

Appendix

North Somerset Local Plan 2024-2039

Schedule of changes post-Executive Committee 18 October 2023

Further changes are shown in red

Policy/section	Change	Reason for change
Preface	<p>Preface</p> <p>This document is the pre-submission version of the North Somerset Local Plan 2039. It is the version that the Council proposes to submit to the Secretary of State for independent examination under the provisions of the Planning and Compulsory Purchase Act 2004. Prior to submission to the Secretary of State a period of consultation is undertaken specifically in relation to the 'soundness' of the Local Plan.</p> <p>To be sound a Local Plan should be positively prepared (seeks to meet the area's objectively assessed needs), justified (founded on a robust and credible evidence base and be the most appropriate strategy when considered against the reasonable alternatives), effective (deliverable, flexible and able to be monitored) and consistent with national policy.</p> <p>The period to make representations runs for eight weeks from Monday 27 November 2023 to Monday 22 January 2024. Representations received by the Council within that period will be forwarded to the inspector for consideration at the examination into the soundness of the plan.</p> <p>At the close of this consultation period the Council will summarise the main issues raised by the representations and submit that summary to the Secretary of State. If the representations raise matters which would suggest changes should be made to the</p>	<p>A preface is added to explain the Reg 19 stage, the consultation process and test of soundness.</p>

	<p>Local Plan before the document is submitted the Council will consider the appropriate way to proceed.</p> <p>The examination is expected to take place in summer 2024. This will be followed by the report of the inspector which will be binding on the Council. If the document is found to be 'sound' by the Inspector it is expected that the Local Plan will be adopted by the council in December 2024 at the earliest.</p> <p>Making representations</p> <p>If you would like to comment on the soundness of the North Somerset Local Plan Pre-submission version please respond online at www.n-somerset.gov.uk/localplan2039. The closing date is Monday 22 January 2024 at 5pm. All comments received have to be made publicly available.</p> <p>To contact us about the Local Plan:</p> <p>Email: planning.policy@n-somerset.gov.uk</p> <p>Post: Planning Policy Team, Place Directorate, North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ</p>	
SP8: Housing	<p>SP8: Housing</p> <p>Land will be identified to secure the delivery of a minimum of 20,085 14,902 dwellings within North Somerset 2023-2038 2024-2039.</p> <p>The Council will seek to ensure the creation of mixed and balanced communities with a mix of house types and tenures to support a range of household sizes, ages and</p>	Adjustments to the housing supply figures as a result of the deletion of the proposed allocation at Pineapple Farm, Congresbury for 70 dwellings (also referred to as land north of Mulberry Road).

incomes to meet identified housing needs, **including the provision of affordable and specialist housing.**

~~The Council will seek the delivery of a minimum of 40% affordable housing from all sites of 10 or more dwellings, and from sites of 5 or more dwellings within the Area of Outstanding Natural Beauty. The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Local Housing Need Assessment or other evidence and taking account of viability. The expectation is that the first 25% will be First Homes with the remainder 90% social rented and 10% shared ownership.~~

~~Housing schemes for 100% affordable housing to meet local needs outside settlement boundaries will be supported where:~~

- ~~• The development meets an identified local need demonstrated by an up-to-date needs survey or other evidence; and~~
- ~~• The site search has followed a sequential approach with priority given to sites within settlement boundaries, previously developed land, sustainability principles and avoiding sensitive locations.~~

~~The broad distribution of new dwellings in accordance with the spatial strategy will be as follows. This distribution will be used to identify the housing requirement for neighbourhood plans with the target for specific neighbourhood areas calculated proportionately in relation to the number of existing dwellings.~~

Location	Dwellings	Proportion of housing supply
Weston-super-Mare	6,980-7,101	45%

Wolvershill (north of Banwell)	2,800	18%
Clevedon	226 562	4%
Nailsea	1,781 926	6%
Portishead	572 735	5%
Yatton	394	
Backwell	1,120	
Yanley Lane (Woodspring golf course)	2,500	
Villages and rural area	1,676 3,680 3,610	23%
Total	18,046 15,804 15,734	100%

For designated neighbourhood plan areas the minimum housing requirement will be determined on the basis of the local plan allocations, existing commitments and estimated windfall.

Justification

The minimum number of new dwellings required in North Somerset over the plan period is informed by the evidence **set out in 'Reviewing the demographic evidence for North Somerset to establish local housing need' (ORS May 2023) and the Local Housing Needs Assessment and using the government's standard method as set out in national guidance.** ~~At February~~ **April 2022** the annual requirement was 1,339 **The North Somerset Housing Requirement was identified as 993 dwellings pa or 20,085 14,902 dwellings** over the plan period.

~~The adopted plan will need to make provision for the North Somerset housing requirement of 20,085 dwellings in full. For the Preferred Options a total capacity of 18,064 dwellings has been identified (excluding windfall). The consultation will help inform how this shortfall might be addressed.~~

The overall distribution of housing reflects the spatial strategy, **constraints** and the assessment of potential development opportunities. **These figures include the anticipated small scale windfall over the plan period which has been forecast using trends from the last five years.**

Weston-super-Mare is the primary town within the district and as such is identified for significant growth. 6,243 dwellings are expected to be delivered on allocated sites within the town (including the Weston Villages developments which are continuing to build out) and a further 858 homes are expected to come forward on small windfall sites across the town. A further 2,800 capacity is identified at the strategic development at Wolvershill, north of Banwell, in close proximity to Weston-super-Mare.

The other three towns of Clevedon, Nailsea and Portishead are identified to accommodate 4%, 6% and 5% of the housing growth respectively. At Clevedon allocations have been identified to accommodate 292 dwellings and small site windfall sites are expected to deliver round 270 new homes. Proposed allocations at Nailsea amount to 701 dwellings capacity and the expected windfall rate is 225 dwellings. At Portishead specific sites are identified for 142 homes and the Wyndham Way Broad Location is capable of accommodating up to 350 new dwellings over the plan period. The small site windfall forecast for the town is 243 dwellings.

Across the villages and rural areas sites to accommodate ~~2,405~~ 2,335 dwellings have been identified, predominantly at the larger more sustainable villages that have a range of services and facilities to support an appropriate amount of new development over the plan period. Based on past trends it is forecast that a further 1,275 homes will come forward on small sites across these villages, smaller settlements and the rural areas.

Affordable housing is defined as housing for sale or rent for those whose needs are not met by the market. It includes housing for rent, starter homes, discounted market sales

housing and other affordable routes to home ownership. Addressing affordable housing needs is an important component of sustainable development. Within North Somerset the Local Housing Needs Assessment identified total affordable housing need 2023-2038 as 4,802 households. The proposed 40% target will be tested in terms of viability and deliverability on both a district-wide basis and for sub-areas.

The approach to the delivery of affordable housing is contained in Policy DP42 with detailed implementation to be subject to The detailed delivery of affordable housing will be set out in a Supplementary Planning Document.

NPPF advises that strategic policies should set out a housing requirement for designated rural **neighbourhood** areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. For North Somerset this can be derived from the table of the spatial distribution of growth. For neighbourhood areas within specific categories (such as villages and rural areas), the approach will be proportionate, based on the number of existing dwellings. **the minimum housing requirement will be calculated from the existing local plan allocations and commitments within the designated area plus a figure for small site windfall anticipated over the plan period.**

Other main policies in the plan containing relevant guidance:

LP2: Housing, employment and mixed use allocations

DP2: Residential development within settlement boundaries

DP43: Affordable housing (including rural exception sites)

DP46: Housing type and mix

DP54: Rural workers housing

<p>SP9: Employment</p>	<p>Policy SP9: Employment</p> <p>Around 70 81 ha of land is allocated will be identified for business purposes across North Somerset over the plan period to meet needs and aspirations across a range of economic sectors over the plan period, to contribute to sustainable patterns of development and commuting, and to provide a range of local employment opportunities. This includes new employment allocations provided as part of the mixed-use strategic locations at Wolverhill (north of Banwell) and Yanley Lane (Woodspring golf course).</p> <p>The towns (and Yanley Lane strategic location) will be the main focus for employment growth given their accessibility, labour supply markets and range of services and facilities. Opportunities to provide business development which supports self-containment and reduces out-commuting through the re-use of land and premises will be encouraged, especially where it supports the vitality and viability of town centres.</p> <p>The role of Weston-super-Mare as the principal economic centre will be strengthened and reinforced with employment opportunities provided in step with housing growth. This includes the delivery of employment commitments as part of the ongoing build-out of the Weston Villages development. Allocation of business land is focused on the J21 Enterprise Area in addition to provision at the strategic location at Wolverhill (north of Banwell). Additional provision will be made at M5 Junction 20 at Clevedon to address the need for sites in the north of the district requiring good access to the motorway network. Mixed use, including commercial and business uses will also be encouraged as part of town centre regeneration at the four towns.</p> <p>New business development will be supported within villages where it is of an appropriate scale and character. Priority will be given to the reuse of existing business sites and other brownfield land.</p>	<p>Change to reflect final report on Employment Sites and Premises Requirements which no longer refers to a mid-point scenario in relation to economic forecasting.</p>
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Elsewhere new employment opportunities will be focused on the reuse of previously developed land or the expansion of existing premises **and business sites** where this does not have an adverse impact on the character or appearance of the locality. **Proposals which support innovative ways of working, including the provision of remote working office/hybrid space will be encouraged, particularly where these demonstrate sustainable transport access to surrounding communities.**

The **spatial** ~~broad~~ distribution of ~~new~~ employment land ~~in accordance with the spatial strategy~~ will be as follows.

Location	Employment land (ha)
Yanley Lane (Woodspring golf course)	10
Weston-super-Mare including Wolverhill, (north of Banwell)	48
Other towns and villages	13
Total	70
<i>Note: Figures do not sum due to rounding</i>	

Location	Allocation
Weston-super-Mare	36.7ha
Wolverhill	6.5ha
Clevedon	33.2ha
Portishead	4.85ha
Total	81.3ha

Within the allocated supply, land is safeguarded specifically for B2, B8, and E(g) uses as set out in Schedule 2: proposed employment sites.

Justification

Supporting the economy is a key element of delivering sustainable development, economic growth and prosperity. The local plan seeks to support a strong and robust economy by making provision for identified needs including providing additional flexibility and choice to accommodate future opportunities. Provision is made to facilitate growth **across a range of economic sectors, with a forecast need for office, industrial and warehousing and logistics floor space.** ~~across a range of sectors and to~~ **The provision of land to support these uses will be delivered in a way which** supports sustainable patterns of growth and commuting across North Somerset.

Planning for business growth is inherently uncertain. ~~The national and local economy is currently responding to changes resulting from exit from the European Union and the pandemic. This creates uncertainties as well as opportunities for the economy within North Somerset,~~ **The national and local economy has been subject to fundamental change in recent years bringing** and brings with it new ways of working, changes across business sector makeup, and in the way business operates, all of which have an influence on land use planning and **the way land and business space is used.** ~~which will need to be considered when the plan is reviewed.~~

Key land use implications include changes in the way town centres operate, the more flexible use of commercial space, and a potential migration of businesses and their workforce away from established economic centres to relatively more peripheral locations, influenced by technological advances in communications and increasing use of remote working practices. The provision of employment land closer to areas of population may become more important, with the potential to support more sustainable commuting patterns. **The need for quality public transport, utilities provision and access to local labour supply are also important considerations.**

Scale of employment land provision

Updated economic forecasts have been used to assess the requirements for employment land demand over the plan period (North Somerset Sites and Premises Evidence, Hardisty Jones Associates 2023). This assessed economic forecasts across a range of sectors using data from Cambridge Econometrics and Oxford Economics ~~and as there were differences between these forecasts, identified a mid-point scenario for comparison.~~ The assessment modelled the corresponding demand for employment land and premises across the range of business land typologies in North Somerset and across the West of England.

