

**Portishead NDP Revised Policies for Reg. 15
June 2022**



place

Environment	
Natural Environment	
Regulation 14 Policy	Proposed Revised Policy for Regulation 15
<p>DRAFT POLICY PEN1 – LANDSCAPE SETTING AND VIEWS</p> <p>Any development should seek to conserve and enhance the landscape setting of Portishead and its landscape character, views and features, including those identified on Figure 2.</p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> i. integrate natural features such as groups of trees and the local rhyne system that contribute to both the landscape character and setting of the development; and ii. demonstrate that the whole scheme, including hard landscape and planting proposals, draws on local landscape characteristics and features through reference to relevant existing landscape and historic landscape assessments, the Portishead Community Character Statement, as well as any additional site specific assessments; and iii. respond sensitively to the transition between settlement edge and surrounding countryside and green belt, respecting the tranquillity of the landscape, and avoid any adverse impact on irreplaceable habitats such as Weston Big Wood and East Wood. 	<p>POLICY PEN1 – LANDSCAPE SETTING AND VIEWS</p> <p>UNCHANGED. Map updated.</p>

<p>Development proposals that are likely to affect any of the local key views shown on Figure 3, and described in the Portishead Local Key Views Report, should assess the effect of the proposals on the view(s) and demonstrate how any adverse effects have been addressed.</p> <p><i>Figure 2 Portishead Landscape Types Map</i> <i>Figure 3 Portishead Key Views Map</i></p>	
<p>DRAFT POLICY PEN2 - PORTISHEAD’S GREEN AND BLUE INFRASTRUCTURE</p> <p>The integrity, multi-functionality, quality and connectivity of the strategic Green and Blue Infrastructure (GBI) network will be protected, enhanced and managed.</p> <p>Development that will result in the creation of new green and/or blue infrastructure (GBI) and/or contribute to the protection, management, enhancement and connectivity of Portishead’s existing GBI network, as illustrated diagrammatically on Figure 4, and detailed in the Portishead GBI Evidence Base Report, will be supported.</p> <p>Proposals for developments must, where relevant to the proposed development:</p> <ul style="list-style-type: none"> i. identify the existing GBI within and around the development site; and ii. demonstrate how GBI has been incorporated into the proposal, with particular reference to the Objectives and Recommendations included in the Portishead GBI Evidence Base Report; and iii. assess and address how the proposal will benefit a range of ecosystem services that the GBI network provides; and iv. assess and address how the proposal will benefit connectivity of GBI through the site and beyond; and 	<p>Policy PEN2 - PORTISHEAD’S GREEN AND BLUE INFRASTRUCTURE</p> <p>The integrity, multi-functionality, quality and connectivity of the strategic Green and Blue Infrastructure (GBI) network will be protected, enhanced and managed.</p> <p>Development that will result in the creation of new green and/or blue infrastructure (GBI) and/or contribute to the protection, management, enhancement and connectivity of Portishead’s existing GBI network, as illustrated diagrammatically on Figure 4, and detailed in the Portishead GBI Evidence Base Report, will be supported.</p> <p>Proposals for developments must, where relevant to the proposed development:</p> <ul style="list-style-type: none"> i. identify the existing GBI within and around the development site; and ii. demonstrate how GBI has been incorporated into the proposal, with particular reference to the Objectives and Recommendations included in the Portishead GBI Evidence Base Report; and iii. assess and address how the proposal will benefit a range of ecosystem services that the GBI network provides; and iv. assess and address how the proposal will benefit connectivity of GBI through the site and beyond; and

<p>v. demonstrate that GBI in the proposal has been designed to promote and enhance local diversity and distinctiveness, referring particularly to the Portishead GBI Evidence Base Report and the Key Positive Design Characteristics identified in the Portishead Community Character Statement.</p> <p>Demonstration of how the proposals conform with this policy should be set out in a Climate Change Adaptation Statement.</p> <p><i>Figure 4: GBI Network Assets and Priorities</i></p>	<p>v. demonstrate that GBI in the proposal has been designed to promote and enhance local diversity and distinctiveness, referring particularly to the Portishead GBI Evidence Base Report and the Key Positive Design Characteristics identified in the Portishead Community Character Statement.</p> <p>Demonstration of how the proposals conform with this policy should be set out in a Climate Change Adaptation Statement.</p> <p><i>Figure 4: GBI Network Assets and Priorities (Figure 4 updated to ensure Slade Road and Bracken Wood covered by Local GBI corridors)</i></p>
<p>DRAFT POLICY PEN3 - FLOOD RISK AND NATURAL FLOOD MANAGEMENT</p> <p>Natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors, such as the rhyne system and catchments are supported.</p> <p>Major development should include provision of Sustainable Drainage Systems (SuDs), where appropriate, as part of the Natural Flood Management approach and the wider Green and Blue Infrastructure network of Portishead.</p> <p>Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods.</p> <p>Development in the neighbourhood area should also demonstrate adherence to the National Design Guide (2019), which includes guidance on integrated water management that enhances the character of a place</p>	<p>POLICY PEN3 - FLOOD RISK AND NATURAL FLOOD MANAGEMENT</p> <p>UNCHANGED</p>

<p>and makes it more resilient to impacts of climate change.</p>	
<p>DRAFT POLICY PEN4 - BIODIVERSITY</p> <p>Development proposals will be expected to deliver an improvement in “biodiversity value” within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity, including specific attention for priority habitats, as identified on Figure 6, and protected species.</p> <p>Proposals that exceed the minimum requirement of 10% improvement of “biodiversity net gain” will be particularly supported.</p> <p>Proposals should pay particular attention to the objectives and recommendations set out in the Portishead GBI Evidence Base Report to ensure that biodiversity improvement benefits local ecosystems and improves the range of ecosystem services that the GBI network provides.</p> <p>Protection, connection and enhancement of statutory and non-statutory nature conservation sites (as shown on Figure 4) is a priority for the Neighbourhood Area and development proposals must demonstrate sensitive responses to these sites where necessary, such as accommodating a buffer zone to protect sensitive habitats, or demonstrating that opportunities to reduce indirect impacts, such as light pollution, have been taken.</p> <p>Any proposals that could affect the sensitive bird species and other habitats and species of the River Severn Estuary must carry out screening for HRA.</p>	<p>POLICY PEN4 - BIODIVERSITY</p> <p>Development proposals will be expected to deliver a minimum of 10% net gain in biodiversity through enhancement and creation of ecological networks within and where relevant connecting with those beyond the Plan Area (see Figure 4). Proposals that exceed the minimum requirement of 10% biodiversity net gain will be particularly supported.</p> <p>Proposals should pay particular attention to the objectives and recommendations set out in the Portishead GBI Evidence Base Report to ensure that biodiversity improvement benefits local ecosystems and improves the range of ecosystem services that the GBI network provides.</p> <p>Protection, connection and enhancement of statutory and non-statutory nature conservation sites (as shown on Figure 4) is a priority for the Neighbourhood Area and development proposals must demonstrate sensitive responses to these sites where necessary, such as accommodating a buffer zone to protect sensitive habitats, or demonstrating that opportunities to reduce indirect impacts, such as light pollution, have been taken. Specific attention for priority habitats, as identified on Figure 6, and protected species should also be demonstrated.</p> <p>Development that will adversely affect the following designations shall not be considered sustainable development and will not be permitted:</p> <ul style="list-style-type: none"> · National SSSIs · International or Nationally protected species, or species and habitats of

