62, 63                 | <p>PWH3 aims to address the needs of groups with specific housing requirements (namely those in affordable housing need), and contribute towards significantly boosting the supply of homes (para. 60). PWH3 is supported by the Portishead Local Housing Needs Assessment, and its findings reflected in the policy wording (para. 62). PWH3 aims to add the local</p>  |

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|      |  |   | housing needs detail to increase the effectiveness of adopted North Somerset affordable housing policy framework to deliver the right types of housing to help local people secure a home that meets their needs, whether through open market or through subsidised pathways.  |
| PWH4 | Making Housing Available to Local People in Housing Need | NPPF: 60, 62  | PWH4 aims to address the needs of groups with specific housing requirements (namely local people in need of discounted market housing), and contribute towards significantly boosting the supply of homes (para. 60). The Local Housing Needs Assessment identified that there remains a significant proportion of the community who cannot afford market housing in Portishead, and who are more likely to be forced to move away from family, employment and their associations with Portishead to find suitable housing. Therefore, PWH4 encourages open market housing providers in Portishead to offer an initial three month marketing period exclusively to local people who fall into specific categories.   |
| PWH5 | First Homes Discount in Portishead                       | NPPF: 60, 62, 63  | PWH5 aims to address the needs of groups with specific housing requirements (namely local people in need of discounted market housing), and contribute towards significantly boosting the supply of homes (para. 60). The Local Housing Needs Assessment identifies that households on an average income in Portishead would not be able to afford a 50% share of a First Home if the standard 30% discount was applied. In Portishead, acquiring a First Home product would only be likely to be affordable for people on an average income if a discount of 50% is applied. PWH5 therefore reflects this specific aspect of affordable housing need and other affordable routes into home ownership (para. 62, 63).  |
| PWH6 | Homes for Elderly, Disabled and Vulnerable People        | NPPF: 60, 62, 92, 98<br>NPPG: 001 Reference ID: 63-001-20190626,<br>002 Reference ID: 63-002-20190626,<br>003 Reference ID: 63-003-20190626,<br>008 Reference | PWH6 aims to address the needs of groups with specific housing requirements (namely older people and people with disabilities), and contribute towards significantly boosting the supply of homes (para. 60). It takes a proactive approach to the need to provide housing for older people, which is critical (NPPG para. 001, Reference ID: 63-001-20190626)<br><br>The Local Housing Needs Assessment which supports PWH6 identifies a projected 54% increase in people over the age of 65 in Portishead over the Plan period, and an existing level of households within North Somerset containing one or more persons with a long term illness of 33%. PWH6 therefore supports proposals for age restricted housing, extra care housing and residential nursing home facilities (para. 62). |

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|       |   | ID: 63-008-20190626   | PWH6 also requires such development to be within safe and convenient access to facilities and green space, promoting healthy and safe communities (paras. 92, 98)  |
| PWH7  | Adaptable New Homes                           | NPPF: 60, 130<br><br>NPPG: 008 Reference ID: 63-008-20190626      | PWH7 aims to address the needs of groups with specific housing requirements (para. 60), including considering projected housing needs over the plan period for those likely to need to adapt their homes in order to stay in them for as long as possible throughout their life. PWH7 supports new housing to provide a high standard of amenity for existing and future users, referring specifically to the Government's technical standards for accessible and adaptable housing (Building Regulations Part M) (para. 130).   |
| PWH8  | Alterations to Make Existing Homes Accessible | NPPF: 60, 126, 130<br><br>NPPG: 008 Reference ID: 63-008-20190626 | PWH8 aims to address the needs of groups with specific housing requirements (para. 60), including considering projected housing needs for those needing to adapt their homes in order to stay in them as their access requirements change. PWH8 supports alterations to existing homes so that they continue to provide a high standard of amenity for existing users (para. 130) and meet local housing needs.<br><br>PWH8 requires any alterations to make existing homes accessible to be of a high standard of design that does not harm the character of the area nor any heritage assets (para. 126).  |
| PWH9  | Community Led Development Projects            | NPPF: 60, 126, 130, 174   | PWH9 supports the Government's objective of significantly boosting the supply of homes, particularly focusing on addressing the needs of groups with specific housing requirements ie. affordable housing (para. 60). Community led housing can qualify as a recognised affordable housing sector, and can provide 100% affordable housing schemes.<br><br>With the particular constraints on housing delivery and affordability issues identified in the Portishead Housing Needs Assessment 2021, community led development projects to deliver affordable housing can supplement affordable housing delivered through developer contributions, where land becomes available.<br><br>PWH9 requires any community led development to be of a high standard of design that protects or enhances the character of the area (para. 126, 130) and conserve the character of Portishead's landscape setting. |
| PWH10 | Self-build and Custom Build Housing           | NPPF: 60, 62  | PWH10 aims to address the needs of groups with specific housing requirements (namely local people in affordable housing need), and contribute towards significantly boosting the supply of homes (para. 60). The Portishead Local Housing Needs Assessment identifies the current need for all types of affordable   |

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|       |  |              | housing and a severe issue of affordability. PWH10 therefore supports the provision of custom and self build housing as a form of how this affordable housing need can be met (para. 62).   |
| PWH11 | Sub-divisions and Conversions of Larger Residential Property | NPPF: 60, 62 | <p>PWH11 aims to address the needs of groups with specific housing requirements (namely local people in need of smaller 1-3 bedroom homes), and contribute towards significantly boosting the supply of homes (para. 60).</p> <p>The Portishead Local Housing Needs Assessment (2021), produced to support the Neighbourhood Plan, identifies a higher than average proportion of under-occupied larger houses within the town, contrasting with the shortage of smaller single, two and three bedroom properties.</p> <p>PWH11 therefore seeks to encourage the appropriate sub-division and conversion of larger residential properties in the Neighbourhood Area to contribute towards the housing stock to meet the housing need of the local population of the area (para. 62).</p> <p>PWH11 requires development to sub-divide or convert larger residential properties to be of high quality design and be sympathetic to local character, including the surrounding built environment and not adversely affect the amenity of surrounding uses (para. 130).</p> |