Over the period 2023-2043 Cambridge Econometrics forecast economic growth equating to growth of 10,300 jobs, with Oxford Economics forecasting growth of 7,100 jobs. ~~A mid-point employment growth of 9,000 was also assumed given the variation across sectors between the forecasts. The Cambridge Econometrics, Oxford Economics and mid-point scenarios were all assessed for modelling purposes.~~

At the West of England geography which forms the Functional Economic Market Area (FEMA), the study compared the employment forecasts with the population/housing-derived labour supply for the West of England for consistency using information provided by ORS relating to housing requirements. This concluded that there is sufficient housing being planned for through the authorities' local plans to accommodate sufficient labour supply to facilitate the employment change indicated through the economic forecasts. This is also the case when considering labour supply related to North Somerset only. Furthermore, the evidence indicated some headroom in labour supply to accommodate additional employment change if growth is stronger than forecast.

In order to identify the future employment land and premises requirements for North Somerset the study considered the predicted changes within employment sectors in relation to planning use classes and then identified the property and land requirements using employment and development density assumptions. These outputs were then considered in relation to wider market factors, particularly the need to allow for churn in the commercial property market and the replacement and upgrading of existing accommodation.

The findings in relation to net new floorspace and land requirements 2023-2043 are as follows:

	Baseline Forecast	
	Floorspace (m ²)	Land (ha)
Office: use class E(g)(i) & E(g)(ii)	74,000	12
Industrial: use class E(g)(iii) & B2	78,000	20
Warehousing & logistics	174,000	35

This is broken down by 5 year periods in the following table:

	Office (ha)	Industrial (ha)	Warehousing/logistics (ha)
2023-2028	3	4	9
2028-2033	3	5	9
2033-2038	3	5	9
2038-2043	3	6	8
Total	12	20	35

The evidence provides an indication of the minimum overall scale of employment land required for the local plan period of around 50ha. However, the uncertainties regarding the take-up of employment land need to be recognised such as sites being built out at lower densities or lower density employment development occupying a greater percentage of overall business land. It is therefore considered necessary to provide an additional supply of sites reflecting the NPPF requirement to ensure planning policies have sufficient flexibility to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances.

In addition, this approach recognises the uncertainty around the level of re-use of previously developed employment areas to accommodate regeneration/new development as explored through the evidence. If redevelopment is slower than anticipated, a higher proportion of opportunities on new sites may be required.

~~The North Somerset Employment Land Review (2018) forecast growth of around 15,400 jobs 2016-2036. This compared to actual growth of 31,853 jobs from 2000 to 2019 reflecting a period of comparatively high employment growth. Current evidence published in the West of England Employment Land and Spatial Needs Assessment (ELSNA: 2021) indicates reduced employment growth for North Somerset taking into account the effects of the pandemic on the economy and a potential marked shift in the distribution of future jobs growth across the West of England area.~~

~~To inform the provision of employment land in the local plan, forecasts of employment change are translated to floorspace and land requirements and provide an indication of the potential future demand for floorspace. Some caution is however required when considering this evidence and the appropriate level of provision to be made in the plan.~~

~~This should be considered alongside other factors in setting the scale of employment land provision within the plan.~~

~~The overall scale of provision is informed by a review of extant business site allocations, their suitability for business use and compatibility with the plan's spatial strategy, as well as an approach to accommodate business uses as part of the key growth areas proposed in the plan. This is in line with the recommendations of the ELSNA to protect existing employment land for continued employment use.~~

Weston-super-Mare is the principal settlement and remains the focus for new employment growth, continuing the objective of encouraging greater self-containment and reducing out-commuting. Development at J21 Enterprise Area will remain a priority, including bringing forward existing commitments at Weston Villages alongside housing development. Additional employment provision of 6.5ha will be delivered as part of the masterplanning of the Wolverhill (north of Banwell) sStrategic Location. development area.

At Clevedon, a new 25ha business site is proposed to the east of J20 of the M5 with a focus on distribution, logistics, and warehousing demands, well located to the strategic road network. This will be a medium to longer term provision in that the development will require significant enabling infrastructure to facilitate delivery.

~~The provision is made up of:~~

- ~~• around 40ha of land carried forward from the Site Allocations Plan (2018),~~
- ~~• around 30ha of additional land to be identified at the strategic growth areas including Wolverhill (north of Banwell), Yanley Lane (Woodspring golf course) and at Nailsea/Backwell.~~

This provision, when compared against the forecasts, provides a **range reasonable supply** of sites and some flexibility in the event that economic ~~recovery~~ **growth** is stronger than anticipated and there is greater demand for business space ~~in line with national policy~~. The provision is ~~also~~ intended to support sustainable patterns of land use and commuting, particularly at the main towns where commuting pressures are greatest **and to**. ~~By identifying more land than evidence currently suggests may be needed, we can ensure that a range of site sizes and locations are available to accommodate varying business needs. This also builds in a provision to offset any loss of existing business premises and encouraging the gradual replacement of unsuitable premises with more modern accommodation buildings.~~

Evidence indicates that the provision of the sites identified will **address the needs of identified growth sectors and** be attractive to the market and that there is a realistic prospect of delivery over the plan period.

~~The Employment Topic Paper, published as background to this consultation provides a more detailed summary of the evidence. Reference should also be made to the 2018 North Somerset Employment Land Review and the 2021 West of England Employment Land and Spatial Needs Assessment.~~

Supply and demand will be monitored over the plan period with future review taking into account the latest evidence.

Distribution of employment land provision

~~In line with the overarching spatial strategy, provision is made for business development at or well related to the urban areas including the main towns of Weston super Mare, Nailsea, Portishead and Clevedon, and the strategic location at Yanley Lane~~

	<p>(Woodspring golf course), as well as smaller-scale provision and a supportive policy to meet local business needs elsewhere across North Somerset. Provision of additional employment in these locations has the potential to contribute to increased self-containment, reducing out-commuting and supporting objectives of reducing carbon emissions associated with commuting.</p> <p>At this stage, a broad employment land quantity is indicated for the strategic development locations at Wolverhill (north of Banwell) and Yanley Lane (Woodspring golf course) and the allocations at Nailsea and Backwell. Specific sites for employment use are not yet identified but will emerge following detailed masterplanning. The identification and testing of specific site options will be informed by consideration of the employment land evidence and recommendations.</p> <p>Other main policies in the plan containing relevant guidance:</p> <p>LP2: Housing, employment and mixed use allocations DP21: Safeguarding employment sites DP60: Employment on green field land in the countryside DP61: Existing businesses in the countryside</p>	
<p>LP6: Extent of the Green Belt</p>	<p>Policy LP68: Extent of the Green Belt</p> <p>The boundaries of the North Somerset Green Belt are defined on the Policies Map. The following changes are made to the existing Green Belt are proposed:</p> <ol style="list-style-type: none"> 1. A change to the inner Green Belt boundary Deletion of land from the Green Belt at Yanley Lane (Woodspring golf course) to accommodate new strategic development. Colliter's Way to accommodate residential development. 	<p>Amendment to the description in the justification of the exceptional circumstances following deletion of South Nailsea site.</p>

	<p>2. Land to the east of Backwell will be released for mixed use development. Land at Bristol Airport will be released from the Green Belt as defined on the Policies Map</p> <p>3. Land to the south of Portishead will be released for residential development.</p> <p>4.3 A new area of Green Belt is proposed south of Nailsea, and west of Backwell to maintain the separation of the settlements and protect the countryside in this area from encroachment.</p> <p>5.4 The following villages within the Green Belt will be inset from the Green Belt.</p> <ul style="list-style-type: none"> • Abbots Leigh • Clapton-in-Gordano • Cleeve • Dundry • Failand • Flax Bourton • Felton • Leigh Woods • Portbury • Redhill • Tickenham • Weston-in-Gordano • Winford <p>Justification</p> <p>The North Somerset Green Belt is highly valued by local residents and is an effective planning tool in preventing the urban sprawl of Bristol and shaping the pattern of</p>	
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development in North Somerset. It keeps land permanently open, prevents towns and villages merging together and protects the countryside.

Changes to the boundary at Yanley Lane (Woodspring golf course), Backwell and Portishead **Colliter's Way** are a result of exceptional circumstances resulting from the need to accommodate the housing requirement **at sustainable locations**. ~~A sequential approach to meeting this requirement has been adopted with sustainable locations outside the Green Belt preferable to Green Belt release and the amount of development allocated in the Green Belt kept to the minimum.~~

~~The most significant release of Green Belt is at Yanley Lane (Woodspring golf course). A Green Belt review examined the broad location on this side of Bristol to determine how well specific parcels of land met the purposes of the Green Belt. This highlighted the importance of the Green Belt north of the railway between Long Ashton and Bristol. This Green Belt will be retained. Land to the south, whilst still important in Green Belt terms, has significant sustainability benefits linking it with the wider employment opportunities and services in the Bristol urban area. The precise Green Belt boundary will be determined as the masterplanning for the area proceeds.~~

Additional land at Bristol Airport has been released from the Green Belt to reflect the planning permission which was granted in 2022 to increase the operational capacity of the airport.

A new area of Green Belt is proposed south of ~~the proposed allocation at Youngwood Lane,~~ **new development areas at** Nailsea, and west of the proposed allocation at Grove Farm, Backwell. The exceptional circumstance for making this new Green Belt is a result of the **development pressures on the edges of both settlements in a location where local plan identifying** ~~changed Local Plan circumstances of locating two significant new allocations in~~ **relatively close physical proximity. Further development in** this vicinity could threaten the separation of Nailsea and Backwell and result in further encroachment into the countryside. An extension of the Green Belt in this area, bounded by Chelvey Road, would also provide the opportunity to enhance the

	<p>area through compensatory improvements to the Green Belt for the benefit of wildlife, the environment and enjoyment of residents.</p> <p>Villages have been assessed to determine whether changes need to be made regarding whether a settlement is excluded or washed over by the Green Belt. This is based on the openness of the village and ‘the important contribution which the open character of the village makes to the openness of the Green Belt’ as set out in the NPPF. (NPPF paragraph 144).</p> <p>A joint Green Belt and settlement boundary will define the extent of these villages. Adjustments will be made to existing settlement boundaries, where applicable, to correct inconsistencies and anomalies and ensure the robustness of the boundary. Boundaries at villages are not being adjusted to include new green field development sites, this is incompatible with the spatial strategy. Development inside boundaries will be permitted in accordance with the other policies in this plan.</p>	
<p>LP7: Strategic Gaps</p>	<p>Policy LP79: Strategic Gaps</p> <p>Strategic gaps are defined to help retain the separate identity, character and/or landscape setting of settlements.</p> <p>Strategic gaps are identified on the Policies Map between:</p> <ul style="list-style-type: none"> ● Weston super Mare and Hutton. ● Weston super Mare, and Locking and Hutton. ● Yatton and Congresbury. ● Banwell and Wolvershill (north of Banwell). ● Sandford and Churchill <p>Development within strategic gaps as shown will only be permitted where:</p> <ul style="list-style-type: none"> ● The open or undeveloped character of the gap would not be significantly adversely affected; 	<p>As the strategic gaps between Weston-super-Mare and Locking and Weston-super-Mare and Hutton are contiguous, the description is amalgamated in the policy so that it matches with the shape on the Policies Map.</p>

- The separate identity and character of the settlements would not be harmed; and
- The landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning consent must be taken into account.

Justification

Gaps between settlements can play an important role in maintaining the local character and distinctiveness of the settlements, and the sense that they are separate places. Identification and protection of strategic gaps will help to prevent their erosion by incremental development which would be detrimental to the settlements' separate identities, character and/or landscape setting. Protection is particularly important where such erosion could potentially cause coalescence of the settlements **such as ribbon development along main roads**.

Reliance on countryside policies alone would be unlikely to provide sufficient protection against the reduction or loss of such important gaps to development, particularly in the **absence of a clear landscape harm**. ~~long term. While such policies provide some control of development in the countryside, they often allow for exceptions, and there is also the risk of development being allowed on appeal.~~ Without the added protection of strategic gap designation, there is a significant risk that incremental development would eventually erode the gaps, with the detrimental effects ~~identified above~~ **on settlement identity and character**.