<p><i>Figure 6: Priority Habitats</i></p>	<p>principal importance.</p> <p>Any proposals that could affect the sensitive bird species and other habitats and species of the River Severn Estuary must carry out screening for Habitat Regulations Assessment (HRA).</p> <p><i>Figure 6: Priority Habitats</i></p>
<p>DRAFT POLICY PEN5 – TREES, HEDGEROWS AND WOODLAND</p> <p><i>Ancient and Veteran Trees</i> Development proposals will be expected to demonstrate no loss, or deterioration of the irreplaceable habitats of Ancient Woodland (as shown on Figure 7). Development proposals directly or indirectly affecting Ancient Woodland and ancient trees or veteran trees identified in the Neighbourhood Plan Area will be resisted. A minimum 150 metre buffer should be maintained between a development and the Ancient Woodland, including the construction phase, in order to avoid adverse impacts on this irreplaceable habitat.</p> <p>Any ancient or veteran trees must be retained within a development site, including a root protection area and appropriate buffer zone, which should be whichever is greater of, either an area which is a radius of 15 times the diameter of the tree with no cap or (b) 5 metres beyond the crown.</p> <p><i>Other Existing Trees, Hedgerows and Woodland</i> Existing trees and hedgerows on development sites should be considered throughout the design process to be retained and incorporated as placemaking features in new development.</p>	<p>POLICY PEN5 – TREES, HEDGEROWS AND WOODLAND</p> <p><i>Ancient and Veteran Trees</i> Development proposals will be expected to demonstrate no loss, or deterioration of the irreplaceable habitats of Ancient Woodland (as shown on Figure 7). Development proposals directly or indirectly affecting Ancient Woodland and ancient trees or veteran trees identified in the Neighbourhood Plan Area will be resisted. A minimum 150 metre buffer should be maintained between a development and the Ancient Woodland, including the construction phase, in order to avoid adverse impacts on this irreplaceable habitat.</p> <p>Any ancient or veteran trees must be retained within a development site, including a root protection area and appropriate buffer zone, which should be whichever is greater of, either an area which is a radius of 15 times the diameter of the tree with no cap or (b) 5 metres beyond the crown.</p> <p><i>Other Existing Trees, Hedgerows and Woodland</i> Existing trees and hedgerows on development sites should be considered throughout the design process to be retained and incorporated as placemaking features in new development.</p>

<p>Development proposals affecting other existing trees or hedgerows should ensure that there is no damage, or loss of value, to those which demonstrate good arboricultural, biodiversity value nor to the Locally Identified Significant Trees identified on Figure 7 (and as part of the ongoing Significant Trees of Portishead project). Protection before and after development should be in accordance with British Standard BS5837.</p> <p>Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of the lost trees.</p> <p><i>New Trees</i> New tree planting, in development proposals and throughout the built and natural environments of the Plan area, to maintain and increase the overall tree canopy cover of the Neighbourhood Area, and to provide gateway and landmark trees that contribute to local distinctiveness. This should be informed by relevant ecology and arboricultural assessment and should have regard to the advice set out in the Portishead GBI Evidence Base Report - with a preference for native, large-canopied and orchard species.</p> <p><i>Tree Canopy Cover</i> Proposals are required to demonstrate a minimum future tree canopy cover of 20% of the site area on sites outside of the town centre and greater than 0.5 ha in size. This will principally be achieved through retention and planting of trees, but where it can be demonstrated that this is impractical, the use of other green infrastructure (e.g. green roofs) can be used to deliver equivalent benefit. On residential development</p>	<p>Development proposals affecting other existing trees or hedgerows should ensure that there is no damage, or loss of value, to those which demonstrate good arboricultural, biodiversity value nor to the Locally Identified Significant Trees identified on Figure 7 (and as part of the ongoing Significant Trees of Portishead project). Protection before and after development should be in accordance with British Standard BS5837.</p> <p>Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of the lost trees.</p> <p><i>New Trees</i> New tree planting, in development proposals and throughout the built and natural environments of the Plan area, to maintain and increase the overall tree canopy cover of the Neighbourhood Area, and to provide gateway and landmark trees that contribute to local distinctiveness. This should be informed by relevant ecology and arboricultural assessment and should have regard to the advice set out in the Portishead GBI Evidence Base Report - with a preference for native, large-canopied and orchard species.</p> <p><i>Tree Canopy Cover</i> Proposals should clearly set out what the future tree canopy coverage of a site will be with a target of 20% of the site area on sites outside of the town centre and greater than 0.5 ha in size. This will principally be achieved through retention and planting of trees, but where it can be demonstrated that this is impractical, the use of other green infrastructure (e.g. green roofs) can be used to deliver equivalent benefit. On residential</p>
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<p>sites, some of this tree canopy cover will be expected to be met through new trees on streets as well as within gardens.</p> <p><i>Figure 7: Ancient Woodland, Locally Identified Significant Trees</i></p>	<p>development sites, some of this tree canopy cover will be expected to be met through new trees on streets as well as within gardens.</p> <p><i>Figure 7: Ancient Woodland, Locally Identified Significant Trees</i></p>
<p>DRAFT POLICY PEN6 – DESIGNATION OF LOCAL GREEN SPACES</p> <p>Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space as shown on Figure 8 and detailed in the Local Green Space Evidence Base Report, particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.</p> <p>The green spaces shown on Figure 8, and detailed in the Portishead Local Green Space Evidence Base Report, are designated as Local Green Spaces, in accordance with NPPF paragraphs 101-103, and will be protected from built development except in exceptional circumstances.</p> <p><i>Figure 8: Draft Proposed Local Green Spaces</i></p>	<p>POLICY PEN6 – DESIGNATION OF LOCAL GREEN SPACES</p> <p>In accordance with NPPF paragraphs 101-103, planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space, as shown on Figure 8 and detailed in the Local Green Space Evidence Base Report, particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.</p> <p>The green spaces shown on Figure 8, and detailed in the Portishead Local Green Space Evidence Base Report, are designated as Local Green Spaces, in accordance with NPPF paragraphs 101-103, and will be protected from built development except in exceptional circumstances.</p> <p><i>Figure 8: Local Green Space Designations</i></p>
<p>DRAFT POLICY PEN7 - OTHER GREEN SPACES</p> <p>Development proposals affecting green spaces, not designated as Local Green Spaces, as identified on Figure 9, will only be acceptable provided they:</p> <ul style="list-style-type: none"> do not have a detrimental impact on green infrastructure by adversely affecting spaces which provide an important community and/or biodiversity value, and/or make a worthwhile contribution to amenity and/or the townscape, character, 	<p>POLICY PEN7 - OTHER GREEN SPACES</p> <p>UNCHANGED</p>

<p>setting, visual attractiveness of the settlement, and</p> <ul style="list-style-type: none"> • demonstrate from an assessment of open space provision, using the quantity and access standards for open space as set out by North Somerset Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or • demonstrate that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling. • Any proposed development on school playing fields must be for education purposes or where the Department for Education is satisfied that the land is no longer required for school use and its loss would not result in a shortfall in recreational open space/playing pitches for the local community. <p><i>Figure 9: Other Green Spaces</i></p>	
<p>Environment</p>	
<p>Built Environment</p>	
<p>DRAFT POLICY PEB1 - LOCALLY DISTINCTIVE, HIGH QUALITY DESIGN</p> <p>High quality development proposals which protect, conserve and enhance the built and natural environment of Portishead and deliver locally distinct places and high quality design where people can live well will be supported.</p>	<p>POLICY PEB1 - LOCALLY DISTINCTIVE, HIGH QUALITY DESIGN</p> <p>High quality development proposals which protect, conserve and enhance the built and natural environment of Portishead and deliver locally distinct places and high quality design where people can live well will be supported.</p>