**Table 1C - Prosperity Policies**

| <b>Planning Policy Ref.</b> | <b>Planning Policy Title</b>                                      | <b>Key NPPF Para. Cross Ref.</b> | <b>Commentary</b>  |
|-----------------------------|---|----------------------------------|--|
| PPE1                        | Protecting Portishead's Valued Employment Space                   | NPPF: 81, 82                     | PPE1 helps create conditions in which businesses can invest, expand and adapt by protecting identified local valued employment sites in the Neighbourhood Area. The policy puts significant weight on the need to support economic growth and productivity (para. 81). PPE1 allows for flexibility to accommodate changing needs of businesses (para. 82) within use classes E(g), B2 or B8.   |
| PPE2                        | Supporting Business Investment, the Visitor Economy and Start-ups | NPPF: 81, 82, 86                 | <p>PPE2 also helps create conditions in which businesses can invest, expand and adapt (para. 81). PPE2 allows for new and flexible working practices, suggesting for the provision of starter units, shared service accommodation and the development of offices - but not setting out limits on the type of employment development to be supported (para. 82d).</p> <p>PPE2 particularly supports tourism and leisure development within the Town Centre, recognising its</p> |

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|      |  |                          | role at the heart of the Portishead community (para. 86).  |
| PPE3 | Supporting Low Carbon Local Businesses               | NPPF: 81                 | PPE3 encourages development that supports low carbon local businesses, contributing towards Britain being a global leader in innovation, particularly in clean growth (one of the four key themes in the Government's Industrial Strategy: Building a Britain fit for the future (2017).   |
| PPE4 | Digital Connectivity and Telecommunications          | NPPF: 114, 81            | PPE4 reflects and supports NPPF para. 114, which states that advanced, high quality and reliable communications infrastructure is essential for economic growth. By supporting proposals that contribute to providing Portishead's residents, businesses and community facilities with access to state-of-the-art digital connectivity in principle, PPE4 contributes towards creating conditions in which businesses can invest, expand and adapt (para. 81).   |
| PPE5 | Homeworking  | NPPF: 81, 82             | PPE5 puts significant weight on the need to support economic growth and productivity in the Portishead Neighbourhood Area (para. 81), particularly considering the shift to home working as a result of the COVID-19 pandemic. PPE5 also encourages new development to be designed to offer flexibility in the future (to accommodate new ways of working from home etc), helping to create conditions in which businesses can adapt (para. 82).   |
| PPT1 | Inclusive Active Travel                              | NPPF: 100, 104, 110, 112 | PPT1 promotes opportunities for walking, cycling and public transport by identifying opportunities for protection and enhancement of, and connection to, the existing sustainable transport network (para. 104).<br><br>PPT1 protects and enhances public rights of way and access, including to provide better more inclusive facilities for users (para. 104).   |
| PPT2 | Encouraging Active Travel for Leisure and Recreation | NPPF: 98, 99, 100, 104   | PPT2 protects and enhances public rights of way and access, and promotes the provision of better facilities for users, including taking opportunities to add links to existing strategic routes (para. 104).<br><br>PPT2 supports improved access to Portishead's network of open spaces and opportunities for physical activity (para. 98) by promoting walking and cycling routes that connect Portishead's valued local assets, including open green spaces, but also the Town Centre and other community facilities. |
| PPT3 | Supporting the Shift to Ultra-low Emission Vehicles  | NPPF: 107, 152, 154.     | PPT3 encourages the infrastructure to enable use of ultra low emission vehicles (para. 107), to reduce greenhouse gas emissions and increase the use of renewable and low carbon energy, and support the transition to a low carbon future (para. 152).  |
| PPT4 | Parking  | NPPF 106, 107, 110       | PPT4 supports the provision of parking in line with North Somerset's adopted Parking Standards SPD   |

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|      |   |                 | <p>(2021), which sets out requirements based on the considerations in NPPF para. 107.</p> <p>This includes provision for attractive and well-designed cycling facilities such as secure cycle parking (para. 106). PPT4 adds local detail to NPPF para. 110, which requires the design of parking areas to reflect current national guidance.</p>  |
| PPT5 | Highway Impacts and Securing Highway Safety | NPPF: 110, 111, | PPT5 supports development only when proposals have addressed the assessed safety impacts and any significant impacts from the development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree (para. 110). PPT5 does not support development where there is an unacceptable impact on highway safety (para. 111).  |
| PPT6 | Development Proposals and Travel Planning   | NPPF: 104, 113  | PPT6 requires proposals for development of 10 homes or more, and therefore which create significant amounts of movement, to be submitted with a Travel Plan, in accordance with NPPF para. 113 (this is further justified in Table 2C below). PPT6 prioritises development that demonstrates that opportunities to enable active and low carbon transport choices, community safety, inclusive accessibility and avoidance of adverse transport impacts on residential amenity and business vitality have been maximised (para 104). |

**Table 1D - Town Centre Policies**

| <b>Planning Policy Ref.</b> | <b>Planning Policy Title</b>                                | <b>Key NPPF Para. Cross Ref.</b> | <b>Commentary</b>  |
|-----------------------------|---|----------------------------------|--|
| PTC1                        | Protection of Portishead Town Centre Character and Vitality | NPPF: 82, 86, 130.               | <p>PTC1 supports the role that Portishead Town Centre plays at the heart of the local community and takes a proactive approach to its growth, management and adaptation (para. 86). PTC1 promotes the continued development of the town centre's viability and vitality (para. 86a).</p> <p>By supporting the long term vitality and viability of the town centre, PTC1 also sets a clear economic vision and strategy to encourage sustainable economic growth (para. 82).</p> <p>Bullet point 4 in PTC1 encourages high quality design within the town centre, through requirement for development proposals within the town centre to conserve or enhance the character of the town centre (para. 130).</p> |
| PTC2                        | Business Use of Upper Floors                                | NPPF: 82, 86, 120, 124           | PTC2 encourages business use of upper floors of premises within the town centre, promoting a suitable mix of uses within the town centre to contribute towards its vitality (para. 86). This positively and proactively encourages sustainable economic growth, as required by NPPF para. 82. Encouraging business use within the town centre also promotes  |

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|      |   |                                | development within a sustainable location that makes efficient use of land (para. 124).   |
| PTC3 | Town Centre Housing                             | NPPF: 60, 62, 81, 86, 120, 124 | <p>PTC3 recognises the role of appropriate housing provision within the Town Centre in contributing towards significantly boosting the supply of homes (para. 60) and meeting the evidenced local housing need in Portishead (para. 62).</p> <p>Whilst allowing a suitable mix of uses within the town centre (including housing), PTC3 also sets out criteria to protect the vitality and viability of the town centre (para. 86a) as part of any change of use development to residential.</p> <p>Bringing people into the town centre as part of appropriate residential development promotes opportunities to support existing businesses within the town centre, supporting economic growth and productivity within the town centre (para. 81).</p> <p>Supporting appropriate residential use within the town centre also promotes development within a sustainable location that makes efficient use of land (para. 124).</p> |
| PTC4 | Keeping the Town Centre Accessible to Everybody | NPPF: 81, 92, 86, 130          | <p>PTC4 supports town centre developments that are safe, inclusive and accessible, which promote health and wellbeing (para. 130f). It also promotes high quality public space within the town centre that encourages the active use of public areas (para. 92).</p> <p>The policy encourages all people into the town centre, helping to ensure the vitality of the area, as required by Section 7 of the NPPF (para. 86). This helps to create conditions in which local businesses can invest, expand and adapt (para. 81).</p>  |
| PTC5 | Shopfronts and Signage                          | NPPF: 130, 136                 | <p>PTC5 supports town centre business development that are of high quality design, that conserves or enhances the existing character and quality of the town centre (para. 130).</p> <p>PTC5 does not support signage or advertisements that adversely affect amenity through harming the character of the town centre (para. 136).</p>   |

## **C2 Contributes to the achievement of sustainable development**

C2.1 The below approach follows the format employed by Broughton Astley Parish Council in their Basic Conditions Statement, as referenced in Planning Aid Good Practice Guidance<sup>8</sup>.