Strategic gaps have a broad similarity to some of the purposes of Green Belts in that they can help prevent the merging of settlements, assist in safeguarding the countryside from 'encroachment' regarding land between the settlements, and help to protect the setting and character of settlements, (though this involves villages as well as towns). However strategic gaps operate on a more localised, focused scale than Green Belts.

In view of this similarity, it is inappropriate for strategic gaps and Green Belt to overlap, which has had implications in reviewing strategic gaps, in preparing this Local Plan.

For example, the Council is proposing to extend the Green Belt to include land between Nailsea and Backwell. Therefore, as a necessary consequence of that, it is proposed to delete the existing strategic gap (in the Site Allocations Plan) between those settlements. However, if the Green Belt is not extended as proposed, it is proposed that a revised strategic gap would be retained.

Strategic gaps often include significant green infrastructure (GI) and are particularly useful in helping to protect GI close to settlements and their communities, giving them convenient proximity to all the potential benefits of GI. Such benefits include contribution to carbon storage, cooling and shading, sustainable drainage, natural flood risk management, and wildlife corridors. They can be attractive places for recreation and exercise, especially where crossed by public rights of way, with the added interest of biodiversity and natural beauty.

The existing strategic gaps as defined in the adopted Site Allocations Plan have been reviewed. The main changes are justified in detail in a background document on strategic gaps, and are as follows:

- Removal of the strategic gap between Nailsea and Backwell (it is proposed to extend the Green Belt between these settlements).
- Removal of the St Georges strategic gap, Weston super Mare (Weston).
- Removal of the strategic gap between Weston and Uphill.
- **Inclusion of a new strategic gap between Banwell and Wolvershill (north of Banwell).**

Inclusion of a new strategic gap between Sandford and Churchill.

<p>LP13: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry</p>	<p>Policy LP135: Preferred Area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry</p> <p>Land at Hyatts Wood Farm, south of the existing Stancombe Quarry, is identified as a Preferred Area for mineral working on the Policies Map.</p> <p>Planning applications for mineral working within that area must meet the following criteria:</p> <ul style="list-style-type: none"> • Proposals should be phased to the satisfaction of the Council; • Relevant development management policies and issues must be met or addressed to the satisfaction of the Council. For example: including living conditions, noise, vibration, air over pressure, public health and safety, dust, biodiversity, local geological sites, landscape, transport, highways and impact on the local highway network, public rights of way, strategic road network, flooding/drainage issues, water, heritage, archaeology, Aancient Wwoodland, landscape, landscaping and restoration must be addressed; • The amount of mineral extracted per year and the level of vehicle movements to and from the quarry must not exceed existing permitted levels at the quarry; • Provision is made for any diversion of public rights of way that would be affected by operations, and their reinstatement; • Good quality landscaping, with appropriate planting/bunding would be provided/retained as appropriate, and managed and maintained; • Proposals must make satisfactory measures to safeguard against adverse effects on water and water resources, including appropriate depth of extraction; • Adequate and appropriate provision for restoration and aftercare must be made, including sustainable use of overburden and waste materials; and • Proposals, including restoration, must meet biodiversity net gain requirements. <p>The Preferred Area is widely drawn, beyond the area appropriate for actual extraction, to include peripheral land likely to be affected by landscaping and eventual restoration</p>	<p>Factual update to justification in relation to the closure of Durnford Quarry.</p>
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measures. The limits of actual mineral extraction will be restricted to a more confined footprint, taking account of factors such as need for buffers, landscaping, potential impacts on noise, landscape etc. For example, extraction will not be permitted above (further south than) the 198m contour.

Justification

National guidance refers to the importance of planning for a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Mineral planning authorities should plan for the steady and adequate supply of minerals by designation of either Specific Sites, Preferred Areas, or Areas of Search for mineral working. Preferred Areas are defined as areas of known resources where planning permission might reasonably be anticipated.

Hyatts Wood Farm would be a further expansion of the quarry following a previous southern extension (on land called The Spinney) for which there was a Preferred Area in the adopted Development Management Policies Plan. Planning permission for mineral working of The Spinney was granted in May 2015 (application reference 14/P/1179/F2), and it is being worked.

The Council has reviewed the issue of minerals allocations and considers that allocation of a Preferred Area at Hyatts Wood Farm is appropriate. The Council has considered information submitted by the Stancombe Quarry operator, Tarmac Trading Ltd., indicating that the remaining unconstrained permitted reserves at Stancombe, (including The Spinney) are likely to be exhausted within the plan period to 2038.

Durnford Quarry, also run by Tarmac, ~~is likely to ceased~~ minerals extraction at the **end of 2022. start of the plan period, as the extant planning permission (ref 12/P/2223/F) requires extraction of limestone to cease by the end of 2022. Facilitation of continued operations at Stancombe throughout the plan period would help to maintain the supply of aggregate in the district. This is consistent with the NPPF requirement for a 'steady and adequate supply of aggregates'.**

Allocation as a Preferred Area is appropriate because there is reasonable certainty of 'known resources' at Hyatts Wood Farm as a result of mineral investigation by Tarmac.

Detailed fuller requirements will be determined at the planning application stage, but some points are indicated below.

It is anticipated that access to Stancombe would remain from the A370 to the north (as for the existing quarry) with access into Hyatts Wood Farm solely via the existing quarry via a cut and cover tunnel beneath Long Lane.

The mineral working at Hyatts Wood Farm would necessitate demolition of the existing farm buildings.

There are residential properties nearby. The Council will need to be satisfied that impacts such as noise and vibrations are acceptable.

The Hyatts Wood Farm site is within an Environment Agency Source Protection Zone. Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites.

It will be important for the Environment Agency to be consulted at the planning application stage, and for proposals to incorporate any measures necessary to avoid adverse impacts on water resources.

Screening for Environmental Impact Assessment (EIA) will be necessary. If EIA is found to be required, planning applications should be supported by the necessary ecological impact assessment reports. These reports should include assessments on habitats, protected species and notable sites. The scope of the surveys would need to be agreed in advance.

	<p>The Council will need to be satisfied regarding impact on landscape, particularly following restoration, but proposals should also include measures to minimise visual impact during operation of the quarry. All details, including restoration proposals, should be in a detailed planning application.</p> <p>In particular care will be needed to ensure the proposal respects the existing natural ridge landform of Broadfield Down. Extraction will not be permitted above (south of) the 198m contour.</p> <p>Planning applications will be subject to all relevant policies in this Plan. Policy DP310 on mineral working is particularly relevant.</p> <p>The Minerals Safeguarding Area (MSA) for carboniferous limestone (see Policy LP157) has been reviewed and amended to include all the Hyatts Wood Farm site and other land, to help ensure that the mineral resources underlying it are protected from sterilisation by non-mineral development.</p>	
<p>LP14: Preferred area of search for minerals working – land at Downside Farm, south of Freemans Quarry</p>	<p>Policy LP146: Preferred Area of search for minerals working – land at Downside Farm, south of Freemans Quarry</p> <p>Land at Downside Farm, south of the existing Freemans Quarry, is identified as an Area of Search for mineral working on the Policies Map. Planning applications for mineral working within that area must meet the following criteria:</p> <ul style="list-style-type: none"> • Proposals should be phased to the satisfaction of the Council; • Relevant development management policies and issues must be met or addressed to the satisfaction of the Council. For example: including living conditions, noise, vibration, air over pressure, public health and safety, dust, biodiversity, local geological sites, landscape, transport, highways and impact on the local highway network, public rights of way, strategic road network, flooding/drainage issues, water, archaeology, Aancient Wwoodland, landscape, landscaping and restoration must be addressed; 	<p>Factual update to justification in relation to the closure of Durnford Quarry.</p>

- The amount of mineral extracted per year and the level of vehicle movements to and from the quarry must not exceed existing permitted levels at the quarry;
- Provision is made for any diversion of public rights of way that would be affected by operations, and their reinstatement;
- Good quality landscaping, with appropriate planting/bunding would be provided/retained as appropriate, and managed and maintained;
- Proposals must make satisfactory measures to safeguard against adverse effects on water and water resources, including appropriate depth of extraction; and
- adequate and appropriate provision for restoration and aftercare must be made, including sustainable use of overburden and waste materials.
- Proposals, including restoration, must meet biodiversity net gain requirements.

Within the Area of Search the limits of actual mineral extraction will be determined at the planning application stage, taking account of factors such as need for buffers, landscaping, potential impacts on noise, landscape etc.

Justification

National guidance refers to the importance of planning for a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Mineral planning authorities should plan for the steady and adequate supply of minerals by designation of either Specific Sites, Preferred Areas, or Areas of Search for mineral working. Areas of Search are defined as areas where knowledge of mineral resources may be less certain but within which planning permission may be granted, particularly if there is a potential shortfall in supply.

Downside Farm would be the first extension of Freemans Quarry following the initial establishment of the quarry (granted planning permission March 1996). The quarry is currently working the permitted reserves. The permission requires all mineral extraction to cease in 2026, so working of the quarry beyond that is likely to be dependent on

future planning permission being granted for a time extension to work any remaining reserves.

The Council has reviewed the issue of minerals allocations and considered information submitted by the Freemans Quarry operator, Breedon Group. The Council considers that allocation of an Area of Search at Downside Farm is appropriate. The operator predicts that, (assuming extraction continues beyond 2026) the remaining permitted reserves at Freemans Quarry would not be likely to last to the end of the plan period in 2038.

The Council considers that allocation of an Area of Search is more appropriate than a 'Specific Site' or 'Preferred Area' in the absence of detailed geological investigation by Breedon at this stage. Areas of Search are 'areas where knowledge of mineral resources may be less certain'. It would be sensible for Breedon to carry out more detailed investigation to obtain fuller data on the mineral resource on the site and any constraints etc. that may be affecting it.

Freemans Quarry is the second largest aggregate-producing quarry in North Somerset after Stancombe. The third quarry, Durnford, ~~is likely to cease mineral extraction at the start of the plan period~~ **ceased minerals operations at the end of 2022**. Facilitation of continued operations at Freemans Quarry, and at nearby Stancombe, would help to maintain the supply of aggregate in the district. This is consistent with the NPPF requirement for a 'steady and adequate supply of aggregates'.

Detailed, fuller requirements will be determined at the planning application stage, but some points are indicated below.

The Council will need to be satisfied that proposals are acceptable regarding impact on and safety of footpaths, bridleways, restricted byways and PROW (Public Rights of Way).

The Council will need to be satisfied that impacts such as noise and vibrations are acceptable.

The Downside Farm site is partly within an Environment Agency Source Protection Zone. Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites.

It will be important for the Environment Agency to be consulted at the planning application stage, and for proposals to incorporate any measures necessary to avoid adverse impacts on water resources.

Screening for Environmental Impact Assessment (EIA) will be necessary. If EIA is found to be required, planning applications should be supported by the necessary ecological impact assessment reports. These reports should include assessments on habitats, protected species and notable sites. The scope of the surveys would need to be agreed in advance.

The Council will need to be satisfied regarding impact on landscape, particularly following restoration, but proposals should also include measures to minimise visual impact during operation of the quarry. All details should be in a detailed planning application.

Within the Area of Search the limits of actual mineral extraction will be determined at the planning application stage, taking account of factors such as need for buffers, landscaping, potential impacts on noise, landscape etc. In particular care will be needed to ensure the proposal respects the existing natural ridge landform of Broadfield Down.

Planning applications will be subject to all relevant policies in this Plan. Policy DP310 on mineral working is particularly relevant.