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<p>All new development must be based on thorough site and context appraisal, and must draw upon positive and distinctive features of Portishead’s built and natural character and heritage.</p> <p>Any proposals for major development must demonstrate through a masterplan how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the immediate area, wider settlement and landscape of Portishead.</p> <p>In addition to having regard to the National Design Guidance and North Somerset Council design policy, development proposals must demonstrate how they have been informed by the Portishead Community Character Assessment, and therefore how they have responded positively to the history and characteristics of the area in which the site is located.</p> <p>Major development scheme proposals with a residential component should be shaped using the Building for a Healthy Life design assessment tool or similar, and have regard to National Design Guidance and Secured by Design standards. Major residential development schemes that demonstrate that they achieve nine out of twelve ‘green’ indicators, securing Building for a Healthy Life Commendation, will be supported.</p>	<p>All new development must be based on thorough site and context appraisal, and must draw upon positive and distinctive features of Portishead’s built and natural character and heritage.</p> <p>Any proposals for major development must demonstrate through a masterplan how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the immediate area, wider settlement and landscape of Portishead.</p> <p>In addition to having regard to the National Design Guidance and North Somerset Council design policy, development proposals must demonstrate how they have been informed by the Portishead Community Character Assessment, and therefore how they have responded positively to the history and characteristics of the area in which the site is located.</p> <p>Major development scheme proposals with a residential component should be shaped using the Building for a Healthy Life design assessment tool or similar, and have regard to National Design Guidance and Secured by Design standards. Major residential development schemes that demonstrate that they achieve nine out of twelve ‘green’ indicators, securing Building for a Healthy Life Commendation, will be supported.</p>
<p>DRAFT POLICY PEB2 - SMALL AND INFILL DEVELOPMENT</p> <p>Proposals for new or improved local employment opportunities, small housing developments for up to and including 9 units, and / or new services and facilities that contribute to the continued and sustainable</p>	<p>POLICY PEB2 - SMALL AND INFILL DEVELOPMENT</p> <p>Proposals for new or improved local employment opportunities, small housing developments for up to and including 9 units, and / or new services and facilities that contribute to the continued and sustainable growth of Portishead will be supported in principle provided that</p>

<p>growth of Portishead will be supported in principle provided that development is located within the Settlement Boundary and accords with the limits of development provisions set out in the North Somerset Local Plan (emerging policy DP2).</p> <p>Small and infill development within the Settlement Boundary that ensures the regeneration of previously developed land, or conversion and/or refurbishment of existing premises will be supported in principle, subject to compliance with other policies in the development plan.</p> <p>Any small and infill development should not adversely affect the character of the area, paying particular attention to the rhythms of existing plot sizes and the volumes of houses, as identified in the Portishead Community Character Statement.</p>	<p>development is located within the Settlement Boundary and accords with the limits of development provisions set out in the North Somerset Local Plan (policies SA2 and DM37).</p> <p>Small and infill development within the Settlement Boundary that ensures the regeneration of previously developed land, or conversion and/or refurbishment of existing premises will be supported in principle, subject to compliance with other policies in the development plan.</p> <p>Any small and infill development should:</p> <ul style="list-style-type: none"> ● Not adversely affect the character of the area, paying particular attention to the rhythms of existing plot sizes and the volumes of houses, as identified in the Portishead Community Character Statement, and ● Deliver an improvement in ‘biodiversity value’ within and, where appropriate, beyond the site, with particular reference to policy PEN4 in this Neighbourhood Plan.
<p>DRAFT POLICY PEB3: LOCAL HERITAGE</p> <p>1) Conservation Areas Proposals for development within any of the four Conservation Areas in Portishead must show how they preserve or enhance the characteristics and special qualities that make up the architectural and historic character. Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the historic character of the Conservation Area.</p> <p>2) Locally valued heritage assets as identified in the Portishead Locally Valued Non-designated Heritage Assets Report (and any subsequent</p>	<p>POLICY PEB3: LOCAL HERITAGE</p> <p>A. Designated Heritage Assets</p> <p>Development will be expected to preserve and where appropriate enhance the character, appearance, special interest and setting of:</p> <ol style="list-style-type: none"> i) the four Conservation Areas in Portishead, existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the historic character of a Conservation Area; and ii) Listed buildings and structures across the town. <p>B. Non-designated Heritage Assets</p>

<p>iterations of report), and shown on Figure 12, development proposals will be required to take into account the character, context and setting of the local heritage assets including important views towards and from the assets, must demonstrate that appropriate consideration has been given to:</p> <ul style="list-style-type: none"> i. the significance of the heritage asset; ii. its most distinctive and important features; iii. the elements of its setting and immediate surrounds that contribute to its significance; and, iv. the contribution the asset and its setting makes to the character of the local area (whether in the Conservation Area or not). <p>In line with emerging Plan policy DM39, North Somerset Council will require a heritage impact assessment to accompany planning applications in Portishead which have the potential to harm a non-designated (locally valued) heritage asset and/or its setting.</p> <p><i>Figure 12: Local Heritage Assets</i></p>	<p>Development proposals that affect Non-designated Heritage Assets (including Locally Valued Non-designated Heritage Assets, and other Non-designated heritage assets as shown on Figure 12) will be required to take into account the character, context and setting of the Non-designated Heritage Assets, including important views towards and from the assets. Development proposals must demonstrate that appropriate consideration has been given to:</p> <ul style="list-style-type: none"> i. the significance of the heritage asset; ii. its most distinctive and important features; iii. the elements of its setting and immediate surrounds that contribute to its significance; and, iv. the contribution the asset and its setting makes to the character of the local area (whether in the a Conservation Area or not). <p>In line with emerging Plan policy DM39, North Somerset Council will require a A heritage impact assessment should accompany planning applications in Portishead which have the potential to harm a impact upon heritage assets (designated and non-designated) and/or its setting.</p>
<p>Environment</p>	
<p>Sustainable Design, Construction and Retrofitting</p>	
<p>DRAFT POLICY PEB4: SUSTAINABLE DESIGN, CONSTRUCTION AND RETROFITTING</p> <p>Development should be designed to reduce carbon emissions and energy demand in response to Climate Change, and must follow the principles of the energy hierarchy. High standards of sustainable design and construction will be supported where it achieves such measures as:</p>	<p>POLICY PEB4: SUSTAINABLE DESIGN, CONSTRUCTION AND RETROFITTING</p> <p>Development should be designed to reduce carbon emissions and energy demand in response to Climate Change, and must follow the principles of the energy hierarchy. High standards of sustainable design and construction will be supported, and it should achieve measures such as:</p>