C2.2 The key ways that the Portishead Neighbourhood Development Plan will help to contribute to meeting the objectives of sustainable development are detailed below:

- The Neighbourhood Plan contains policies which relate to the environmental,

<sup>8</sup> <http://broughtonastley.leicestershireparishcouncils.org/uploads/1752a98c6512905414323017.pdf>

- social and economic aspects of the Neighbourhood Area (Policies: ALL)
- The Neighbourhood Plan seeks to set out a coherent local strategy for the development of the Neighbourhood Area: considering housing, employment, recreation, and community facilities. [Policies: PWH1, PWH2, PWH3, PWH4, PWH6, PWH7, PWH8, PWH9, PWH10, PWH11, PPE1, PPE2, PPE3, PPE4, PPE5, PTC1, PTC2, PWC1, PWC2, PPT2, PEN6, PEN7]
- The Neighbourhood Plan supports the protection and enhancement of environmental and historic assets. [Policies: PEN1, PEN2, PEN3, PEN4, PEN5, PEN6, PEN7, PEB1, PEB2, PEB3, PEB4]
- The Neighbourhood Plan supports the protection and enhancement of local facilities and infrastructure. [Policies: PWC1, PWC2, PPT4, PPT5, PPT6, PPT7]
- The Neighbourhood Plan is positive and proactive. It seeks to shape and direct housing, employment and retail development to the most appropriate locations in line with national policy considerations. [Policies: ALL].

### C3 Be in general conformity with strategic local policy

C3.1 The local policy which applies to the Portishead Neighbourhood Development Plan Area currently comprises of:

- North Somerset Core Strategy (Adopted 2017)
- Sites and Policies Plan Part 1: Development Management Policies (Adopted 2016)
- Sites and Policies Plan Part 2: Site Allocations Plan (Adopted 2018)
- Policies Map
- West of England Joint Waste Core Strategy (Adopted 2011)

C3.2 The documents above form the Local Development Plan for the Portishead Neighbourhood Area. As the Local Plan is strategic in nature, general conformity will be considered against this.

Various Supplementary Planning Documents are not part of the Development Plan but carry weight in the decision making process. They are therefore referred to in this document where they have informed the Neighbourhood Plan's policy approach.

C3.3 The qualifying body considers that the Portishead Neighbourhood Development Plan is in general conformity with the adopted North Somerset Local Plan. This is outlined in **Table 2** below.

#### Tables 2A-2D – NP policies general conformity against the adopted North Somerset Core Strategy and Sites and Policies Plan Parts 1 and 2.

**Table 2A - Environment Policies**

| Planning Policy Ref. | Planning Policy Title       | Key Local Plan Cross Ref. | Commentary  |
|----------------------|-----------------------------|---------------------------|---|
| PEN1                 | Landscape Setting and Views | CS5, CS6, DM10, DM12      | PEN1 seeks to protect and enhance the distinctive landscape character of Portishead, as required by policy CS5. Through the identification of locally valued key views, and landscape features of particular local importance, PEN1 adds Portishead-level detail to the relevant landscape types identified in the North Somerset Landscape Character Assessment that is referred to in |



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|      |  |                          | <p>policy CS5, and the criteria for development proposals set out in DM10.</p> <p>PEN1 requires any development proposals to respond sensitively to the transition between the built settlement and the valued surrounding countryside, which is within the green belt. This adds local detail to green belt policy set out in DM12.</p> <p>PEN1 is supported by local evidence included in the Portishead Community Character Statement.</p>   |
| PEN2 | Portishead's Green and Blue Infrastructure | CS1, CS4, CS9, DM8, DM19 | <p>PEN2 promotes the protection, enhancement and management of Portishead's local network of multifunctional green (and blue) infrastructure, as required by criterion 5 of policy CS1. This is also linked to criterion 6 (biodiversity) of the same policy.</p> <p>Figure 4 in the Neighbourhood Plan identifies the local green and blue infrastructure assets and priorities in Portishead; which include nature conservation sites as set out in DM8, and are key to delivering biodiversity improvements as set out in CS4.</p> <p>PEN2 is supported by local evidence included in the Portishead Green and Blue Infrastructure Report, which draws upon material and objectives included in the North Somerset Green Infrastructure Strategy (2020). The Report includes an assessment of how key GBI areas within Portishead currently perform at various ecosystem services, as well as specific recommendations about how this performance could be improved. This adds Portishead-level detail to how the existing network of GI can be safeguarded, improved and enhanced - particularly in relation to its accessibility, connectivity and multi-functionality, as required by CS9 and DM19.</p> |
| PEN3 | Flood Risk and Natural Flood Management    | CS3, DM1                 | <p>PEN3 expects sustainable drainage systems to be provided as part of all major development, in line with the requirements of DM1. PEN3 adds local detail by requiring applicants to pay attention to the green and blue infrastructure assets and priorities set out in Figure 4 and the Portishead Green and Blue Infrastructure Report.</p>   |
| PEN4 | Biodiversity                               | CS1, CS4, CS9, DM8       | <p>PEN4 promotes the protection, connection and enhancement of biodiversity and nature conservation sites in the Neighbourhood Area, as required by criterion 6 of policy CS1. This is also linked to criterion 5 (green infrastructure) of the same policy.</p> <p>The Portishead Green and Blue Infrastructure Report, along with Figure 4 in the Neighbourhood Plan, identifies the local biodiversity areas that are assets and priorities in Portishead; key to delivering biodiversity improvements as set out in CS4. Figure 6 identifies priority habitats in Portishead and PEN4 refers specifically to these areas, requiring development proposals to demonstrate sensitive responses to these sites where necessary, key to delivering nature conservation as set out in DM8.</p> <p>PEN4 seeks to reflect at the Neighbourhood Area level recently passed legislation in the Environment Act</p>   |