	<p>The MSA for carboniferous limestone (see Policy LP157) has been reviewed and amended to include the Downside Farm site, to help ensure that the mineral resources thought to underlie it are protected from sterilisation by non-mineral development.</p>	
<p>DP6: Net zero construction</p>	<p>Policy DP6: Net zero construction</p> <p>All development must be designed to reduce minimise its impact on the environment and create high quality internal and external spaces for people to use. Proposals must demonstrate that all resources are used efficiently, as part of the construction and operation of a building.</p> <p>All developments must follow the principles of the energy hierarchy to ensure that the design of a building prioritises energy reduction through highly energy efficient fabric measures, lighting, ventilation, and orientation. Once energy demand is minimised and efficiency design measures are in place, renewable energy technologies will be used to meet residual energy demand.</p> <p>All new buildings will be required to achieve net zero operational energy compliance in respect of both regulated and unregulated energy now and net-zero minimise embodied carbon by 2030.</p> <p>All major development should will need to set out how embodied emissions have been taken into consideration through the production of an embodied carbon assessment.</p> <p>All new development should seek to minimise embodied carbon in respect of both upfront (emissions associated with raw materials, transportation, manufacturing and construction) and whole life carbon. For development of more than 50 dwellings, or in excess of 5,000m² non-residential floorspace, proposals must be accompanied by an embodied carbon assessment which demonstrate that upfront embodied carbon emissions do not exceed 900kgCO₂e/m².</p>	<p>Policy DP6 is amended to specify a target of a maximum of 900kgCO₂e/m² for upfront embodied carbon within new buildings in order to provide clarity on how the policy requirement is delivered. The justification is amended to explain the approach which reflects evidence produced for the West of England and recently adopted in the B&NES Local Plan Partial Review.</p>

The retention of existing buildings will usually be given preference to their demolition. Retrofitting energy efficiency measures in existing buildings will be supported and significant weight will be given to the benefits of development resulting in considerable improvements to energy efficiency. All proposals must demonstrate high standards of insulation and Passivhaus Enerphit standards are encouraged.

Net zero operational energy: residential

In order to demonstrate **compliance with the** net zero operational energy **requirement**, all new residential buildings must demonstrate through an energy statement, that the following have been achieved:

- No on-site use of fossil fuels;
- **Ultra low** Energy use is ~~is minimised~~, to be demonstrated through:
 - Space heating demand of less than 15kWh/m²/year
 - **Overall** operational energy use of less than 35 kWh/m²/year; and
- On-site renewable energy generation is maximised, equivalent to at least the onsite energy demand.

Alternatively, compliance can be demonstrated through Passivhaus Plus Standard accreditation, using the Passivhaus Planning Package.

Net zero operational energy: non-residential

In order to demonstrate net zero operational energy, all new non-residential buildings must demonstrate through an energy statement, that the following have been achieved:

- No use of on-site fossil fuels;

- Energy use is minimised appropriate to the end use;
- On-site renewable energy generation is maximised, equivalent to at least the onsite energy demand; and
- The end users to report their energy use in operation for 5 years post-completion.

Alternatively, compliance can be demonstrated by using BREEAM Excellent level accreditation, with outstanding level for energy use (Credit Ene01). ~~An or through an~~ alternative compliance route **may be allowed** with prior agreement.

Renewable Energy Offsetting

~~Residual~~Residual energy demand should be met through **the generation of** onsite renewable energy ~~schemes~~, but if this is not technically feasible, the requirement may be met elsewhere by means of offsite renewable energy generation. ~~The offset mechanism will require prior agreement with the Council.~~

~~The retention of existing buildings will be given preference to the demolition of existing buildings. Retrofitting energy efficiency measures in existing buildings will be supported and significant weight will be given to the benefits of development resulting in considerable improvements to energy efficiency and reduction in carbon emissions in existing buildings. All proposals must demonstrate high standards of insulation.~~

All development must demonstrate measures to minimise potable water use and should aim to achieve an estimated water consumption of no more than 100 litres/person/day. All measures will optimise water use systems and may include rainwater harvesting and other mechanisms for recycling and reusing water on-site. **Standards set out in RIBA 2030 for water efficiency should be followed.**

All development will need to demonstrate measures to reduce the risk of the building overheating.

Energy use intensity and space heating targets should be prioritised regardless of **any** district heating connection and all reasonable efforts should be made meet these requirements prior to ~~any~~ buildings connecting to district heating network.

~~A Supplementary Planning Document (SPD) will be prepared to set out how the specific requirements of this policy can be implemented.~~

Justification

Reducing greenhouse gas emissions from the built environment is essential to contribute to North Somerset's Climate Emergency ambition of carbon neutrality by 2030. The Climate Change Committee's (CCC) ~~report~~ **The Sixth Carbon Budget report (2020)** states that ~~the built environment is estimated to~~ **buildings** account for ~~23~~**17%** of greenhouse gas emissions (both direct and indirect) in the UK. **These emissions are mainly the result of burning fossil fuels for heating. Indirect emissions from electricity use (primarily from lighting and appliances) account for another 4% of UK emissions.** ~~Reducing greenhouse gas emissions from the built environment is therefore essential to contribute to the ambition of carbon neutrality by 2030, as set out in the Climate Emergency Declaration. The CCC report also says that in order to deliver net zero by 2050 as required by the Climate Change Act all UK emissions must be tackled, without reliance on offsets from elsewhere. It is not sufficient to simply reduce emissions – where zero-carbon options exist these must be deployed (for example, in homes and manufacturing).~~

~~Using resources efficiently means using the Earth's limited resources in a sustainable manner, whilst minimising impacts on the environment. Resources are finite and can~~

~~only be replenished at a certain rate and efficiency allows more to be created with less input.~~

Net Zero Operational energy in this context refers to a building where no fossil fuels are used, all energy use has been minimised and it meets the **total local** energy use target (measured in kWh/m²/year) with all energy use generated on or off-site using renewable energy that demonstrates additionality. ~~Any residual direct or indirect emissions from energy generation and distribution are 'offset'.~~

~~Net Zero Embodied Carbon in this context refers to a building~~ **the greenhouse gas emissions produced at all phases of the development process. There is carbon embodied in the extraction, manufacture and transportation of building materials, construction, use, maintenance, repair, replacement, demolition, and eventual material disposal.** ~~where T~~the sum total of greenhouse gas emissions and removals over the entire lifecycle are **should be** minimised, meeting local carbon targets (measured in kgCO₂e/m²). ~~and with additional 'offsets' equals zero~~

~~The Climate Change Committee (CCC) sixth carbon budget report suggests that in order to deliver net zero by 2050 as required by the Climate Change Act (2008), all new development should target net zero as soon as possible to avoid additional emissions and catalyse the wider decarbonisation.~~

A building's energy use is now considered to the best measure for net zero compliance, whilst reducing emissions on-site is no longer the best measure of sustainable design. ~~This is because the electricity grid is decarbonising.~~ Total energy use and space heating metric targets are considered to be the best mechanism to model and monitor net zero compliance **because the electricity grid is decarbonising** ~~in new buildings.~~ One of the key advantages is that these **metrics** can be checked once the building is

occupied without **requiring** further modelling or analysis. The net zero operational energy approach follows the principles of the energy hierarchy.

~~The s~~Space heating and total energy metric targets used to demonstrate net zero operational energy, are based on the recommendations from **both** the Climate Change Committee (CCC) report 'UK housing – fit for the future' (2019) **and** industry best practice (RIBA, CIBSE and LETI) and **also they** align to Passivhaus certification standards. The CCC report highlights that we must build new buildings **with which are** ultra-low **carbon, energy, water and climate resilient. Getting design right from the outset is much more cost effective than forcing retrofit later use.** The report recommends a ~~maximum~~ space heating demand of 15-20kWh/m²/year by 2025 at the latest. The London Energy Transformation Initiative (LETI) guidance on meeting net zero recommends a maximum ~~limit~~ total energy use of 40 kWh/m²/year.

~~The cost of achieving net zero operational energy for residential buildings was calculated for the Cornwall County Council Climate Emergency DPD, Energy review and modelling (Etude, 2021). This report found that it was technically feasible to meet net zero operational standards with an increased construction cost of less than 3% than a home compliant with Building Regulations Part L 2021.~~

~~If buildings are constructed now which do not achieve net zero standards, then these will need to be retrofitted at a later date in order to meet net zero requirements. This will be both far more costly and inconvenient. A report written for the Committee for Climate Change 'The costs and benefits of tighter standards in new buildings' (Currie & Brown, 2019) found that the cost of retrofitting to net zero standards was likely to be between £16,000 and £25,000 per dwelling. Retrofit costs would be significantly more in non-domestic buildings. The report also found that the cost of running a home built to net zero operational energy standards would be around 10 – 50% lower than one built to Part L 2021 standards.~~

Renewable energy offsetting must only be used where it is demonstrated as not technically viable to meet the residual energy demands through onsite renewable energy generation. This is to ensure that new buildings are as energy efficient as possible and will not need retrofitting in the future. **The Council has a renewable energy offset scheme. Renewable energy credits will be purchased in order to achieve the net zero energy balance. This will be an agreed cost per kW_p or per kWh generated, to meet the net annual energy demand for a scheme (after on-site renewable energy is maximised). The price per kWh generation shortfall will be agreed at planning application stage. An update to Creating Sustainable Buildings and Places SPD will set out the process for securing offset credits, where these are required.** The UK Green Business Council guide — Renewable Energy Procurement and carbon offsetting guidance for Net Zero Carbon Buildings should be used to determine the best approach.

~~Greenhouse gas emissions are produced at all phases of the development process. As well as the emissions associated with the use of a building, there is carbon embodied into the extraction, manufacture and transportation of building materials, construction, maintenance, repair, replacement, demolition, and eventual material disposal. This is demonstrated through the London Energy Transformation Initiative LETI embodied carbon model. A report by RICS (2017) suggested that embodied carbon makes up 35-51% of the total emissions of a building and this will rise to 70% as operational energy decarbonises.~~

~~In order to demonstrate that net zero embodied carbon has been achieved, by 2030, targets for the embodied emissions associated with new development will need to be achieved. Maximum limits for carbon dioxide emissions equivalent per metre squared will be required for residential buildings and different limits will be set for non-residential buildings, according to their end use. Achieving these targets will need to be demonstrated through an Embodied Carbon Assessment.~~

The report for the West of England Authorities 'Embodied carbon of domestic and non-domestic buildings', (WSP 2021) demonstrates that significant reductions in embodied carbon can be achieved at no net additional cost. This can be achieved through better design (including durability to replacements), better onsite management (to avoid wastage), better choice of materials (with lower embodied carbon) and through the removal of unnecessary finishes. ~~In order to demonstrate that measures to reduce the risk of the building overheating have been integrated into all developments, the Good Homes Alliance Tool and Guidance – Overheating in New Homes should be used.~~

A distinction is made between upfront embodied carbon, which relates to the emissions associated with raw materials, transportation, manufacturing and construction phases of a project and the whole life emissions which additionally include emissions associated with its use such as maintenance, repair, replacement and refurbishment, and the end of life phase including deconstruction/demolition, transportation, waste processing and disposal of building materials.

The approach in the Local Plan is that an embodied carbon assessment should be submitted alongside applications for developments of 50+ dwellings or in excess of 5,000m² and to ensure the total carbon in respect of upfront emissions is at a level aligned with current construction industry practice, and that the target threshold has no adverse impact on overall viability. The WSP study for the West of England provides the justification for the local plan policy which seeks to ensure a maximum of 900kgCO₂e/m². The upfront embodied emissions focus on the elements of the building related to the substructure, superstructure and finishes as these are expected to have a high proportion of embodied carbon emissions, are often considered as part of the early design process and there are existing tools available used by the industry for accurate measurement and assessment. In accordance with the WSP report recommendation, the

	<p>assessment process should be aligned with the ‘RICS professional standards and guidance - whole life carbon assessment for the built environment’.</p> <p>The four principle approach set out in this policy is compatible with Part L Building Regulations and the Future Homes Standard (FHS) without conflict. This is because the metrics used within Building Regulations and the proposed FHS calculate both the energy and the carbon intensity of a building.</p> <p>The Creating sustainable buildings and places A Supplementary Planning Document (SPD) will be prepared updated to set out how the specific requirements of this policy can be implemented.</p>	
<p>DP12: Development in the Green Belt</p>	<p>Policy DP12: Development in the Green Belt</p> <p>Proposals for development in the Green Belt will be determined in accordance with national policy. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings shall be regarded as inappropriate development. Exceptions to this are set out in the NPPF.</p> <p>The overall aim of Green Belt policy is to preserve the openness of the Green Belt in terms of both its spatial and visual aspects. When determining the impact on the openness of the Green Belt from proposed development regard will be taken of the form (including bulk, height and floorspace), siting and overall scale of the development on the site, the location, visual character of the site and surroundings. In addition, the effect of the proposal on the open and rural character of the area in general, prominence, visual and physical impact and plot size will need to be taken into account.</p>	<p>Adjustment to the definition of infilling to ensure consistency in relation to references to limited infilling in the Green Belt and the definition of infilling in the glossary.</p>

The impact of lighting schemes can harm openness and schemes should minimise obtrusive light in terms of sky glow, glare and light trespass.