<p>a. sustainable construction techniques, with measures to minimise energy use and maximise renewable energy production are achieved. Both new build and refurbishment of existing homes should seek to meet energy use targets as set out in the Net Zero Carbon Toolkit (2021) where viable;</p> <p>b. opportunities to maximise green infrastructure to sequester carbon and provide other benefits such as shade;</p> <p>c. good connections to existing services and facilities, or a mix of uses in the proposed development that minimises the need to travel by car;</p> <p>d. addressing the potential for overheating, all new development should include a recognised overheating risk assessment (Home Quality Mark (HQM) or equivalent);</p> <p>e. conservation of water resources through incorporation of water efficiency and water reuse measures and vulnerability to flooding is minimised</p> <p>f. use of sustainably sourced materials during construction (HQM or equivalent); and</p> <p>g. minimising waste and maximising recycling waste generated during construction.</p> <p>New development schemes should be supported by an Energy Statement to demonstrate how high standards of sustainable design and construction are met.</p> <p>The retrofit of existing and heritage properties / assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic and / or positive distinctive characteristics (as identified in the Portishead Community Design Statement) and development is done with engagement and permissions</p>	<p>a. sustainable construction techniques, with measures to minimise energy use and maximise renewable energy production are achieved. Both new build and refurbishment of existing homes should seek to meet energy use targets as set out in the Net Zero Carbon Toolkit (2021) where viable;</p> <p>b. opportunities to maximise green infrastructure to sequester carbon and provide other benefits such as shade;</p> <p>c. good connections to existing services and facilities, and / or a mix of uses in the proposed development that minimises the need to travel by car;</p> <p>d. addressing the potential for overheating, all new development should include a recognised overheating risk assessment (Home Quality Mark (HQM) or equivalent);</p> <p>e. conservation of water resources through incorporation of water efficiency and water reuse measures and minimising vulnerability to flooding;</p> <p>f. use of sustainably sourced materials during construction (HQM or equivalent); and</p> <p>g. minimising waste and maximising recycling waste generated during construction.</p> <p>New development schemes should be supported by an Energy Statement to demonstrate how high standards of sustainable design and construction are met.</p> <p>The retrofit of existing and heritage properties / assets is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic and / or positive distinctive characteristics (as identified in the Portishead Community Design Statement) and development is done with engagement and permissions of relevant organisations.</p>
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<p>of relevant organisations.</p> <p>For major applications, applicants are encouraged to use appropriate sustainability assessment tools such as the Building Research Establishment’s Environmental Assessment Method (BREEAM), Home Quality Mark for residential Development and/or CEEQUAL (or equivalents) for infrastructure development.</p>	<p>For major applications, applicants are encouraged to use appropriate sustainability assessment tools such as the Building Research Establishment’s Environmental Assessment Method (BREEAM), Home Quality Mark for residential Development and/or CEEQUAL (or equivalents) for infrastructure development.</p>
<p>Environment</p>	
<p>Renewable Energy</p>	
<p>DRAFT POLICY PER1 - SUPPORTING RENEWABLE AND LOW CARBON ENERGY SCHEMES IN PORTISHEAD</p> <p>Decentralised renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.</p> <p>Particular support will be given to local renewable and low carbon energy generation developments that:</p> <ul style="list-style-type: none"> • are led by local renewable energy groups, and/or meet the needs of the local community; • provide energy storage opportunities • provide solar canopies over surface car parks • harness the tidal energy stemming from the tidal range of the Severn Estuary • harness Portishead marina for the use of water source heat pumps. <p>In determining applications for local renewable and low carbon energy generation developments, the following issues will be considered:</p>	<p>POLICY PER1 - SUPPORTING RENEWABLE AND LOW CARBON ENERGY SCHEMES IN PORTISHEAD</p> <p>Decentralised renewable and low carbon energy schemes will be supported and encouraged, and will be approved where their impact is, or can be made, acceptable.</p> <p>Particular support will be given to local renewable and low carbon energy generation developments that:</p> <ul style="list-style-type: none"> • are led by local renewable energy groups, and/or meet the needs of the local community; • provide energy storage opportunities • provide solar canopies over surface car parks • harness the tidal energy stemming from the tidal range of the Severn Estuary • harness Portishead marina for the use of water source heat pumps. <p>In determining applications for local renewable and low carbon energy generation developments, the following issues will be considered:</p>

<p>i. the contribution of the proposals, in light of North Somerset Council’s aim for a carbon neutral North Somerset by 2030, to cutting greenhouse gas emissions and decarbonising our energy system; and</p> <p>ii. the impact of the scheme, together with any cumulative issues, on landscape character, visual amenity, water quality and flood risk, heritage significance, local character and distinctiveness (as identified in the Portishead Community Character Statement), recreation, biodiversity and, where appropriate, agricultural land use, aviation and telecommunications; and</p> <p>iii. the impact on users and residents of the local area, including where relevant, shadow flicker, glint and glare, air quality, vibration and noise.</p>	<p>i. the contribution of the proposals, in light of North Somerset Council’s aim for a carbon neutral North Somerset by 2030, to cutting greenhouse gas emissions and decarbonising our energy system; and</p> <p>ii. the impact of the scheme, together with any cumulative issues, on landscape character, visual amenity, water quality and flood risk, heritage significance, local character and distinctiveness (as identified in the Portishead Community Character Statement), recreation, biodiversity and, where appropriate, agricultural land use, aviation and telecommunications; and</p> <p>iii. the impact on users and residents of the local area, including where relevant, shadow flicker, glint and glare, air quality, vibration and noise.</p> <p>Any proposals that could affect the sensitive bird species and other habitats and species of the River Severn Estuary must carry out screening for Habitats Regulation Assessment.</p>
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Wellbeing	
Community Facilities and Infrastructure	
Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PWC1 – PROTECTION OF EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <p>Development proposals that involve the loss, in whole or part, of a community facility (as identified in Figure 13 and/or detailed in the Community Facilities Report) must demonstrate that:</p> <ul style="list-style-type: none"> i. adequate alternative provision of at least equivalent community benefit exists or will be provided in an equally or more accessible location, including by walking and cycling, within the catchment area of the facility; or ii. the site or building is genuinely redundant / surplus to requirements for community uses and does not comprise open space or undeveloped land with recreational or amenity value; or iii. if relevant, the partial development of the site will secure the retention and improvement of the remainder of the site for community use; or iv. it would not be possible (economically viable, feasible or practicable) to retain the building or site for use as a community facility. <p><i>Figure 13: Community Facilities</i></p>	<p>POLICY PWC1 – PROTECTION OF EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <p>Where planning permission is required, development proposals that involve the loss, in whole or part, of a community facility (as identified in Figure 13 and/or detailed in the Community Facilities Report) must demonstrate that:</p> <ul style="list-style-type: none"> i. adequate alternative provision of at least equivalent community benefit exists or will be provided in an equally or more accessible location, including by walking and cycling, within the catchment area of the facility; or ii. the site or building is genuinely redundant / surplus to requirements for community uses and does not comprise open space or undeveloped land with recreational or amenity value; or iii. if relevant, the partial development of the site will secure the retention and improvement of the remainder of the site for community use; or iv. it would not be possible (economically viable, feasible or practicable) to retain the building or site for use as a community facility. <p><i>Figure 13: Community Facilities</i></p>
<p>DRAFT POLICY PWC2 – NEW COMMUNITY FACILITIES AND INFRASTRUCTURE</p>	<p>POLICY PWC2 – NEW COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <p>UNCHANGED</p>

Development proposals within the settlement boundary that improve the quality and range of community infrastructure shall be supported where the development:

- a. has appropriate regard to the Portishead Community Character Statement, and
- b. is genuinely accessible by a choice of modes of sustainable and active travel modes and to disabled, elderly and vulnerable people, and
- c. will not result in unacceptable traffic movements or impact on residential amenity, and
- d. will achieve North Somerset Council multi-modal parking standards for staff and visitors.

Specifically, development leading to the improvement of the quality or additional provision of the following community infrastructures should be looked at favourably:

- Places to meet and socialise
- Facilities for young people, for example a wheels and skate park
- Improvements to Parish Wharf Leisure Centre
- Improvements to the Lake Grounds
- Additional health services and facilities
- Facilities for the creative arts, particularly places to showcase art e.g. galleries, performance spaces.