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|      |                                   |   | <p>(November 2021) which sets out a duty for developers to include a minimum 10% net biodiversity gain in new schemes. The emerging North Somerset Local Plan looks to deliver this at the North Somerset level through emerging policy DP33 (Biodiversity Net Gain). This provides the context and justification for PEN4 to go beyond the requirements of the adopted Development Plan.</p>   |
| PEN5 | Trees, Hedgerows and Woodland     | CS4, CS9, DM8, DM9 Biodiversity and Trees SPD | <p>PEN5 contributes to nature conservation as required by CS4, particularly by protecting, connecting and enhancing ancient woodland and veteran trees as important habitats, promoting tree planting and an increase in tree canopy cover, encouraging the retention of trees.</p> <p>PEN5 prioritises the protection and planting of trees and woodlands within Portishead, as well as the connection of disjointed woodlands (ancient and semi-natural), as required by CS9.</p> <p>PEN5 provides Portishead level detail to the criteria on new planting and protection of existing trees in DM9, and guidance in the Biodiversity and Trees SPD.</p>   |
| PEN6 | Designation of Local Green Spaces | SA5, CS9, CS26                                | <p>PEN6 identifies particular green spaces within Portishead to designate and be protected as Local Green Spaces. This prioritises the continued development of a network of green spaces in and around the urban area of Portishead, in line with the priorities in CS9.</p> <p>There are a number of Local Green Spaces already designated by SA6, which are currently carried forward in the emerging Local Plan material from North Somerset Council. The Town Council supports the retention of their designation. PEN6 identifies additional spaces to be designated by the Neighbourhood Plan.</p> <p>During Regulation 14 consultation, North Somerset Council objected to the proposed Local Green Space designation at Slade Road. It should be noted that the existing Local Plan allocation for residential development on 'Land south of Downside' (policy SA1) does not include the land proposed for LGS designation, rather it includes the land immediately to the east of this area. The area included within the Local Plan allocation for residential development in Policy SA1 is not proposed for Local Green Space designation.</p> <p>The policy is supported by the Local Green Space Evidence Base Report which sets out the methodology and evidence collected to underpin the proposed designations. The methodology is broadly similar to that used by North Somerset Council to identify the designations in SA5 - with local detail / variations to the methodology explained in the report.</p> <p>The wording of PEN6 reflects that included in SA5; not supporting planning permission which adversely affects a Local Green Space, except for in very special circumstances. The Local Green Space Evidence Base</p> |

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|      |   |   | <p>Report sets out the characteristics underpinning the proposed designation of each space.</p> <p>PEN6 designates allotments in Portishead as Local Green Spaces, recognising their role in providing access to healthy, accessible, affordable and locally produced food options, in line with CS26.</p>  |
| PEB7 | Other Green Spaces                      | SA6, CS9  | <p>PEB7 identifies further green spaces within Portishead to be protected as part of the green infrastructure network. This prioritises the continued development of a network of green spaces in and around the urban area of Portishead, in line with the priorities in CS9.</p> <p>SA6 recognises the value of open green spaces which are not designated as Local Green Spaces in making worthwhile contributions to the townscape, character, setting and visual attractiveness of a place. The Portishead GBI Evidence Base Report (2022), which supports PEB7, includes an audit of open spaces in Portishead, which includes identification of spaces and their function and value, as well as opportunities for improvement where appropriate. The open space audit and Policy PEB7 adds local detail to SA6 by identifying the open spaces in Portishead and their valued functions and contributions.</p>  |
| PEB1 | Locally Distinctive High Quality Design | CS12, DM32  | <p>PEB1 supports high quality design in development that conserves and enhances the built and natural environment of Portishead, and delivers locally distinct places, as required by CS12 and DM32. CS12 sets out the design priority of consolidating the individual character of settlement through settlement character appraisals.</p> <p>Policy DM32 requires the design of development to demonstrate sensitivity to local character. PEB1 adds Portishead level detail to this, by setting out what Portishead's locally valued character is.</p> <p>This is explored and set out in the Portishead Community Character Statement, which supports PEB1 and identifies the locally valued character of Portishead. The Character Statement was produced by the Neighbourhood Plan Steering Group, with support from plan consultants, and has been informed by wider community consultation and field work undertaken by local people. The result is guidance that reflects community aspirations and values, to inform development that protects and enhances local character and distinctiveness. Supporting text for policy DM32 supports the production of design policy / guidance in Neighbourhood Plans or Character Statements - this is the approach that PEB1 takes.</p> |
| PEB2 | Small and Infill Development            | SA2, CS14, CS31, DM37, Core Strategy Priority Objective 3 | <p>PEB2 supports residential development in principle within the settlement boundary, in line with SA2. PEB2 sets out Portishead-specific criteria for how this should be delivered within the Neighbourhood Area. It also broadens the scope of this topic to include criteria for infill development to provide other land uses such as employment opportunities or new facilities. Prioritising brownfield development within the settlement boundary is</p>   |

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|      |   |                              | <p>in accordance with Priority Objective 3 within North Somerset Core Strategy, which aims to ensure that brownfield opportunities in the town are maximised.</p> <p>PEB2 is also in line with CS14 and CS31 which direct development within Portishead's settlement boundary, where residential development is acceptable in principle.</p> <p>DM37 supports proposals for new dwellings within predominantly residential areas provided it does not adversely affect the character of the area, and meets a number of other criteria. PEB2 adds local detail to this in the first instance by reference to the Community Character Statement, and by setting out further detail to inform acceptable infill development within the settlement boundary.</p>  |
| PEB3 | Local Heritage                                    | CS5, DM3, DM4, DM5, DM6, DM7 | <p>PEB3 expects development to preserve and where appropriate enhance the historic environment by having regard to the significance of heritage assets, in line with CS5. PEB3 adds specific Portishead level criteria to those included in DM3, which relates to proposals within a Conservation Area.</p> <p>PEB3 identifies Locally Valued Non-designated Heritage Assets, and is supported by the Locally Valued Non-designated Heritage Assets Report, which sets out the methodology and evidence collection undertaken to identify these locally valued non-designated heritage assets. Policy DM7 concerns proposals involving non designated heritage assets; PEB3 adds specific Portishead detail to this policy by identifying a number of locally valued non-designated heritage assets which are considered to be strong candidates for inclusion on the North Somerset Local Heritage List, to become non-designated heritage assets.</p>  |
| PEB4 | Sustainable Design, Construction and Retrofitting | CS1, CS2, CS12               | <p>CS1 and CS2 set out addressing climate change and carbon reduction, and delivering sustainable design and construction as priorities within the adopted Local Plan. Responding to the climate emergency is also a priority in North Somerset Council's emerging Local Plan. Evidence (<a href="https://www.n-somerset.gov.uk/sites/default/files/2022-03/net%20zero%20new%20build%20policy%20evidence%20December%2021.pdf">https://www.n-somerset.gov.uk/sites/default/files/2022-03/net%20zero%20new%20build%20policy%20evidence%20December%2021.pdf</a> and <a href="https://www.n-somerset.gov.uk/sites/default/files/2022-02/Operational%20Carbon%20non-domestic%20Jul21.pdf">https://www.n-somerset.gov.uk/sites/default/files/2022-02/Operational%20Carbon%20non-domestic%20Jul21.pdf</a>) underpinning emerging Local Plan Policy DP6 (Net Zero Construction) is particularly relevant to NDP policy PED4; this evidence illustrates the need for the measures set out in policy PEB4, as well as their deliverability and viability.</p> <p>Para 3.165 in the Core Strategy (supporting policy CS12) highlights that high quality design is linked to sustainable</p> |