Limited infilling in villages

Limited infilling in a village is not regarded as inappropriate development. The Council defines ‘limited infilling’ as one or two residential units in a small gap a small number of dwellings in a gap in an otherwise built-up frontage. The term ‘village’ means villages within the district which have settlement boundaries.

- Infilling within the settlement boundary of the villages which have been inset from the Green Belt is acceptable in principle, subject to the other policies in this plan.
- Infilling outside of settlement boundaries and in the smaller settlements and hamlets which do not have settlement boundaries is inappropriate development and likely to harm the openness of the Green Belt.

Extensions, replacement buildings and out-buildings

- An extension will not normally be regarded as disproportionate provided it does not exceed 50% of the gross floor area of the original building.
- **The impact of any extension relying on householder permitted development rights will only be considered if the extension has been built and is occupied.**
- A replacement building will **not** normally be regarded as materially larger if it is ~~more~~ **less** than 50% larger than the gross floor area of the original building. **The replacement building must be within the same use as the building it replaces.**
- In North Somerset ‘original’ relates to the building as existing on 26th July 1985 or for buildings constructed after this date as so built. Any permission granted within a five-year period prior to 26 July 1985 but not implemented prior to that

date will be considered, if built after 26 July 1985 to from part of the original building.

- In the case of proposals to extend a replacement building the floorspace of the original building that was on site on or prior to 26 July 1985 will be used, not that of the replacement building.
- Proposals for domestic outbuildings and garages within existing residential curtilages are not considered to be inappropriate development provided they are small scale, single storey and of a scale and height subordinate to the original dwelling. They should not adversely affect the openness of the Green Belt. Account will be taken of the scale and number of outbuildings already on the site and the scale by which the original dwelling has increased.

Proposed extensions or replacement buildings must fall within the same use class as the existing building.

Detached outbuildings are not considered to form part of the original dwelling for the purpose of assessing an increase in size of the dwelling.

Facilities for outdoor activities

To be considered appropriate, facilities for outdoor sports, outdoor recreation, cemeteries and burial grounds and allotments, proposals should be directly related to the existing or proposed outdoor use and be of a scale and size proportionate to that use. Developments should be sensitively designed to reflect the character of the area and minimise harm to the openness and purposes of the Green Belt.

Material change of use

In addition to the examples quoted in the NPPF a change of use from agricultural to equestrian use would not be regarded as inappropriate provided it preserves the openness of the Green Belt and does not conflict with the purposes.

Renewable energy

Proposals for renewable energy projects will need to demonstrate very special circumstances. Applicants should provide details of the wider environmental benefits associated with increased production of energy including a clear demonstration of how the project contributes to the ambition of carbon neutrality by 2030.

Justification

This policy augments national policy set out in the NPPF by setting out local definitions and criteria for assessing the appropriateness of any proposal for new building or development within the Green Belt. NPPF defines the construction of new buildings in the Green Belt as being inappropriate development, unless it comprises 'limited infilling in villages' (paragraph 149). The Local Plan defines what limited infilling in villages means in North Somerset.

All Green Belt villages in North Somerset have been assessed to determine their contribution to the openness of the Green Belt. The majority of villages were identified as settlements where new development within the villages is unlikely to harm openness and therefore settlement boundaries are identified, and are inset from the Green Belt. Limited infilling in villages is acceptable in principle within these settlements.

The remaining smaller settlements and hamlets have been assessed as having an open character which contributes to the openness of the Green Belt. Infilling in these locations would be inappropriate development in the Green Belt.

	<p>The policy sets out effective criteria and definitions for assessing proposed extensions and replacement buildings and the impacts on openness. It seeks to clarify terms and ensure planning applications are dealt with consistently. The impact of any extension under householder permitted development rights will only be considered once they have been built and occupied. This is to avoid any cumulative harm to the openness of the Green Belt which would lead to inappropriate development and to ensure permitted development rights are not used to circumvent the aims of Green Belt policies.</p> <p>The determining factor for assessing extensions will be the size of the proposed extension in relation to the original building. The policy makes reference to original buildings as existing on 26 July 1985. This is the date of adoption of the Avon Structure Plan which defined the extent of the Bristol and Bath Green Belt and has been used successfully by the council in previous local plans.</p>	
<p>DP18: Travel Plans</p>	<p>Policy DP187: Travel Plans</p> <p>Travel Plans are required for all developments which: generate significant amounts of movement including:</p> <ul style="list-style-type: none"> • Major residential, commercial, service and educational developments Generate significant amounts of movement; • Smaller developments that would generate significant amounts of movement; • New or significantly extended schools; • Development comprising or involving a significant increase in existing car parking provision; at employment, retail or leisure sites, schools, colleges, hospitals or health centres; 	<p>Amendment to justification to refer to a future revised Travel Plans SPD, as opposed to the current SPD which is based on the existing development plan.</p>

- ~~Development proposals~~ **Are** in locations where traffic conditions have been identified as a matter of concern by the local highway authority, which may include smaller residential, commercial, service or educational developments below the relevant thresholds; and
- **Are located** ~~Where~~ where there is inadequate transport infrastructure in the area, as identified in (but not limited to) the Local Transport Plan.

Travel Plans will aim to reduce car use generated by the development and to deliver other sustainable transport objectives, related in scale and kind to the development. Planning conditions will be attached, or a planning obligation sought, to require adoption of the Travel Plan prior to occupation and its successful implementation post occupation.

Justification

A Travel Plan is a long-term management strategy put in place at the planning application stage to help facilitate travel by sustainable means within and between neighbourhoods and other developments, and to reduce car dependency. They are required for all developments which generate significant amounts of movement including residential developments, businesses, schools, retail and leisure facilities.

More detailed guidance in relation to the development, implementation and monitoring of travel plans is will be set out in a Travel Plans Supplementary Planning Document. ~~It is an important tool to~~ This will support delivery of the North Somerset Active Travel Strategy and Climate Emergency Strategic Action Plan, ~~to~~ encourage a greater proportion of trips by active travel modes, shape active travel neighbourhoods, reduce car travel and encourage sustainable travel, especially walking opportunities for journeys less than one mile.

Indicative thresholds for when a Travel Plan or Travel Plan Statement are required ~~are will be~~ set out in the SPD and also in the North Somerset Highway Development Design Guide. Thresholds ~~are based on will take account of~~ those set out in Appendix B of the Department for Transport Guidance on Transport Assessment March 2007 and ~~are will be~~ based on size or scale of development. The threshold for residential developments ~~has been will be~~ adapted to local needs.

~~The existing Travel Plans Supplementary Planning Document (2010) will be reviewed. This sets out more detailed guidance in relation to the development, implementation and monitoring of travel plans. A revised SPD will allow the Council to better manage Travel Plans and Travel Plan Statements by setting out the requirements that aim to ensure a consistent approach across North Somerset, in line with the other West of England authorities. It is an important tool to support delivery of the North Somerset Active Travel Strategy and Climate Emergency Strategic Action Plan, to encourage a greater proportion of trips by active travel modes, shape active travel neighbourhoods, reduce car travel and encourage sustainable travel, especially walking opportunities for journeys less than one mile.~~

~~Indicative thresholds for when a Travel Plan or Travel Plan Statement are required are set out in the SPD and also in the North Somerset Highway Development Design Guide. Thresholds are based on those set out in Appendix B of the Department for Transport Guidance on Transport Assessment March 2007 and are based on size or scale of development. The threshold for residential developments has been adapted to local needs.~~

In line with **the NPPF** National Planning Policy Framework, North Somerset **the** Council reserves the right to request a Travel Plan for any development where the Council considers that the transport impact will be significant. Where a mixed-use development is below the relevant threshold, but the combined development is considered

	<p>significant, the Council will require a Travel Plan. Smaller developments delivered in phases are also likely to require a Travel Plan if the thresholds outlined are met or the cumulative transport impact is significant.</p>	
<p>DP23: Visitor Accommodation</p>	<p>DP23: Visitor Accommodation</p> <p>New, improved or replacement visitor accommodation within Use Class C1 will be supported within settlement boundaries provided it is of an appropriate scale, improves the quality and variety of the visitor accommodation on offer and is capable of providing a high standard of accommodation in accordance with national quality assessment schemes.</p> <p>Justification</p> <p>The geographical location of North Somerset makes it an attractive tourist destination. Its combination of coastal setting, beautiful countryside, accessibility via the M5 and Bristol Airport, and close proximity to Bristol, the City of Bath, Cheddar Gorge, Wells and the rest of Somerset, as well as Devon and Cornwall, make it a versatile location which could appeal to a wide tourist market.</p> <p>Weston-super-Mare has traditionally been the main tourist destination within the district but the majority of visitors to Weston are day trippers rather than people taking longer holidays requiring tourist accommodation.</p> <p>The tourism focus for North Somerset is to promote and enhance its role as a centre for regional and sub-regional activities and events, protect existing visitor facilities, capitalise on its outstanding natural environment through its sustainable promotion of</p>	<p>To clarify the scope of the policy as applying within settlement boundaries and distinguish it from DP62 which relates to development in the countryside.</p>

	<p>outdoor activities and pursuits and emphasis its excellent location as a base for exploring the other attractions within the sub-region.</p> <p>Ensuring the provision of a range of good quality visitor accommodation is key to sustaining North Somersets tourist industry and attracting visitors to the district for long breaks and annual holidays. Staycations were made increasingly popular by the pandemic and additional appropriate high quality visitor accommodation such as 3* and above hotels, family accommodation, quality budget accommodation in rural areas that is suited to outdoor based activities and camping/glamping sites will be supported to meet these changing demands.</p> <p>Policy DP623 sets out our the approach to visitor accommodation outside settlement boundaries in the countryside and to proposals for camping and caravanning.</p>	
<p>DP30: Control of non-mineral development</p>	<p>Policy DP3029: Control of non-mineral development</p> <p>Proposals for non-mineral development close to (generally within about 500m of the boundary of) carboniferous limestone mineral working sites which are active or recently granted consent for mineral working, including ancillary activities, will not be supported where, due to their nature and location, they would be likely to impair mineral working activities of such sites, unless satisfactory mitigation measures can be identified.</p> <p>Justification</p> <p>There is a risk of mineral operations being impaired (such as adversely affected or highly restricted) by encroachment of non-minerals development, with associated implications, such as potential for noise problems etc. This might apply to building of dwellings close to them, for example.</p> <p>The NPPG on minerals paragraph 018 seems to refers to buffer zones as a possible solution to such issues. However, it indicates that buffer zones would need to be based on site specific assessments. It is considered that Policy DP3029 offers a more flexible and therefore better approach than designation of buffer zones. The guide distance of</p>	<p>Deletion of reference to 500m buffer zones as these are no longer proposed to be shown on the Policies Map.</p>

	<p>about 500m is considered appropriate for carboniferous limestone sites having regard to the need for blasting and other elements of working such sites.</p> <p>A 500m buffer zone relating to the policy is drawn around active limestone quarries on the Policies Map, but with the exception of Durnford quarry as that is not expected to continue mineral extraction beyond 2022.</p> <p>'Recently granted consent for mineral working' would be interpreted as within five years of planning consent being granted.</p>	
<p>DP36: Biodiversity net gain</p>	<p>Policy DP363: Biodiversity Net Gain</p> <p>Development (except exempt development) must demonstrate at least a 10% net gain for biodiversity, accounted for in a biodiversity net gain (BNG) plan.</p> <p>Where BNG is to be delivered the biodiversity net gain plan is likely to include a management plan, particularly for larger developments, setting out how habitats will be managed and monitored, with funding and reporting for a minimum of 30 years. Legal agreements are likely to be necessary, particularly where BNG is to be delivered through an offsetting scheme.</p> <p>Where biodiversity net gain (BNG) is required, proposals must demonstrate at least a 10% net gain accounted for in a biodiversity gain plan. Appropriate provision must be made for its planning and design, taking account of habitats and species affected, relevant local plan policies and planning guidance, and Natural England biodiversity metrics.</p> <p>Proposals should aim to avoid, then minimise adverse impacts on biodiversity by retaining habitat as far as possible and compensate for any loss or habitat or biodiversity feature to ensure no net loss. Where appropriate there should be enhancement, restoration or creation of new habitat on site to achieve a net gain</p>	<p>To delete reference to the need for a biodiversity gain plan to accompany a planning application.</p>

in biodiversity. If it can be demonstrated that it is not possible to achieve the required BNG on site or that there are overriding benefits in making provision elsewhere, then off site mitigation may be acceptable. Where off-site mitigation is required, preference will normally be given to locations close to or well related to the development site.