Wellbeing	
Housing	
Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PWH1 – PROTECTION OF PORTISHEAD’S EXISTING HOUSING STOCK</p> <p>Development that affects existing residential properties will be supported where they retain the existing residential accommodation or proposal will contribute positively towards local housing needs within Portishead as set out in the Portishead Housing Needs Assessment (2021).</p> <p>All proposals will be expected to conform with related Neighbourhood Plan sustainable construction and renewable energy policies, active travel and sustainable transportation criteria and to protect and enhance Portishead’s heritage assets, the character and environment of the context and retain residential amenity and community wellbeing.</p> <p>Development proposals that would result in the loss of existing housing will not be supported.</p>	<p>POLICY PWH1 – PROTECTION OF PORTISHEAD’S EXISTING HOUSING STOCK</p> <p style="color: red;">Development proposals that retain existing one, two and three bedroom residential property in Portishead will be supported. Support will not be given to proposals that would result in the loss of existing residential use.</p>
<p>DRAFT POLICY PWH2 – RETAINING EXISTING VALUED SMALLER AND ACCESSIBLE HOUSING STOCK</p> <p>Within areas of smaller single, two and three bedroom properties and bungalows and restricted on and off street car parking capacity, identified in the Portishead Community Character Statement, proposals to enlarge and create intensified residential use will only be supported where it can be demonstrated that the proposed development would:</p>	<p>POLICY PWH2 – RETAINING EXISTING VALUED SMALLER AND ACCESSIBLE HOUSING</p> <p style="color: red;">Proposals to enlarge or add residential floorspace to existing residential properties will only be supported where it can be demonstrated that the proposed development would:</p>

<ul style="list-style-type: none"> • meet criteria set out in North Somerset Local Plan Policies DP3 (Residential extensions), DP4 (HMOs and Residential subdivision), DP13: (Highway Safety) and DP18 (Parking) and • conserve the distinctive residential character and appearance of the host neighbourhood. 	<ul style="list-style-type: none"> • Meet criteria set out in North Somerset Core Strategy Policy CS12 (Achieving High Quality Design) and Development Management Policy DM38 (Extensions to Dwellings) and • Comply with North Somerset Parking Standards SPD (2021) and • Demonstrate how it has protected and complimented the distinctive residential character and appearance of the host neighbourhood identified within the Portishead Community Character Statement (2021).
<p>DRAFT POLICY - PWH3 NEW HOUSING TO MEET LOCAL NEEDS IN PORTISHEAD</p> <p>Proposals for new housing development will be supported where:</p> <ul style="list-style-type: none"> • Proposals provide a minimum of 35% of housing developed in Portishead will be expected to be affordable on-site provision on all developments of 10 dwellings or more (or on sites of 0.5 hectare or above), in conformity with North Somerset Local Plan Policy DP42. • All affordable housing provided through developer contribution will be expected to contribute to meeting the specific affordable housing needs of Portishead’s community as set out in the Portishead Housing Needs Assessment 2021. • 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. • Market housing prioritises the delivery of housing types that contribute to meeting Portishead’s specific housing needs as set out in the Portishead Housing Needs Assessment (2021) 	<p>POLICY PWH3 - NEW HOUSING TO MEET LOCAL NEEDS IN PORTISHEAD</p> <p>Proposals for new housing development will be supported where:</p> <ul style="list-style-type: none"> • Proposals are in conformity with adopted North Somerset Core Strategy Policies CS14; Mixed and Balanced Communities and CS16; Affordable Housing, or subsequent adopted Local Plan Policy • All affordable housing provided through developer contribution will be expected to contribute to meeting the specific affordable housing needs of Portishead’s community as set out in the Portishead Housing Needs Assessment 2021. • Market housing prioritises the delivery of housing types that contribute to meeting Portishead’s specific housing needs • Schemes are in conformity with related Neighbourhood Plan sustainable construction, active travel and sustainable transportation objectives, protect Portishead’s local heritage assets and enhance Portishead’s distinctive character and environment and community wellbeing.

<ul style="list-style-type: none"> • Schemes are in conformity with related Neighbourhood Plan sustainable construction and renewable energy policies, contribute positively to achieving active travel and safe, sustainable transportation objectives and protect and enhance Portishead’s heritage assets, the character and environment and retain and enhance residential amenity and community wellbeing. 	
<p>DRAFT POLICY - PWH4 MAKING AFFORDABLE HOUSING AVAILABLE TO LOCAL PEOPLE IN HOUSING NEED</p> <p>Support will be given to affordable rented and all discounted market housing provided through developer contribution and community development within Portishead where it is marketed for the first three months, exclusively to people with a long-term association with Portishead who fall into either of the following categories (in order of priority stated):</p> <ol style="list-style-type: none"> i. Either the prospective applicant or buyer has continuously lived in Portishead for a minimum of 3 years immediately preceding the date of bidding or offer, in the case of Shared Ownership housing; ii. Either the applicant or partner has previously lived in Portishead for 10 years continuously, not more than 5 years ago, immediately preceding the date of bidding or offer, in the case of Shared Ownership housing; iii. Either the applicant or partner has been continuously employed in Portishead for at least 12 months immediately preceding the date of bidding or offer in the case of Shared Ownership housing, in work of a non- casual nature; iv. Either the applicant or partner has a close relative that lives in Portishead and has done so for at least 5 years immediately preceding the date of bidding or offer in the case of Shared Ownership housing. 	<p>POLICY PWH4 - MAKING AFFORDABLE HOUSING AVAILABLE TO LOCAL PEOPLE IN HOUSING NEED</p> <p>Support will be given where affordable rented, discounted market housing provided within Portishead Neighbourhood Plan area it is offered for an initial three months exclusively to local people who fall into either of the following categories (in order of priority stated):</p> <ol style="list-style-type: none"> i) Either the prospective applicant or buyer has continuously lived in Portishead for a minimum of 3 years immediately preceding the date of bidding or offer, in the case of Shared Ownership housing; ii) Either the applicant or partner has previously lived in Portishead for 10 years continuously, not more than 5 years ago, immediately preceding the date of bidding or offer, in the case of Shared Ownership housing; iii) Either the applicant or partner has been continuously employed in Portishead for at least 12 months immediately preceding the date of bidding or offer in the case of Shared Ownership housing, in work of a non-casual nature; iv) Either the applicant or partner has a close relative that lives in Portishead and has done so for at least 5 years immediately preceding the date of bidding or offer in the case of Shared Ownership housing.

	<p>House builders are encouraged to market all new open market housing for an initial three month period at the commencement of marketing, exclusively to residents of Portishead.</p>
<p>DRAFT POLICY - PWH5 FIRST HOMES DISCOUNT IN PORTISHEAD</p> <p>A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.</p> <p>To enable “First Homes” to be affordable within Portishead’s distinct housing market, all First Homes provision will be offered at a discount of 50% of market value in perpetuity.</p>	<p>POLICY PWH5 - FIRST HOMES DISCOUNT IN PORTISHEAD</p> <p>Where First Home discounted market housing is provided within Portishead, all First Homes provision will be offered at a discount of 50% of market value in perpetuity, subject to viability.</p>
<p>DRAFT POLICY - PWH6 HOMES FOR ELDERLY, DISABLED AND VULNERABLE PEOPLE</p> <p>Proposals for age restricted housing for older people, extra care housing (Class C3) and residential nursing home facilities (Class C2) will be supported where they:</p> <ul style="list-style-type: none"> ● Are in conformity with Draft North Somerset Local Plan Policy DM47 ● Do not result in the loss of existing housing contrary to Neighbourhood Plan Policy PWH1; Protecting Portishead’s Existing Housing Stock. ● Are within 10 minutes safe and convenient walking distance of community facilities, shops, green space and public transport facilities and minimise the need for residents to use cars. <p>Schemes for the provision of supported living homes that form a balanced part of the mixed use redevelopment of the Wyndham Way Area will be</p>	<p>POLICY PWH6 - HOMES FOR ELDERLY, DISABLED AND VULNERABLE PEOPLE</p> <p>Proposals for age restricted housing for older people, extra care housing (Class C3) and residential nursing home facilities (Class C2) will be supported where they:</p> <ul style="list-style-type: none"> ● Are in conformity with North Somerset Development Management Policy DM40 ● Do not result in the loss of existing housing contrary to Neighbourhood Plan Policy PWH1; Protecting Portishead’s Existing Housing Stock. ● Are within 10 minutes safe and convenient walking distance of community facilities, shops, green space and public transport facilities and minimise the need for residents to use cars. <p>Schemes for the provision of supported living homes that form a balanced part of the mixed use redevelopment of the Wyndham Way Area will be</p>