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|      |  |  | <p>construction practices and achieving higher levels of sustainability; this is promoted in PEB4.</p> <p>PEB4 is part of Portishead Town Council's local response to the climate emergency.</p>  |
| PER1 | Supporting Renewable and Low Carbon Energy Schemes in Portishead | <p>CS1, CS2, CS3</p> <p>Solar photovoltaic array SPD</p> | <p>CS1 sets out addressing climate change and carbon reduction, as a priority within the adopted Local Plan. Responding to the climate emergency is also a priority in North Somerset Council's emerging Local Plan, particularly policies SP1 and SP2 which require, where appropriate, development proposals to demonstrate how they address the climate emergency and contribute towards the aim of a carbon neutral North Somerset by 2030.</p> <p>Emerging North Somerset Policy DP7 supports development for renewable energy generation in principle, and identifies particular 'areas of search' within Portishead where this might be appropriate. The Portishead Renewable Energy Study, which supports PER1, explores this in more local detail and identifies locally appropriate potential projects.</p> |

**Table 2B - Wellbeing Policies**

| Planning Policy Ref. | Planning Policy Title  | Key NPPF Para. Cross Ref.    | Commentary  |
|----------------------|--|------------------------------|---|
| PWC1                 | Protection of Existing Community Facilities and Infrastructure | CS26, CS27, DM68             | <p>PWC1 protects existing community facilities in line with the requirements of DM68. PWC1 (and Figure 13 in the Neighbourhood Plan) is supported by the Community Facilities Report, and adds local detail to DM68 by identifying what the sporting, cultural community facilities are in Portishead.</p>  |
| PWC2                 | New Community Facilities and Infrastructure                    | CS25, CS26, CS27, CS31, DM69 | <p>PWC2 supports proposals that improve the quality and range of community infrastructure in Portishead within the settlement boundary where development meets a range of other criteria. It adds locally specific criteria to those included in DM69.</p> <p>PWC2 encourages the provision of services and facilities to meet the local community's needs that are in accessible locations, in line with CS31.</p> |
| PWH1                 | Protection of Portishead's Existing Housing Stock              | CS14, CS15                   | <p>CS14 establishes that Portishead is classified a local service centre where development should be of a locally significant scale and take place within or abutting the settlement boundary, but not in the Green Belt.</p> <p>CS15 seeks to ensure a genuine mix of housing types within communities, in terms of developments contributing towards a well integrated mix of housing</p>                         |

## Portishead Neighbourhood Development Plan | Basic Conditions Statement

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|      |  |  | types and tenures to support a range of household sizes to meet identified needs, and reducing the existing proliferation of one housing type within an area. PWH1 is supported by the Portishead Local Housing Needs Assessment, which evidences the need for smaller and accessible homes in the Portishead Neighbourhood Area. PWH1 therefore adds local detail to CS15 by supporting proposals that retain the existing stock of one, two and three bedroom houses in Portishead.   |
| PWH2 | Retaining Existing Valued Smaller and Accessible Housing | CS11, CS12, CS15, DM37, DM38, North Somerset Parking Standards SPD | <p>In line with CS15, PWH2 supports the provision of a genuine mix of housing within communities, particularly in relation to the provision of smaller and accessible housing to meet evidenced local housing need (explored in PWH1 above).</p> <p>PWH2 supports development to enlarge or add residential floorspace to existing residential properties where it meets a number of criteria, as set out in DM37, DM38 and locally specific criteria included in the policy itself.</p>  |
| PWH3 | New Housing to Meet Local Needs in Portishead            | CS15, CS16   | <p>PWH3 supports residential development in Portishead to meet local needs, in conformity with CS15 and CS16.</p> <p>PWH3 is supported by the Portishead Local Housing Needs Assessment, and adds local housing needs detail to increase the effectiveness of CS15 and CS16 in Portishead, to deliver the right types of housing to help local people secure a home that meets their needs, whether through open market or through subsidised pathways.</p>   |
| PWH4 | Making Housing Available to Local People in Housing Need | CS16, North Somerset Affordable Housing SPD                        | <p>PWH4 adds local detail to CS16 by encouraging discounted open market housing providers to market their product exclusively to local people for a period of 3 months.</p> <p>The Portishead Local Housing Needs Assessment supports PWH4, and identifies that there remains a significant proportion of Portishead's community who cannot afford market housing in Portishead. PWH4 therefore applies an approach to enable people who are in housing need to be provided with initial priority for a suitable open market home where they demonstrate an established relationship with the town.</p> |
| PWH5 | First Homes Discount in Portishead                       | CS15, CS16   | CS16 sets out how affordable housing should be provided within North Somerset. PWH5 adds local detail to this, drawing on evidence in the Portishead Local Housing Needs Assessment to require first homes provision in Portishead (where it is provided) to be offered at a discount of 50% of market value. PWH5 contributes to the aims of CS15, which seeks to ensure a genuine mix of housing types and tenures to promote mixed and balanced communities in Portishead.   |
| PWH6 | Homes for Elderly, Disabled and                          | CS15, CS26, DM40, DM41   | PWH6 supports development to provide homes for elderly, disabled and vulnerable people in line with the requirements of DM40. In doing this, PWH6 reflects CS15 which recognises the importance of providing a  |