The provision of BNG should, where appropriate, support the enhancement and delivery of the water, grassland and woodland strategic networks, and the wetland, grassland and woodland connectivity opportunities identified in the North Somerset Green Infrastructure Strategy which references the West of England Nature Recovery Network. Where protected species are affected by the development, BNG provision should have regard to the need for mitigation for this, notably concerning location and type of habitats to be provided.

In all cases, proposals must demonstrate how BNG will be implemented and monitored.

Justification

~~Biodiversity Net Gain (BNG) 'is the achievement of measurable gains for biodiversity through new development and occurs when a development leaves biodiversity in a better state than before development' (WoE BNG Guidance). It requires developers to demonstrate an increase in biodiversity value compared to the pre-development baseline~~ **is an approach to development that leaves the natural environment in a measurably better state than it was beforehand. BNG is calculated by deducting the predicted post-development biodiversity value (in biodiversity units) of land affected from the pre-development (baseline) biodiversity value.** The Environment Act 2021 introduced a statutory requirement for most development to deliver 10%

biodiversity net gain, **with a few exemptions mainly relating to permitted development and householder development.**

The NPPF paragraph 174 states that planning policies and decisions 'should contribute to and enhance the natural and local environment by...(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

Biodiversity net gain and enhancement of ecological networks also complies with the Council's Green Infrastructure Strategy, which includes the objective of 'improved and better-connected ecological networks: protect, enhance and expand coherent, thriving and resilient ecological networks that deliver net gains in biodiversity and ecosystem services'.

~~The exceptions (for which a BNG assessment is not needed) are:~~

- ~~● Permitted Development as defined in The Town and Country Planning (General Permitted Development) (England) Order 2015).~~
- ~~● Householder applications as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010.~~

BNG assessments and their outcomes, **set out in a biodiversity gain plan**, will be a material consideration in **determining** planning applications. There will be grounds for refusing planning applications when a development cannot demonstrate BNG.

More detailed guidance for BNG within North Somerset will be set out in a supplementary planning document.

~~Biodiversity net gain is calculated by deducting the pre-development biodiversity value (the baseline) of land affected, from the predicted post-development biodiversity value.~~

Sufficient new habitat or habitat enhancement should be created, on or off site, to result in a 10% gain. BNG can be achieved in various ways, and might include planting hedgerows or trees along existing public rights of way, as green corridors, for example.

DEFRA and Natural England produced a Biodiversity Metric **4.0** ~~3.0~~ **in July 2021** and this, (or any subsequent version) should provide a suitable methodology for the calculation for most developments, and a **Small Sites Metric (SSM)** for use on small development sites in some circumstances (such as where no priority habitat, protected species, or off-site mitigation is involved). These (or any subsequent versions) provide the methodology for the BNG calculation. The calculation and BNG assessment must be set out in the a biodiversity net gain plan, including data and maps **showing habitats affected and proposed**, preferably completed by a suitably qualified ecologist, accompanying the planning application. The assessment will be checked by the Council's ecologists or its appointed representatives. This should aid collation and reporting of overall biodiversity change in North Somerset.

Developers should liaise with the Council on requirements. It is likely that the Council will prepare a Supplementary Planning Document (SPD) on BNG, setting out more detailed guidance.

The pre-development biodiversity (baseline) value of a habitat on a site is calculated at the time of the planning application submission. It takes account of the type of habitat, its distinctiveness and condition, strategic location, (perhaps within an area identified for biodiversity enhancement in a Local Plan or Nature Recovery Network), and degree of connectivity.

Similar factors are considered for calculating the post development value, but with allowances for risks regarding difficulty, uncertainty etc. involved in creating new habitat and achieving net gain.

The Environment Act (Schedule 14) allows planning authorities to ascertain a site's habitats and their condition on 30th January 2020 (when the Bill entered Parliament). They could use aerial imagery or data sets from that time. They can thus recognise any habitat degradation, such as clearance of a site, which has occurred since then, and take the earlier (predegradation) habitat state as the baseline value.

When offset sites are used for BNG, (where some or all of the BNG is provided off the development site itself) the calculation will need to consider the existing biodiversity value of the offset site.

Loss of most priority habitat is expressly 'unacceptable' in the metric and bespoke compensation for the loss of priority habitat is likely to be required. Any planning permission granted will require the developer to provide a mechanism, to deliver the BNG, via planning conditions or planning agreements.

Developers must secure adequate funding and management for the creation and/or enhancement of habitats needed to deliver BNG. Particularly for larger developments the BNG assessment may need to include a management plan detailing this over the long term. Post-development monitoring may be required (likely for high/moderate distinctiveness habitat).

Typically for larger developments the developer can nominate a delivery agent to deliver the habitats required for BNG, which might be the Council or a management company to provide/manage the habitat or habitat bank. This funding/management will

~~cover a minimum of 30 years of management, with costs paid directly to the delivery agent.~~

Any existing requirements regarding protected species and designated sites should be prioritised in planning and designing measures to mitigate for proposed development. Enhanced and/or new habitat provision aimed at meeting those requirements can be counted in the BNG calculation but can only be used to achieve no net loss.

Developers must demonstrate the mechanisms to deliver the required BNG, including habitat management, funding and any monitoring required, set out in the biodiversity gain plan, and through the use of planning agreements, conservation covenants, and conditions. 30 years is the minimum period for which biodiversity gain sites must be secured.

In line with the mitigation hierarchy set out in paragraph 180 of the NPPF, Policy DP36 requires that developers should firstly aim to avoid, then minimise, then mitigate for, adverse impacts on biodiversity on site, before resorting to off-site mitigation. However, developers may be able to demonstrate that there are clear overriding benefits in providing supporting habitat for species away from the development (perhaps where species are sensitive to disturbance), in which case off-site mitigation may also be acceptable.

The policy indicates that where off-site mitigation is required, suitable locations close to the development site will normally be preferred. The design of new development including measures to achieve BNG should aim, where appropriate, to support the delivery of the Nature Recovery Network, particularly the strategic networks and connectivity opportunities identified in the North Somerset Green Infrastructure Strategy which reflects the West of England Nature Recovery

	<p>Network. However, where protected species are affected by the development, BNG provision should have regard to the need for mitigation for this, notably concerning location and type of habitats to be provided. For example, for greater and lesser horseshoe bats the delivery of onsite or offsite mitigation (North Somerset Nature Parks being the preferred route), the mitigation must firstly meet the requirements of the Habitat Evaluation Procedures to determine the habitat units required. This can be used to demonstrate no net loss for a site but cannot be included in the 10% net gain calculation.</p> <p>The government intends that landowners will be able to create or enhance habitat for the purpose of selling biodiversity units, so that it may be possible to use this mechanism to meet off-site BNG requirements, subject to compliance with the policy requirements.</p>	
<p>DP43: Affordable Housing (including rural exception schemes)</p>	<p>Policy DP432: Affordable housing (including rural exception schemes)</p> <p>The affordable housing target for North Somerset 2023-2038 will be 4,802 dwellings.</p> <p>Affordable housing provision will be sought to meet local needs on all developments of 10 dwellings or more dwellings (or on sites of 0.5 hectare or above), and 5 dwellings or more within the Area of Outstanding Natural Beauty.</p> <p>Developments will be expected to provide 3538.5% affordable housing on greenfield sites and 20% on previously developed land. If these requirements cannot be met this will need to be fully justified with clear evidence set out in a viability assessment. This assessment must demonstrate that all grant funding sources have been fully explored.</p>	<p>Policy is amended to increase the proportion of affordable housing sought on green field sites to 38.5% to reflect the overall proportion of affordable housing need identified in the Local Housing Needs Assessment. Reference added to the need to include provision of specialist housing to meet the needs of the most vulnerable residents.</p>

~~The Council will seek a minimum 40% affordable housing from eligible developments. A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. The remaining affordable housing will be provided as 90% social rented and 10% shared ownership.~~

The precise size and type of affordable housing to be provided on individual sites will be determined through negotiation, guided by the Local Housing Needs Assessment, data from the housing needs register and local housing needs surveys. **This will include provision on appropriate sites for housing to meet specialist needs. The Council will seek to achieve 25% of affordable housing as First Homes in compliance with national policy. Where this is secured the remaining 75% should be provided as 90% social rented and 10% shared ownership. In cases where it is agreed that First Homes will not be provided the mix should be 77% social rented and 23% shared ownership.**

~~Where a site is unable to deliver the affordable housing required by the policy, it will be subject to detailed financial viability assessment.~~

Affordable housing provision will be expected to be met on site unless off-site provision or an appropriate financial contribution can be robustly justified and the agreed approach contributes to the creation of mixed and balanced communities.

Proposals for rural exceptions schemes for 100% affordable housing to meet local needs will be supported where:

- The development meets an identified local need demonstrated by an up-to-date needs survey or other evidence;
- The development is supported or initiated by the local community;
- The site search has followed a sequential approach with priority given to sites within settlement boundaries, sustainability principles, and avoiding sensitive locations;
- The scale of development is appropriate for the location; and

- The affordable housing is provided in perpetuity.

Justification

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) and which complies with one or more of the following definitions:

- Affordable housing for rent.
- Starter homes.
- Discounted market sales housing.
- Other affordable routes to home ownership.

~~The West of England Local Housing Needs Assessment (ORS June 2021) provides the evidence for North Somerset relating to the plan period 2023–2038. The figures are 2020 based and the study will need to be refreshed as the government’s housing need calculation is adjusted on an annual basis.~~

~~In 2020 the standard method calculation identified a minimum local housing need figure of 20,475 over the plan period (this reduced to 20,085 in 2021). The population projected need identified in the study was 13,295 dwellings. This means that the minimum housing need figure in effect provides 7,180 dwellings for additional inward migration.~~

The North Somerset Local Housing Needs Assessment (ORS 2023) provides the evidence for North Somerset relating to the plan period 2024-2039. This indicated that total affordable housing need over the plan period is expected to be 5,547 dwellings equivalent to 38.5% of overall need. This high level of need is a priority

for the Council and the local plan will seek to maximise delivery taking account of the constrained nature of North Somerset and viability evidence.

The Dixon Searle viability study (2023) illustrated how challenging affordable housing delivery is in North Somerset. This concluded that within Weston town centre there was likely to be 0% (assumed to be PDL), in outer Weston 20% (10% PDL) and elsewhere in the district 30% (20% PDL). While the viability evidence is the starting point for considering overall delivery, the policy reflects the importance of maximising opportunities to maximise affordable housing delivery.

There are clear challenges with delivery on previously developed land, particularly town centre sites in Weston-super-Mare, and the policy reflects the viability advice on such sites. However, with greenfield sites there may be opportunities to secure enhanced affordable housing delivery which would be missed if the target percentage was set too low. For example, there may be sites or locations in higher viability areas which may secure permission later in the plan period, or localised opportunities even within areas otherwise indicated as having low viability. **In such locations the Council will seek to deliver 38.5% affordable housing to reflect the proportion identified in the Local Housing Needs Assessment.**

Where proposals cannot deliver the policy requirement, these will be subject to viability assessment which must take account of all potential sources of grant funding. The percentages provided by the viability evidence (or as updated through other relevant evidence) will be used as guidance to the expected level of nil subsidy provision.