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<p>welcomed in principle, where they demonstrate conformity with an adopted Placemaking Plan SPD and Neighbourhood Plan Policy.</p>	<p>welcomed in principle, where they demonstrate conformity with an adopted Placemaking Plan SPD and Neighbourhood Plan Policy.</p>
<p>DRAFT POLICY - PWH7 ADAPTABLE NEW HOMES</p> <p>Residential schemes of 10 units or more will be supported where they are in conformity with emerging North Somerset Local Plan Policy DP44: “Accessible and Adaptable Homes” and its associated criteria.</p>	<p>POLICY PWH7 - ADAPTABLE NEW HOMES</p> <p>Residential schemes of 10 units or more will be supported where they are in conformity with current relevant Building Regulations and Draft Local Plan Policy DP44 (Accessible and Adaptable Homes) and its associated criteria.</p>
<p>DRAFT POLICY - PWH8 ALTERATIONS TO MAKE EXISTING HOMES ACCESSIBLE</p> <p>Where planning, conservation area or listed building consent is required, proposals to adapt existing dwellings to their internal and external spaces to meet the accessibility needs of an existing resident will be supported where proposals:</p> <ul style="list-style-type: none"> • Demonstrate the need for alterations; and • Do not cause unacceptable harm to the fabric and setting of the host listed and locally designated heritage assets; and • Conserve the character of Portishead Conservation Area; and • Do not harm neighbouring residential amenity; and • Do not result in a sub-standard residential car parking provision or the loss of on-street car parking. 	<p>POLICY PWH8 - ALTERATIONS TO MAKE EXISTING HOMES ACCESSIBLE</p> <p>Where planning, conservation area consent or listed building consent is required, proposals to adapt an existing dwelling to to improve accessibility will be supported where proposals:</p> <ul style="list-style-type: none"> • Are of a high standard of design in conformity with Portishead Neighbourhood Plan Policies PEB1; High Quality Design and PEB3; Local Heritage and North Somerset Council Policies • Do not cause unacceptable or irreversible harm to the fabric and setting of the host listed building and local heritage assets • Conserve the character of Portishead Conservation Area; and • Do not harm neighbouring residential amenity; • Do not result in a loss of car parking.
<p>DRAFT POLICY - PWH9 COMMUNITY LED DEVELOPMENT PROJECTS</p> <p>Proposals for community led affordable housing and facilities including proposals that include discounted market affordable housing will be supported when they:</p>	<p>POLICY PWH9 - COMMUNITY LED DEVELOPMENT PROJECTS</p> <p>Proposals for community led affordable housing and facilities including proposals that include discounted market affordable housing will be supported when they:</p>

<ul style="list-style-type: none"> ● Conform with North Somerset Council Local Plan Policy DP42 (Affordable Housing) and DP46 (Homes for All) and The North Somerset Affordable Housing SPD 2013 (or any subsequent adopted revision); ● Conserve the character of Portishead’s landscape setting; ● Protect or enhance the local character ● Do not harm the amenity of the neighbouring residents. 	<ul style="list-style-type: none"> ● Conform with North Somerset Council Core Strategy policy CS16 (Affordable Housing) and The North Somerset Affordable Housing SPD 2013 (or any subsequent adopted revision); ● Conserve the character of Portishead’s landscape setting; ● Protect or enhance the local character ● Do not harm the amenity of the neighbouring residents.
<p>DRAFT POLICY - PWH10 SELF-BUILD AND CUSTOM-BUILD HOUSING</p> <p>Proposals for self build and custom housing will be supported.</p> <p>On allocated development sites, proposals for development of 50 homes or more, 5%, or 3 dwellings of the total homes should be made available for sale as self build or custom house building plots. For phased developments, self-build plots must be delivered and serviced at the earliest stage possible.</p> <p>Plots must be made available and priced and marketed appropriately as self-build or custom build plots for at least 18 months.</p>	<p>POLICY PWH10 - SELF-BUILD AND CUSTOM-BUILD HOUSING</p> <p>UNCHANGED</p>
<p>DRAFT POLICY PWH11 - SUB-DIVISIONS AND CONVERSIONS OF LARGER RESIDENTIAL PROPERTY</p> <p>Proposals for the sub-division of existing large residential properties will be supported where:</p> <ul style="list-style-type: none"> ● Sub-division would result in the provision of smaller housing units that contribute positively towards meeting Portishead’s particular housing needs for one, two and three bedroom homes; and 	<p>POLICY PWH11 - SUB-DIVISIONS AND CONVERSIONS OF LARGER RESIDENTIAL PROPERTY</p> <p>Proposals for the sub-division of existing large residential properties will be supported where:</p> <ul style="list-style-type: none"> ● Sub-division would result in the provision of smaller housing units that contribute positively towards meeting Portishead’s particular housing needs for one, two and three bedroom homes; and

<ul style="list-style-type: none"> ● Proposed accommodation meets current national space standards; and ● The amenity of existing residents is maintained and proposed accommodation provides acceptable standards of amenity for new residents; and ● Proposals do not harm the fabric and setting of Portishead’s designated and locally valued heritage assets and conserves the character of Portishead Conservation Areas; and ● Proposals protect the residential character and appearance of the host building and the surrounding neighbourhood; and ● Proposed locations are well connected to pedestrian and cycle routes to community facilities and public transport; and ● Resident and visitor car and cycle parking achieves North Somerset Council multi-modal parking standards. 	<ul style="list-style-type: none"> ● Proposed accommodation meets current national space standards; and ● The amenity of existing residents is maintained and proposed accommodation provides acceptable standards of amenity for new residents; and ● Proposals do not harm the fabric and setting of Portishead’s designated and locally valued heritage assets and conserves the character of Portishead Conservation Areas; and ● Proposals protect the residential character and appearance of the host building and the surrounding neighbourhood; and ● Proposed locations are well connected to pedestrian and cycle routes to community facilities and public transport; and ● Resident and visitor car and cycle parking achieves North Somerset Council multi-modal parking standards (2021)
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<p>Prosperity</p>
<p>Economy</p>

Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PPE1 – PROTECTING PORTISHEAD’S VALUED EMPLOYMENT SPACE</p> <p>At ‘Valued Employment Sites’ within Portishead, listed in Figure 13, development proposals that retain, restore or increase employment levels will be supported in principle subject to compliance with other relevant policies within the development plan.</p> <p>Change of employment uses within employment use classes B2, B8 and E(g) will be supported where it is in conformity with North Somerset Local Plan policy DP20 and subject to any related operational development that requires consent complying with relevant policies within the neighbourhood plan.</p> <p><i>Figure 13: Valued Employment Sites</i></p>	<p>POLICY PPE1 – PROTECTING PORTISHEAD’S VALUED EMPLOYMENT SPACE</p> <p>At ‘Valued Employment Sites’ within Portishead, listed in Figure 13, development proposals that retain, restore or increase employment levels within use classes E(g), B2 or B8, will be supported in principle subject to compliance with other relevant policies within the development plan in relation to operational development.</p> <p><i>Figure 13: Valued Employment Sites</i></p>
<p>DRAFT POLICY PPE2 - SUPPORTING BUSINESS INVESTMENT AND START-UPS</p> <p>New employment development, including but not limited to, the provision of starter units, shared service accommodation and the development of offices will be supported where it will maintain resident amenity, the character of Portishead and maintain highway safety.</p> <p>Tourism and leisure development that enhances the offer and which does not detract from the vitality and viability of the town centre will be supported.</p>	<p>POLICY PPE2 - SUPPORTING BUSINESS INVESTMENT, THE VISITOR ECONOMY AND START-UPS</p> <p>UNCHANGED</p>