|      |   |                                    |  |
|------|---|------------------------------------|--|
|      | Vulnerable People                             |                                    | <p>choice of housing to meet changing needs of the community.</p> <p>PWH6 also draws on the requirements of emerging Local Plan policy DP47, which continues to support supported living choices for older people to meet changing needs. PWH6 requires relevant development to be sustainably located close to local facilities and carers, and be of a quality of space and design to provide a good standard of healthy living for all residents.</p>   |
| PWH7 | Adaptable New Homes                           | CS2, DM42                          | <p>CS2 requires proposals for 10 or more new homes to incorporate 100% constructed to the Lifetime Homes Standard; ensuring that homes are flexible enough to meet the demands of a lifetime (including when circumstances in health change or as the household ages). PWH7 supports this.</p> <p>The North Somerset Housing Needs Assessment, produced to support the emerging Local Plan, and The Portishead Local Housing Needs Assessment (produced to support the Neighbourhood Plan) identify the particular need for adaptable new homes to be provided during the plan period.</p> <p>Since the Local Plan's adoption, accessible and adaptable housing building regulations and standards have evolved and increased. The approach in PWH7 is therefore justified by the Portishead Local Housing Needs Assessment and the Building Regulations Part M, the later of which sits behind emerging Local Plan Policy DP44, which seeks to strengthen the requirement to provide accessible and adaptable homes, and require these increased standards for the provision and specification of accessible housing.</p> |
| PWH8 | Alterations to Make Existing Homes Accessible | DM3, DM4, DM32, DM37               | <p>PWH8 supports proposals to adapt an existing dwelling to improve accessibility provided that they are of a high standard of design that does not harm local character nor heritage assets, in line with DM3, DM4 and DM32. PWH8 also requires development proposals to not cause harm to neighbouring residential amenity, in line with DM37 which requires the living conditions of adjoining properties to not be prejudiced.</p>   |
| PWH9 | Community Led Development Projects            | CS16, DM34, Affordable Housing SPD | <p>Though the adopted Local Plan does not include explicit support for 'Community led development projects', it does set out its approach to and support for affordable housing provision in CS16 and DM34. Community led housing can qualify as a recognised affordable housing sector; it can provide 100% affordable housing schemes. PWH9 accordingly sets out the Neighbourhood Plan's support for appropriate community led development schemes in Portishead.</p> <p>The West of England Local Housing Needs Assessment 2021 refers to the Self-build and Custom Housebuilding Act 2015 specifically placing a duty on local planning authorities to keep a register (and publicise this) of eligible prospective 'custom' and self-build community</p>   |

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|       |  |                              | groups and developers as a way to support and encourage community led development projects. This is reflected in PWH9. This is also reflected in emerging North Somerset policy DP46 (Homes for all), which provides in principle support for community led affordable housing schemes.   |
| PWH10 | Self-build and Custom Build Housing                          | CS16, DM34                   | <p>Core Strategy Policy CS16 (Affordable housing) requires the delivery of affordable housing within housing developments. PWH10 supports the delivery of self and custom build housing as one way in which this affordable housing should be delivered.</p> <p>Policy DM34 sets out criteria for securing opportunities for self and custom-build housing on development sites of more than 100 homes. Portishead Neighbourhood Area will not see development sites of more than 100 homes come forward within the Plan period. The Portishead Local Housing Needs Assessment identifies a local need for affordable housing provision and self and custom build housing is one way this can be delivered. By reducing the threshold for provision of self-build or custom-build homes to 50 home schemes, PWH10 enables the delivery of the emerging Local Plan's policy objective within the context of Portishead's pattern of allocated housing growth.</p> <p>North Somerset Council Self Build Register currently has 67 entries expressing a preference for self and custom build in Portishead, demonstrating a local interest and need for self and custom build plots.</p> |
| PWH11 | Sub-divisions and Conversions of Larger Residential Property | CS15, CS31, DM32, DM38, DM39 | <p>In line with CS15, PWH11 supports the provision of a genuine mix of housing within communities, particularly in relation to the provision of smaller and accessible housing to meet evidenced local housing need (explored in PWH1 above). This includes the sub-division of existing large residential properties to provide smaller accommodation, where appropriate.</p> <p>PWH11 sets a number of criteria regarding high quality design, impact on heritage assets and accessibility, for relevant development, ensuring that it reflects the requirements of DM32, DM38 and DM39.</p>  |

**Table 2C - Prosperity Policies**

| <b>Planning Policy Ref.</b> | <b>Planning Policy Title</b>                    | <b>Key NPPF Para. Cross Ref.</b> | <b>Commentary</b>   |
|-----------------------------|---|----------------------------------|---|
| PPE1                        | Protecting Portishead's Valued Employment Space | CS20, DM47                       | PPE1 protects identified 'valued employment sites' in Portishead from loss of employment use (where planning permission is required), contributing towards supporting a successful economy. By protecting these sites, PPE1 encourages employment development to improve self-containment and reduce out-commuting, |



|      |   |                 |   |
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|      |   |                 | reinforcing CS20's key aim in relation to Portishead.   |
| PPE2 | Supporting Business Investment, the Visitor Economy and Start-ups | CS20, DM47      | CS20 identifies Portishead as a focus for either small scale employment development or regeneration. PPE2 therefore looks to build upon the town's qualities to attract new investment that local people and businesses wish to see, for example the tourism and leisure development that does not detract from the vitality of the town centre. PPE2 adds local detail to the criteria for new employment development required by DM47.  |
| PPE3 | Supporting Low Carbon Local Businesses                            | CS1, CS20, DM47 | <p>PPE3 makes a Portishead-level contribution to reducing carbon emissions, including through reducing energy demand through good design and utilising renewable energy, as required by CS1.</p> <p>By supporting local businesses to operate within Portishead, PPE3 is also contributing towards increasing self-containment and reducing out-commuting; reinforcing CS20's key aim in relation to Portishead.</p> <p>PPE3 is also now underpinned by the North Somerset Council Climate Strategy and Action Plan towards achieving a carbon neutral area by 2030.</p> <p>Drawing on evidence from consultation with local businesses and the wider community, PPE2 adds local detail to the criteria for new employment development required by DM47.</p>  |
| PPE4 | Digital Connectivity and Telecommunications                       | CS20, DM48      | <p>CS20 identifies Portishead as a focus for either small scale employment development or regeneration. Digital connectivity is a key part of facilitating employment development. By supporting state-of-the-art digital connectivity in Portishead, PPE4 contributes towards the economic development aims of CS20. Improved digital connectivity also reduces the need for people to travel in order to carry out business. PPE4 therefore is also contributing towards increasing self-containment and reducing out-commuting; reinforcing CS20's key aim in relation to Portishead.</p> <p>PPE4 also locally reinforces the requirements of DM48 which requires housing developments above 10 dwellings and employment proposals above 200 sqm to be flexibly connected to high speed broadband provision.</p> |