The components of need are summarised as follows:

	Affordable housing need			Total affordable housing	Total market housing	Total housing
	Unable to afford market rent		Affordable home ownership			
	Social rent	Affordable rent				
Local housing need	2,445 2,845	925-1,232	1,553 1,470	4,923 5,547	15,554 8,874	20,475 14,902
% local housing need	44.9% 19.7%	4.5% 8.5%	7.6% 10.3%	24.0% 38.5%	76.0% 61.5%	100%
% total affordable	49.7% 51.3%	18.9% 22.2%	31.5% 26.5%	100%	-	-

~~Based on the evidence provided by the LHNA, the Council will seek affordable housing contributions of 40% from development sites. This is expected to address current affordable housing need (1151 dwellings) and housing needs expected over the plan period (2,203 dwellings).~~

The threshold for contributions is taken from government guidance in relation to 'major development' of 10 or more dwellings or site areas of 0.5ha or more. Within designated rural areas the Council may set a lower threshold of 5 units or fewer. Within North Somerset this relates to the Mendip Hills Area of Outstanding Natural Beauty where there are affordability issues and very few larger development opportunities. Within this area the threshold will be 5 dwellings.

All eligible sites with viability issues will be subject to a viability assessment. This analysis will take into consideration existing use values, as well as other site-specific factors. The assessment will be made having regard to the residual land value once the cost of development has been deducted. Where appropriate the Council will consider

the introduction of market recovery mechanisms where viability is constrained by current market conditions.

The government requires that a minimum of 25% of all affordable housing units should be First Homes. First Homes are included within the definition of affordable housing and must be discounted by a minimum of 30% against the market value and subsequently, **and** the first sale of the home must be at a price no higher than £250,00. **In the event that national policy removes the legal requirement for First Homes, the Council may choose to review its preferred tenure mix, in line with the most up-to-date LHNA and viability information.**

Whilst the Council recognise First Homes as a low-cost home ownership product, similar to discounted market sale, the preferred option for LCHO is shared ownership, based on values, costs, affordability and demand in North Somerset.

To afford a First Home, a buyer in North Somerset would need to have a higher-than-average income, a larger deposit and to raise a larger amount of borrowing than required for a shared ownership home of similar value.

The proposed tenure split between social rented and shared ownership reflects the LHNA evidence. Many affordable homes are available for families and local school places are key to ensuring that families do not need to travel to secure a local education.

The current affordable housing tenure split of 77% rented and 23% shared ownership reflects the need for affordable rented housing and the obligation to provide the nationally prescribed level of intermediate housing, with shared ownership being the best option in North Somerset to meet this requirement.

If First Homes are introduced as an affordable housing obligation, to maintain the supply of affordable rented and meet the recognised demand for shared ownership dwellings as an intermediate housing option that meets the affordability criteria in the district, a tenure split of 90% affordable rented and 10% shared ownership will be sought, although this does reduce the delivery of affordable rented dwellings.

As the demand for intermediate housing is sensitive to changes in market and development conditions, there may be a need to review the tenure split over the plan period if circumstances change.

Social rented housing is the most effective tenure needed to address the local housing requirement, especially of the most vulnerable people in acute housing need in North Somerset. On appropriate sites the Council will negotiate for the provision of specialist housing to meet identified needs such as housing for adults with learning disabilities or for care leavers.

Detailed delivery of the policy will be set out in a new Affordable Housing SPD.

Given the affordable housing problems facing rural communities and the lack of sustainable opportunities to develop, the Council will support the delivery of rural exceptions sites for 100% affordable housing to meet identified local community needs. When assessing potential sites, it is important to balance the need for affordable housing with sustainability principles and other planning considerations. This may mean that the site assessment may conclude that affordable housing is best provided in a higher order settlement to meet the needs of the surrounding rural areas. Rural exceptions sites will be acceptable adjacent to settlement boundaries or elsewhere adjacent to the main body of the settlement.

<p>DP46: Housing Type and Mix</p>	<p>Policy DP46: Housing Type and Mix Homes for all <u>Housing mix</u></p> <p>New residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Local Housing Needs Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location.</p> <p>On developments of 10 or more dwellings proposals will be expected to demonstrate that they have taken account of local needs evidence to, where appropriate, make provision for:</p> <ul style="list-style-type: none"> • Older persons accommodation such as retirement accommodation or mainstream housing which is designed for older people such as properties suitable for downsizing; • A proportionate and appropriate mix of 1, 2, 3 and 4+ bed homes to meet local needs. In areas where there is an existing over provision of one housing size new developments should limit the number of those size properties proposed in their schemes to ensure a broader mix across the area; and • Self-build and custom build plots based on the local need identified on the Council's self-build register <p>Developments of 100 dwellings or more will be required to include provision for older persons accommodation such as in the form of retirement accommodation or supported independent living</p> <p>Within Nailsea on major development schemes no more than 20% of the proposed dwellings should be 4 bedrooms or more (after taking account of the affordable housing requirements).</p> <p>Self-build, and custom build and community led housing</p>	<p>Policy amended to require a minimum of 5% of affordable housing to be wheelchair accessible dwellings or higher where there is evidence of local need.</p> <p>Justification updated to reflect the North Somerset Older People and Specialised Housing Needs Assessment.</p>
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~~Proposals for self-build and custom housebuilding will be supported. On development sites of 100 homes or more will be expected to make provision self-build and custom build plots based on the local need identified on the councils self-build register. 5% of the total homes should be made available for sale as serviced self-build and custom housebuilding plots. For phased developments, self-build plots must be delivered and serviced at the earliest stage possible.~~

~~Plots must be made available and priced and marketed appropriately as self-build or custom build plots for at least 18 months.~~

Accessible and adaptable homes

All new dwellings will be required to meet Building Regulations M4(2) standard ('accessible and adaptable dwellings') and a minimum of 5% of affordable dwellings will be required to meet Building Regulations M4(3) standard ('wheelchair user dwellings'), or a higher proportion where there is evidence of local need.

These requirements reflect the standards set out in Building Regulations 2010 Approved Document Part M: Access to and use of buildings and will apply to any subsequent legislation on making homes accessible and adaptable.

Community-led housing

Proposals for community-led housing will be supported **due to** ~~because of~~ the benefits they are expected to bring in terms of community cohesion, permanent affordability and sustainable development.

Supported **and Specialist** Accommodation

The Council will seek to ensure there is an appropriate range and supply of residential accommodation for people with specialist and vulnerable needs.

Accessible and adaptable homes

~~All new dwellings will be required to meet Building Regulations M4(2) standard ('accessible and adaptable dwellings') and 5% of affordable dwellings will be required to meet Building Regulations M4(3) standard ('wheelchair user dwellings').~~

~~These requirements reflect the standards set out in Building Regulations 2010 Approved Document Part M: Access to and use of buildings and will apply to any subsequent legislation on making homes accessible and adaptable.~~

~~On residential development sites of 10 dwellings or more the following proportions of accessible and adaptable homes will be required:~~

~~For market housing within a scheme 50% of homes will be required to meet Building Regulations M4 (2) category 2 standard (to be 'accessible and adaptable dwellings') and a further 10% will be required to meet Building Regulations M4 (3) category 3 ('wheelchair user dwellings').~~

~~For affordable housing within a scheme 80% of homes will be required to meet~~

~~Building Regulations M4 (2) category 2 standard (to be 'accessible and adaptable dwellings') and a further 20% will be required to meet Building Regulations M4 (3) category 3 ('wheelchair user dwellings').~~

~~These targets reflect the standards set out in Building Regulations 2010 Approved Document Part M: Access to and use of buildings and will apply to any subsequent legislation on making homes accessible and adaptable.~~

~~These targets reflect the standards set out in “Building Regulations 2010 Approved Document Part M: Access to and use of buildings” and will apply to any subsequent legislation on making homes accessible and adaptable.~~

Separate detailed policies within this plan cover **affordable housing**, older persons accommodation, ~~g~~**Gypsy**, ~~t~~**Traveller** and ~~t~~**Travelling s****Showpeople**, ~~accessible homes~~ and **residential** space standards.

Justification

The types, sizes and tenures of homes required to meet needs are identified through the **West of England North Somerset** Local Housing Needs Assessment (LHNA). This includes accommodation needs of families, older people, people with disabilities, service families, people wishing to build their own home and students.

The Council will have regard to the findings of the **latest** LHNA, **and other relevant evidence**, when determining the right balance of homes in new developments and applicants are encourage to discuss housing mix at an early stage.

From the Local Housing Needs Assessment (**October 2023**) we know that in our district over the 15-year period ~~20243-398~~ there will be:

- ~~• An overall growth of 12,000 households.~~
- ~~• Single person households are just over a third of the overall household growth (3,800) with the majority (2,140) being single people aged over 75.~~
- ~~• Couples without dependent children represent almost a tenth of the growth (1,100) and are comprised of 4,510 households over 65, offset against a reduction of 3,450 in younger age groups.~~
- ~~• Families with dependent children comprise two fifths of the overall household growth (4,900).~~
- ~~• Other types of household contribute a further 2,200 households.~~

~~• Overall, 82% of the household growth is for households aged over 65, suggesting homes meeting older persons requirements are a priority.~~

- An overall growth of 13,800 households.
- Single person households represent almost a third of the overall household growth (4,200, 30%) with almost three fifths of these (2,390, 57%) being single persons aged over 65;
- Couples without dependent children represent a relatively small proportion of the growth (1,400, 10%);
- Families with dependent children make up over two fifths of the overall household growth (5,900, 43%);
- Other types of household contribute a further 2,300 households. These include multigeneration living, student households and Houses in Multiple Occupation (HMOs).

~~The LHNA states that provision of homes to meet older person requirement should be a priority. **Policy DP47: Older Persons Accommodation sets out how the need for older persons housing will be met over the plan period.** and this policy requires residential developments of over 100 dwellings to contribute towards meeting that need.~~

A flexible housing stock will help meet the wide range of accommodation needs so ~~we will expect~~ new homes ~~to~~ **should** be flexible, accessible, adaptable and age friendly and ~~have included relevant policies within this plan to ensure the delivery of this mix of homes. New homes~~ should support the changing needs of individuals and families at different stages of life. **In most cases the accommodation needs of different groups will be met as part of the general housing supply within the overall assessed housing need (use class C3 dwelling houses) through a mixture of different tenure, size and designed homes. Exceptions to this include residential care or nursing homes and Gypsy and Traveller accommodation and these are covered by separate policies within the plan.**

Older persons accommodation

~~The LHNA states that provision of homes to meet older person requirement should be a priority. The UK population is ageing and people can expect to live longer and healthier lives than previous generation. As a result the older population is expected to grow significantly over the next 15 years. In North Somerset households aged over 65 are expected to grow by 26% and households over 75 are expected to grow by approximately 35%. Policy DP47: Older Persons Accommodation sets out how the need for older persons housing will be met over the plan period. However, due to the level of need for older peoples housing it is also important that housing suitable for older people is incorporated into mainstream housing developments. This policy requires residential developments of 10 or more dwellings to provide housing for older people so that as well as providing specialist older person housing across the district provision is also made for older people within the range of market housing that is available. The North Somerset Older People and Specialised Housing Needs Assessment (2022) identifies a range of accommodation options for older people that could be incorporated into residential schemes including smaller properties to allow for downsizing, and care-ready accommodation which would allow people to stay in their own homes for longer. and this policy requires residential developments of over 100 dwellings to contribute towards meeting that need.~~

Accessible and adaptable homes

The requirement for all homes to be accessible and adaptable reflects the government's intention to incorporate M4(2) standard into building regulations and ensures more choice, particularly for older people, to live independently for longer which reduces the pressure on the care system. The Local Housing Need Assessment identifies that the number of households likely to need wheelchair adapted housing in North Somerset is likely to increase by 850 over the plan period and the need is notably higher for people living in affordable housing. This is reflected in the policy requirement.