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<p>DRAFT POLICY PPE3 - SUPPORTING LOW CARBON LOCAL BUSINESSES</p> <p>Proposals for development that will enable local businesses to contribute to delivery of The North Somerset Climate Emergency Strategic Action Plan, which aims to achieve carbon neutrality within North Somerset by 2030, will be supported, where proposals do not harm Portishead’s character and residential amenity.</p> <p>Proposals for the development of new green technology and low carbon employment will be particularly supported in principle.</p>	<p>POLICY PPE3 - SUPPORTING LOW CARBON LOCAL BUSINESSES</p> <p>UNCHANGED</p>
<p>DRAFT POLICY PPE4 – DIGITAL CONNECTIVITY AND TELECOMMUNICATIONS</p> <p>Development proposals that contribute to providing Portishead’s residents, businesses and community facilities with access to state-of-the-art digital connectivity will be supported where development protects the amenity of neighbouring residents and the character of Portishead.</p>	<p>POLICY PPE4 – DIGITAL CONNECTIVITY AND TELECOMMUNICATIONS</p> <p>UNCHANGED</p>
<p>DRAFT POLICY PPE5 - HOMEWORKING</p> <p>New housing development should be designed to enable home working. Support will be given to planning or listed building applications to create additional residential space to enable ancillary home working, subject to the proposed development maintaining existing residential amenity, being of an appropriate scale and design and preserving the fabric and setting of affected historic fabric and locally valued green infrastructure.</p>	<p>POLICY PPE5 – HOMEWORKING & LIVE WORK UNITS</p> <p>UNCHANGED</p>

Prosperity	
Transport	
Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PPT1 – INCLUSIVE ACTIVE TRAVEL</p> <p>Development proposals will only be supported where they contribute proportionately and positively towards the protection of, connection to and enhancement of Portishead’s active and sustainable transport network as illustrated on Figure 15 and the Definitive Public Rights of Way Map.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> • optimise inclusive measures to encourage walking, cycling and connections to public transport in conformity with North Somerset Local Plan Policy DP14 (Active Travel and Sustainable Transport). • integrate with public transport services and achieve accessible and safe pedestrian connections of no more than 400m or 5 minutes safe and convenient walking distance to an active bus stop. <p><i>Figure 15: Walking and cycling routes and priorities (excluding PROWs)</i></p>	<p>DRAFT POLICY PPT1 – INCLUSIVE ACTIVE TRAVEL</p> <p>Development proposals will only be supported where they contribute proportionately and positively towards the protection of, connection to and enhancement of Portishead’s active and sustainable transport network as illustrated on Figure 15 and the Definitive Public Rights of Way Map.</p> <p>Proposals will be expected to:</p> <ul style="list-style-type: none"> • optimise inclusive measures to encourage walking, cycling and connections to public transport in conformity with North Somerset Policy CS10 (Transportation and Movement) • integrate with public transport services and achieve accessible and safe pedestrian connections of no more than 400m or 5 minutes safe and convenient walking distance to an active bus stop. <p><i>Figure 15: Walking and cycling routes and priorities (excluding PROWs)</i> <i>Figure to be updated to include detail raised in the consultation</i></p>
<p>DRAFT POLICY PPT2 - ENCOURAGING ACTIVE TRAVEL FOR LEISURE AND RECREATION</p> <p>Walking and cycling routes that connect Portishead’s coastline, woodland landscapes, town centre and marina to its local neighbourhoods will be protected and enhanced to enable and encourage walking and cycling for leisure, health and wellbeing.</p> <p>Development proposals and engineering works that maintain or enhance</p>	<p>POLICY PPT2 - ENCOURAGING ACTIVE TRAVEL FOR LEISURE AND RECREATION</p> <p>UNCHANGED</p>

<p>existing strategic public rights of way and permissive footpaths and connections to them will be supported.</p> <p>Portishead Town Council will support the enhancement and extension of the sections of strategic walking and cycling routes within Portishead, including:</p> <ul style="list-style-type: none"> • The South West Coastal Path • National Cycle Network Route 26 • Gordano Greenway • Cycle route along full length of Portbury Ditch on both sides • Cycle lane from Portishead to Clapton in Gordano • Cycle lane from Sheepway to Portbury using Gypsy Lane with a safe crossing across the A369 	
<p>DRAFT POLICY PPT3 – SUPPORTING THE SHIFT TO ULTRA-LOW EMISSION VEHICLES</p> <p>To future proof new development and to ensure that sufficient electric vehicle parking provision and infrastructure is provided in both public and private parking areas, development proposals will only be supported where they conform with The North Somerset Council, Revised Parking Standards SPD (2021), (Principle 19; Electric Vehicle Parking)</p> <p><i>Additional Public e-vehicle Charging Points</i></p> <p>To increase the attractiveness and use of ultra-low emission vehicles, additional infrastructure for low emission vehicle charging is encouraged at public parking locations where space allows, particularly at the following destinations and locations:</p> <ul style="list-style-type: none"> • Esplanade Road car park • Parking facilities at the Folk Hall • Avon Way car park 	<p>POLICY PPT3 – SUPPORTING THE SHIFT TO ULTRA-LOW EMISSION VEHICLES</p> <p>UNCHANGED</p>

<p>DRAFT POLICY PPT4 - PARKING</p> <p><i>Parking Standards</i> Residential and Non-residential development proposals will be expected to conform with North Somerset council’s Revised Parking Standards SPD (2021).</p> <p><i>Car Parking Provision</i> Proposals that would result in the loss of parking will only be supported where they conform with North Somerset Council’s Revised Parking Standards SPD (2021).</p> <p><i>Car Parks</i> Proposals that re-prioritise existing car parking to increase provision for disabled people, ultra-low emission vehicle charging and secured cycle parking will be supported.</p>	<p>POLICY PPT4 - PARKING</p> <p>UNCHANGED</p>
<p>DRAFT POLICY PPT5 – HIGHWAY IMPACTS AND SECURING HIGHWAY SAFETY</p> <p>Where development proposals will create demands for additional pedestrian, cycle and vehicle movements and parking , they will be only be supported where they are in conformity with North Local Plan Somerset Policy DP13 (Highway safety, traffic and provision of infrastructure) addressing the assessed safety impacts of the proposed development on the local highway, adopted cycle routes and highway footway network. Proposals will be expected to make proportionate contribution towards the improvement to connecting multi-modal routes to enable safe connections to be achieved for pedestrians, cyclists and all vehicle users to local facilities.</p>	<p>POLICY PPT5 – HIGHWAY IMPACTS AND SECURING HIGHWAY SAFETY</p> <p>Where development proposals will create demands for additional pedestrian, cycle and vehicle movements and parking , they will be only be supported where they are in conformity with North Somerset Local Plan Somerset Policy DM24 (Safety, traffic and provision of infrastructure, etc. associated with development) addressing the assessed safety impacts of the proposed development on the local highway, adopted cycle routes and highway footway network. Proposals will be expected to make proportionate contribution towards the improvement to connecting multi-modal routes to enable safe connections to be achieved for pedestrians, cyclists and all vehicle users to local facilities.</p>
<p>DRAFT POLICY PPT6 – DEVELOPMENT PROPOSALS AND TRAVEL PLANNING</p>	<p>POLICY PPT6 – DEVELOPMENT PROPOSALS AND TRAVEL PLANNING</p>