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| PPE5 | Homeworking  | CS1, CS12, DM43        | <p>CS1 requires new development to address climate change and carbon reduction. By supporting homeworking in Portishead, PPE5 supports business models that reduce the need for car commuting - a key contributor to carbon emissions in Portishead. By supporting a reduction in outcommutin, PPE5 also reinforces CS20's key aim in relation to Portishead.</p> <p>PPE1 supports development to provide residential annexes to facilitate homeworking in line with the requirements of DM43. PPE1 adds local detail to DM43, drawing in design and green infrastructure as key additional elements that also must be considered by applicants proposing residential space to enable ancillary homeworking.</p>   |
| PPT1 | Inclusive Active Travel                              | CS1, CS10, CS31, DM25, | <p>PPT1 seeks to ensure that new development comes forward that maximises the use of sustainable transport solutions and encourages and facilitates modal shift towards sustainable transport modes, as required by CS1 (point 4).</p> <p>PPT1 supports proposals which provide opportunities for cycling and walking, reflecting the aims of CS31.</p> <p>PPT1 refers to Figure 15 which highlights particular sustainable transport routes and areas of local and strategic importance that proposals for development should protect, connect to and enhance. This adds local detail to the requirements of CS10 around enhancing sustainable, accessible and inclusive transport routes.</p> <p>DM25 requires development to provide and improve multi-user infrastructure (or contribute towards doing so), in line with the expectations set out in PPT1.</p> |
| PPT2 | Encouraging Active Travel for Leisure and Recreation | CS9, CS10, CS26, DM25  | <p>DM25 expects development located close to a strategic access route to provide direct, safe and secure links between the development and the route. PPT2 identifies the strategic routes of particular local importance where this is expected to be provided in Portishead.</p> <p>PPT2 prioritises the continued development of paths, cycleways and bridleways in and around Portishead, as well as the importance of improved connectivity between areas of green infrastructure within Portishead, in line with the priorities set out in CS9.</p> <p>PPT2 encourages development that promotes sustainable walking and cycling choices between services and facilities in Portishead, in line with the requirements of CS10.</p>   |

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|      |   |   | CS26 encourages development that promotes active living through creating places that are easily accessible, attractive and safe to move around by walking and cycling. It also aims to improve access to sports facilities, playing pitches and children's play spaces. PPT2 reflects these aims and localises them, by protecting walking and cycling routes that connect Portishead's coastline, woodland landscapes, town centre and marina to its local neighbourhoods .  |
| PPT3 | Supporting the Shift to Ultra-low Emission Vehicles         | CS1, North Somerset Parking Standards SPD 2021              | PPT3 supports development that provides appropriate provision of parking and infrastructure for low emission vehicles. Through this, PPT3 contributes towards the first principle of CS1; reducing carbon emissions. PPT3 supports North Somerset Council's guidance on Electric Vehicle Parking as set out in the North Somerset Parking Standards SPD 2021.   |
| PPT4 | Parking   | CS11, DM28, DM29, North Somerset Parking Standards SPD 2021 | PPT4 reinforces guidance supported by CS11, and the expectations of DM28, by expecting development to conform with North Somerset Parking Standards SPD 2021.<br><br>By supporting proposals that reprioritise car parking for provision for disabled people and more sustainable and active travel options, PPT4 also reflects the aims of CS1 and CS10.   |
| PPT5 | Highway Impacts and Securing Highway Safety                 | CS10, DM24, DM25  | PPT5 seeks to improve road and personal safety and environmental conditions in line with the requirements of CS10 and the expectations of DM25. DM24 states that development should not prejudice highway safety or inhibit necessary access; this is reflected in PPT5.<br><br>DM25 requires development to provide and improve multi-user infrastructure (or contribute towards doing so), in line with the expectations set out in PPT5.   |
| PPT6 | Development Proposals and Travel Planning, Travel Plans SPD | CS1, CS10, DM26, DM24                                       | PPT6 requires development proposals to include a travel plan setting out, amongst other requirements, how it contributes towards the sustainable transportation and movement aims of CS10.<br><br>The Travel Plans Supplementary Planning Document states that travel plans will be required for planning applications which are likely to have significant transport implications. The emerging revised Travel Plan SPD (May 2022) advises the same (though sets a standard threshold of residential development of >40-<60 units to trigger the need for travel plan). The current SPD states that basic travel plan measures may be required for residential developments for more than 10 units. It is considered that the exceptional level of traffic and congestion that exists within Portishead will mean that any development of 10 |

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|  |  |  | <p>or more homes has the potential to significantly impact the transport network and cause significant transport implications.</p> <p>PPT6 adds local Wyndham Way specific detail to the requirements of DM26.</p> |
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**Table 2D - Town Centre Policies**

| <b>Planning Policy Ref.</b> | <b>Planning Policy Title</b>                                | <b>Key NPPF Para. Cross Ref.</b>  | <b>Commentary</b>  |
|-----------------------------|---|---|--|
| PTC1                        | Protection of Portishead Town Centre Character and Vitality | CS1, CS12, CS20, DM47, DM60, DM63, DM66                                     | <p>PTC1 directs town centre uses to within the Portishead town centre boundary, as identified by DM60 and set out in DM66.</p> <p>PTC1 reinforces the requirements of DM60; seeking to protect and enhance the vibrancy and vitality of the town centre.</p> <p>It also requires any proposals within the town centre to conserve or enhance its distinctive character, which is set out in the Portishead Community Character Statement, in line with CS12.</p> <p>PTC1 supports employment development in the town centre, reducing the need for people to travel elsewhere to shop and undertake other commercial and town centre related activities - contributing towards a key aim of CS20 (reducing out-commuting).</p> <p>PTC1 also reflects the criteria included in DM63, regarding supporting the evening economy, making a positive contribution to the vitality, viability and diversity of Portishead, and contributing towards local distinctiveness.</p> |
| PTC2                        | Business Use of Upper Floors                                | CS1, CS20, DM47, DM60, DM63, North Somerset Shopfront Design Guide SPD 2019 | <p>PTC2 encourages the appropriate provision of employment space within the Town Centre, which reduces the need for people to travel elsewhere in order to carry out business - responding to a key aim of CS20. This contributes to people being more likely to choose sustainable transport modes to get to their place of work (e.g. walking or cycling into the town centre), contributing towards the aims of CS1 (reducing carbon emissions).</p> <p>PTC2 encourages greater use of town centre premises through more business uses on upper floors, enhancing the mix of uses, increasing job opportunities and increasing footfall in the centre, in line with the requirements of DM60 and DM63.</p>  |