~~In most cases the accommodation needs of different groups will be met as part of the general housing supply within the overall assessed housing need (use class C3~~

~~dwelling houses) through a mixture of different tenure, size and designed homes. Exceptions to this include residential care or nursing homes and traveller accommodation.~~

Self-build and custom-build homes

~~Self-build and custom housebuilding is a key element of the government's agenda to increase supply and tackle the housing crisis.~~ Self-build and custom housebuilding is defined in the Housing and Planning Act as '...the building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.'

As required by the Self Build and Custom House Building Act 2015, a register is kept of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. The intention of the Act is that local planning authorities grant suitable development permission for serviced plots to match demand on their register, ~~although there is no mechanism for ensuring applications come forward.~~ **Therefore this policy requires proposals for 10 dwellings or more to make provision for self-build or custom-build plots based on the level of need identified on the register at the time of the application.**

Community-led housing

Community-led housing projects can be delivered through a number of approaches, including group self-build and cohousing. Community led housing requires that meaningful community engagement occurs throughout the process, with the local community group or organisation ultimately owning or managing the homes to the benefit of the local area/ specified community group. It can provide many benefits, for example enabling communities to deliver projects that meet local needs, giving greater social benefits including community support for older people.

	<p><u>Supported and specialist accommodation</u></p> <p>Some of our community need accommodation that caters for their specific needs. This is often for more vulnerable members of our society, such as those who are homeless, people with physical or mental health issues, people with learning difficulties, people with substance misuse problems, young people at risk, ex-offenders and those at risk of domestic violence. These groups often needing specialist housing which offers on-site support. This includes hostels, refuges, residential institutions and other supported or specialist housing.</p> <p>In determining the appropriate use class for self-contained facilities, the Council will consider whether the development will be a registered location with the Care Quality Commission, the degree of care, and the proportion of units for which care is likely to be available. In some cases a development may be deemed to provide units within both the C2 and C3 Use Classes and some may be deemed to be 'sui generis'.</p> <p>To create inclusive communities, this type of accommodation should be located in accessible areas with links to public transport and local facilities.</p> <p>Where a proposal for supported residential accommodation involves the conversion of an existing dwelling, regard should be given to Policy DP4: HMOs and residential subdivisions. Other relevant policies will be taken into account when considering if a proposal is appropriately located, for example impacts upon transport, local amenity and the character of an area.</p>	
<p>DP47: Older Persons Housing</p>	<p>Policy DP47: Older Person Accommodation</p> <p>The Council will seek to ensure there is a sufficient supply and range of housing and accommodation suitable to meet the needs of for older people.</p> <p>Development proposals to meet the specific accommodation needs of older people will be supported where the development:</p>	<p>Justification updated in relation to the Older People and Specialised Housing Needs Assessment.</p>

- Demonstrates that it will contribute towards meeting an identified need within the area and is targeted towards the needs of local residents;
- Is accessible to public transport, shops, services, community facilities, and social networks appropriate to the needs of the intended occupiers;
- Will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care;
- Provides appropriate facilities for carers and visitors; and
- Provides internal and external communal space as appropriate, ~~including space that gives residents the ability to grow plants and food.~~

The Council will seek an element of affordable housing provision for older persons as part of appropriate market-led developments for older people.

Proposals that will result in the loss of residential accommodation for older people will be resisted unless:

- The existing provision is surplus to identified needs within the district;
- The existing provision is incapable of meeting contemporary standards for the support and/or care required and appropriate alternative provision is available and has been secured for the occupants; or
- The loss is necessary to enable the provision of accommodation for older people which is better able to foster independent living and meet changes in the support and care needs of the occupants.

Where the Council is satisfied that development involving the loss of accommodation for older persons is justified, the priority will be for an alternative form of supported housing or general housing (Use Class C3) including an appropriate amount of affordable housing.

Justification

The Local Housing Needs Assessment identifies that for North Somerset the number of over 75s in North Somerset is projected to increase by approximately 10,100 with 5,700 of those over 85 over the period 2020-2035. The assessment states that 'overall, 82% of the household growth is for households aged over 65, suggesting homes meeting older persons requirements are a priority.'

The Local Housing Need Assessment also identifies that there is already a shortfall in the provision of housing for elderly people with an unmet need of just over 4,500 homes currently in the district.

As a result of these findings North Somerset has commissioned an Older **People** **and Specialised** Housing Needs Assessment (**2022**) to provide more detailed evidence of the accommodation needs of older people in the district over the plan period. and this policy will be updated to reflect the findings of this study.

It is likely that there will need to be a wider mix of housing and accommodation options for older people **aged 55 or over**. This will include supporting people to live well in their own homes, but also requires the provision of a mix of purpose-built housing types and tenures that will facilitate 'downsizing'/'rightsizing', creating a climate where moving in later life becomes a realistic and positive choice. The availability of a range of suitable accommodation options for older people can help release family accommodation, improve quality of life and reduce the need for residential care.

In addition, some older people require levels of care not normally provided at home (such as a result of a fall or a hospital admission). More specialist forms of housing for older people, including extra care housing, have the potential to provide the level of support needed to help people to remain part of the community and maintain independence for longer through the integration of accommodation and care. The












availability of such housing can help reduce hospital admissions and enables discharge of older people from acute hospital beds.

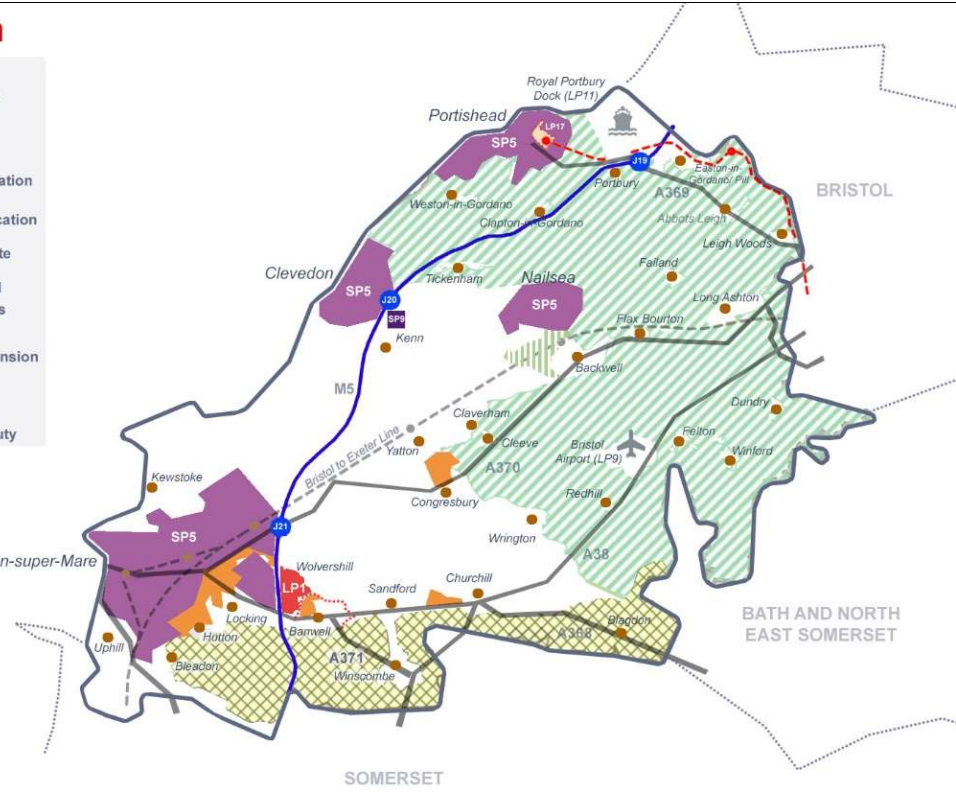
From a land use planning perspective, specialist housing/accommodation for older people will include development falling within both Use Classes C3 and C2. Examples of the types of housing and accommodation that will be covered by this policy include:

- Age restricted occupancy housing commonly known as retirement housing (Use Class C3) – accommodation where an age restriction is placed on occupants who live independently in self-contained homes.
- Warden assisted housing (Use Class C3) – clusters of accommodation where people live independently in self-contained homes where a warden is contactable between specified times to manage communal areas and may check on residents. Sometimes a communal meeting lounge and gardens are provided.
- Sheltered housing – clusters of accommodation where people live independently in self-contained homes where low intensity support is available, sometimes on site (usually within Use Class C3). Often with a communal meeting lounge, guest room and gardens.
- Extra-care/assisted living homes (also known as close care, very sheltered or continuing care housing) – independent living in purpose built self-contained homes but designed to enable a range of care needs to be provided as occupiers' needs increase, with on-site care facilities available (up to 24 hours). On-site facilities may also provide support for older people in the wider community. Shared lounges, dining areas and other social and leisure facilities are sometimes provided. Extra-care/assisted living homes normally fall either within Use Class C2 or C3, this varies depending on the level of care provided and whether overnight care is available.
- Residential/nursing homes (including end of life/hospice care and dementia care) where higher intensity care is available 24 hours – commonly bedsit rooms with shared lounges and eating – this may involve residential care only, nursing

	<p>homes staffed by qualified nursing staff, or dual-registered care homes where medical assistance is provided to occupiers that need it (care homes are usually within Use Class C2).</p> <p>Development that attracts additional care users into the district is likely to have a significant impact on Council resources. The Council will therefore expect development proposals for housing and accommodation for older people to be supported by evidence demonstrating that they are targeted towards and will contribute towards meeting the district's identified needs. The Council will require, as a minimum, that the accommodation is marketed and made available for sale or rent within the district for a period of at least 6 months before it is marketed more widely.</p>	
Key Diagram	<p>Local plans must contain strategic policies which set out the overall strategy for the pattern, scale and design quality of places and make sufficient provision for the growth and supporting infrastructure required whilst conserving and enhancing the natural, built and historic environment and addressing climate change. The key diagram below indicates the broad locations for development.</p>	<p>Addition of a Key Diagram at the start of the Strategic Policies section of the plan to indicate the broad locations for development.</p>

Key Diagram

-  Main towns - focus for sustainable development (SP5)
-  Villages with settlement boundaries (SP6)
-  Wlvcrshill Strategic Location (LP1)
-  Wvndham Way Broad Location (LP17)
-  Strategic Employment Site (SP9)
-  Proposed Portishead Rail
-  Proposed Banwell Bypass
-  Green Belt
-  Green Belt proposed extension (LP6)
-  Strategic gaps (LP7)
-  Mendip Hills Area of Outstanding Natural Beauty



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Schedule 1:
Proposed large sites for residential development

Amendment to planning status of residential allocation at Anson Road, Weston-super-Mare from 'resolution to grant consent' to 'extant planning permission'.

Deletion of residential allocation at Pineapple Farm, Congresbury for 70 dwellings.

Status of residential allocation at Anson Road, Weston-super-Mare changed from 'resolution to grant consent' to 'extant planning permission'.

		Deletion of residential allocation for 70 dwellings at Pineapple Farm, Congresbury (also referred to as land north of Mulberry Road).
Glossary	<p>Countryside: For the purposes of planning policy within this plan the term countryside refers to any land outside defined settlement boundaries.</p> <p>First Homes: First Homes are a specific kind of discounted market sale housing which: a) must be discounted by a minimum of 30% against the market value; b) are sold to a person or persons meeting the First Homes eligibility criteria; c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London). First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.</p> <p>Micromobility: A term used to define types of vehicles that are small and can transport people or goods. They include scooters, cycles and skateboards. They come in many forms including those powered by electric motors and those powered by people.</p>	Addition of definitions to the glossary for 'countryside', 'First Homes' and 'micromobility' to aid understanding of the plan.
Policies Map	Delete Pineapple Farm residential allocation and revise Congresbury settlement boundary.	Deletion of the residential allocation at Pineapple Farm, Congresbury (also

		referred to as land north of Mulberry Road) and consequential amendment to the settlement boundary to follow the existing edge of the village.
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