<p>Applications for development of 10 homes or more must be submitted with a Travel Plan in accordance with emerging North Somerset Local Plan Policy DP17 and the North Somerset Travel Plans SPD (2010).</p> <p>Proposals for major development proposals will be supported where the travel plan demonstrates that opportunities to enable active and low carbon transport choices, community safety, inclusive accessibility and avoidance of adverse transport impacts on residential amenity and business vitality within Portishead has been achieved.</p> <p>Any master plan and major development proposals within the Wyndham Way redevelopment area will only be supported when it is submitted with a policy compliant travel plan. This must take account of pre-existing and future transport demands and infrastructure identified within an approved Wyndham Way “Placemaking Plan” or master plan.</p>	<p>Applications for development of 10 homes or more must be submitted with a Travel Plan in accordance with emerging North Somerset Local Plan Policy DP26 (Travel Plans) DP17 and the North Somerset Travel Plans SPD (2010) (or any subsequent adopted version).</p> <p>Proposals for major development proposals will only be supported where the travel plan demonstrates that opportunities to enable active and low carbon transport choices, community safety, inclusive accessibility and avoidance of adverse transport impacts on residential amenity and business vitality within Portishead has been achieved.</p> <p>Any master plan and major development proposals within the Wyndham Way redevelopment area will only be supported when it is submitted with a policy compliant travel plan. This must take account of pre-existing and future transport demands and infrastructure identified within an approved Wyndham Way “Placemaking Plan” or master plan.</p>
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Area Based Policies	
Wyndham Way	
Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PWW1 - WYNDHAM WAY STUDY AREA</p> <p>Support will be given for development and regeneration proposals within the Wyndham Way Study Area as defined in Figure 17 where:</p> <ul style="list-style-type: none"> - They are supported by, in conformity with, and contribute positively to delivery of an adopted and comprehensive “Placemaking” masterplan and design coding guidance. - They are in conformity with policies and contribute to delivery of objectives within the Portishead Neighbourhood Plan. 	<p>Policy deleted but content shifted to a Community Action. Supporting text updated.</p>

<p>In particular:</p> <ul style="list-style-type: none"> • Existing valued on-site employment and town centre retail uses are retained and their viable operation is unaffected, or alternative suitable accommodation and operational infrastructure is provided as part of the proposed scheme either within the proposal site or at an acceptable alternative location within Portishead. • Proposals demonstrate how they have addressed meeting Portishead’s community needs and aspirations for the area, evidenced by Neighbourhood Plan and North Somerset Council public consultation feedback relating to the adopted Placemaking Plan. • Proposals are fully integrated with proposals for Portishead Railway Station and contribute to delivery of Local Plan and Neighbourhood Plan sustainable transportation and active travel policies and North Somerset Council parking standards. <p>Figure 17: Wyndham Way Study Area</p>	
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Area Based Policies	
Town Centre	
Regulation 14 Policy	Proposed revised Policy for Regulation 15
<p>DRAFT POLICY PTC1 PROTECTION OF PORTISHEAD TOWN CENTRE CHARACTER AND VITALITY</p> <p>Within Portishead Town Centre (defined by North Somerset emerging Local Plan (policy DP23) and illustrated in Figure 17, proposals for development including changes of use and operational development will be supported where they:</p>	<p>POLICY PTC1 PROTECTION OF PORTISHEAD TOWN CENTRE CHARACTER AND VITALITY</p> <p>Within Portishead Town Centre (defined by North Somerset emerging Local Plan (policy DP23) and illustrated in Figure 17, proposals for development including changes of use and operational development will be supported where they:</p>

<ul style="list-style-type: none"> • Conform with North Somerset Local Plan Policies DP23 (Town Centres), DP26 (Primary Frontages) and DP28 (Sequential Test) • Contribute to the continued development of a diverse, high value and low carbon economy • Protect or increase the viability and quality of retailing, commercial and community service ground floor frontages, and the vitality of the evening economy • Conserve or enhance the character of the town centre and, where appropriate, the Town Centre Conservation Area. <p><i>Figure 18: Town Centre</i></p>	<ul style="list-style-type: none"> • Conform with North Somerset Local Plan Policy DM47 (Town Centres) • Contribute to the continued development of a diverse, high value and low carbon economy • Protect or increase the viability and quality of retailing, commercial and community service ground floor frontages, and the vitality of the evening economy • Conserve or enhance the character of the town centre and, where appropriate, the Town Centre Conservation Area. <p><i>Figure 18: Town Centre</i></p>
<p>DRAFT POLICY PTC2 BUSINESS USE OF UPPER FLOORS</p> <p>Proposals that make greater use of upper floors of town centre premises, including for offices and small businesses uses (within use class E) will be supported where they:</p> <ul style="list-style-type: none"> • Do not conflict with the operations of neighbouring existing uses • Have independent pedestrian access • Incorporate appropriate measures to manage refuse and servicing • Incorporate accessibility measures to optimise inclusivity • Sustain or enhance the vitality of Portishead town centre • Maintain or enhance the quality of the host building. 	<p>POLICY PTC2 BUSINESS USE OF UPPER FLOORS</p> <p>UNCHANGED</p>
<p>DRAFT POLICY PTC3 TOWN CENTRE HOUSING</p> <p>Change of use of existing town centre floorspace to residential will be supported where:</p> <ul style="list-style-type: none"> • It is restricted to the use of upper floors 	<p>POLICY PTC3 TOWN CENTRE HOUSING</p> <p>UNCHANGED</p>

<ul style="list-style-type: none"> • It would not result in the loss of an existing viable town centre use • It would contribute positively to the vitality and diversity of the town centre • It would not cause conflicts with existing neighbouring commercial or community facility town centre uses • Internal space meets current Government space standard guidelines. • There is a good quality of natural light and ventilation • It has a separate dedicated access • It provides adequate accessible space for the storage of refuse and recycling • Accommodation conforms with North Somerset Council Car Parking Standards. <p>Proposals will be expected to demonstrate how they have had regard to the North Somerset Shopfront Design Guide Supplementary Planning Document (Adopted 2019).</p>	
<p>DRAFT POLICY PTC4 - KEEPING THE TOWN CENTRE ACCESSIBLE TO EVERYBODY</p> <p>Development proposals for new shopfronts and community facility premises will be supported where they provide inclusive and step-less connections between the public realm and the premises.</p> <p>Proposals to change the use of outside frontage spaces to enable external hospitality or trading will only be supported where;</p> <ul style="list-style-type: none"> • they maintain at least a 2m clear footway access, • are operated within hours to avoid harm to neighbouring residents and 	<p>POLICY PTC4 - KEEPING THE TOWN CENTRE ACCESSIBLE TO EVERYBODY</p> <p>UNCHANGED</p>

<ul style="list-style-type: none"> • associated outdoor street furniture makes a positive contribution to the character and appearance of the town centre. <p>Businesses which utilise external private forecourts are encouraged to sensitively locate seating and goods to provide accessible connections to the public pavement and to install cycle and buggy parking as well as opportunities for customers to sit.</p>	
<p>DRAFT POLICY PTC5 - SHOPFRONTS & SIGNAGE</p> <p>Shopfront and town centre business planning and advertisement applications will be supported where they conserve or enhance the existing quality of the shopfront and signage.</p> <p>Proposals will be expected to demonstrate how they have had regard to the North Somerset Shopfront Design Guide Supplementary Planning Document (Adopted 2019).</p> <p>Proposed signage for upper floor uses must be limited to small signs at ground floor level, associated with their dedicated entrance. Projecting signs above ground floor level are harmful to character and will not be supported.</p>	<p>POLICY PTC5 - SHOPFRONTS & SIGNAGE</p> <p>Shopfront and town centre business signage proposals applications will be supported where they conserve or enhance the existing quality of the shopfront and signage.</p> <p>Proposals will be expected to demonstrate how they have had regard to the North Somerset Shopfront Design Guide Supplementary Planning Document (Adopted 2019).</p> <p>Proposed signage for upper floor uses must be limited to small signs at ground floor level, associated with their dedicated entrance. Proposals for wall mounted and projecting signs above ground floor fascia level will not be supported where they are judged to be harmful to the character of the town centre or the host building.</p>