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|      |   |   | PTC2 requires any relevant proposals to be of high quality design, reflecting the principles in CS12 and North Somerset Shopfront Design Guide SPD.   |
| PTC3 | Town Centre Housing                             | CS20, DM60, DM63  | PTC3 seeks to ensure that development to provide town centre housing contributes towards the vitality and diversity of the town centre, in line with the considerations set out in DM63 and the need to support a successful economy in Portishead set out in CS20.<br><br>PTC3 supports a mix of uses within the town centre, which includes the provision of appropriate town centre housing as encouraged by DM60.                             |
| PTC4 | Keeping the Town Centre Accessible to Everybody | CS12, DM32, DM33, DM63  | PTC4 supports town centre development that is inclusive and accessible, reinforcing and adding to the high quality requirements set out in CS12 and DM32.<br><br>PTC4 sets out Portishead town centre specific detail for inclusive design in the public realm, shared amenity spaces and entrances to public buildings, which reflects the considerations included in DM33.  |
| PTC5 | Shopfronts and Signage                          | CS12, DM32, DM63, North Somerset Shopfront Design, Guide SPD 2019 | PTC5 supports development for new shopfronts and signage to be in keeping with the local character of the town centre, as set out in the Portishead Community Character Statement, reflecting the aims of CS12 and DM32. PTC5 refers to the North Somerset Shopfront Design Guide SPD, which provides more guidance on understanding the heritage and architectural value of existing shopfronts and how to enhance this through new development. |

#### **C4 Be compatible with EU obligations**

- C4.1 The Neighbourhood Plan is compatible with EU obligations around human rights, habitat protection and environmental impacts. Specifically:
- i) Where Local Green Space designations and site allocations are proposed, consultation and notification of inclusion in the NDP has occurred with the landowners concerned. Specific Local Green Space consultation undertaken is outlined in the Local Green Space Report.
  - ii) In addition, others who are affected by the proposals have been adequately consulted and have had the opportunity to comment on the proposals. The details of the consultation on the Plan are outlined in the Portishead Neighbourhood Plan Consultation Statement which is found on [www.portishead.gov.uk](http://www.portishead.gov.uk)
  - iii) The Portishead Neighbourhood Plan group has prepared an evidence base which includes well documented evidence to underpin the policy approach. A summary of the local evidence which has been prepared to support the NDP is found in Appendix 1 to the Neighbourhood Plan.
  - iv) North Somerset Council, in line with the requirements of the European Directive 2001/42/EC, has an obligation to determine whether the Plan is likely to have significant environmental effects.

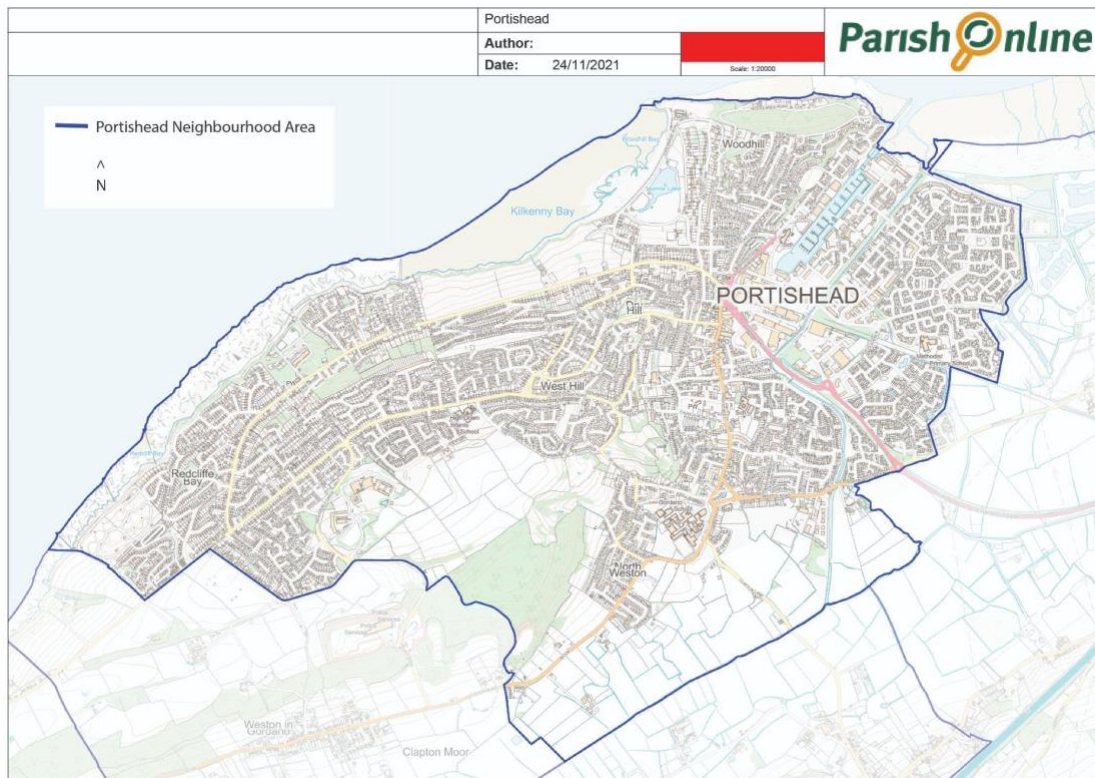
- v) In line with the requirements of Article 6(3) of the EU Habitats Directive, North Somerset Council also has an obligation to determine whether the Neighbourhood Plan is likely to have any harmful effects on any European Designated sites, including Special Protection Areas and Special Areas of Conservation.
- vi) To this end, North Somerset Council carried out a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment screening on the draft Neighbourhood Plan, and prepared a SEA & HRA Screening Report for the Neighbourhood Plan in January 2022, updated in March 2022. The Report concluded that Portishead Neighbourhood Plan is not likely to have significant environmental effects and therefore a **Strategic Environmental Assessment is not required**. The Habitats Regulations Assessment concludes that the Portishead Neighbourhood Plan will **not result in a likely significant effect on any European Sites or their qualifying features** either alone or in-combination with other plans or projects.
- vii) On 11.7.22, North Somerset Council confirmed that no subsequent amendments made to the NDP would give rise to the need for an SEA or HRA (see **Appendix 2 of this document for all SEA / HRA documentation**)

**C5 Not breach the requirements of Chapter 8 Part 6 of the Conservation of Habitats and Species Regulations 2017(d)**

C5.1 The **Habitats Regulations Assessment** prepared by North Somerset Council in March 2022 (see Appendix 2) screens the Portishead Neighbourhood Plan under the Conservation of Habitats and Species Regulations and determines that no further assessment is required. Therefore it is considered that the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations are not breached by the Neighbourhood Plan.

**Appendices**

**Appendix 1: Map of designated Neighbourhood Plan Area**



**Appendix 2 (overleaf): Portishead Neighbourhood Plan Strategic Environmental**

Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Report North  
Somerset Council, March 2022