

Kewstoke Parish Council
Development Planning Policy
(October 2017)

The Parish Council Vision.

- to protect Kewstoke's village identity.
- to protect the rural spaces between Kewstoke and surrounding developed areas.
- to safeguard essential undeveloped land providing flood alleviation.
- to retain the rural approaches to the village and protect the existing narrow country lanes already under pressure.
- to promote a local community.

The Parish Council Policy for Residential development

In order for the Parish Council to achieve its vision for the above; The following must be adhered to:

- No building should be permitted outside the Village fence.
- Development must not prejudice highway access to the village.
- No building should be permitted on the flood plain.
- Land or buildings safeguarded for existing or planned community facilities must be protected.

Justification

The policy seeks to protect the identity of Kewstoke as a rural village surrounded by open countryside. The 'Village fence' outlines the areas within the village where residential development is permitted. This policy is supported by the North Somerset replacement local plan which states:

"The primary function of the settlement boundary is to prevent sprawl and concentrate development appropriate to the scale and needs of that community. Settlement boundaries define the limit of development that is necessary to preserve and maintain the character and separate identity of many of the towns and villages in North Somerset, including the protection of important 'rural gaps' between settlements." (North Somerset Council, 2007)

In order to retain the village feel, the current settlement boundary as outlined by the 'Village Fence' should not be extended.

Inhabitants within the village are limited in terms of access to local services by public transport and therefore are reliant on their own transport. Most inhabitants are registered with a doctor surgery based in Worle where a public bus service is not viable.

Additionally, the country lanes serving the village are stretched from use by the existing population. All development needs a safe means of access from a highway that is suitable for the traffic generated. Further development would put extra pressure on these routes providing essential access

to access the village. This is supported by North Somerset Council Sites and Policies Plan Part 1 Development management Policies, outlined in Policy DM24: Safety, traffic and provision of infrastructure, etc. associated with development:

“Development will be permitted provided it would not prejudice highway safety or inhibit necessary access for emergency, public transport, service or waste collection vehicles. Development giving rise to a significant number of travel movements will only be refused on transport grounds if it:

- *is likely to have a severe residual cumulative impact on traffic congestion or on the character and function of the surrounding area; or*
- *is not accessible by non-car modes or cannot readily be integrated with public transport, cycleway and footpath links, and bridleways where appropriate.”* (North Somerset Council, 2015)

Limiting further development on greenfield land seeks to safeguard the existing population and buildings from flooding. The existing countryside within which Kewstoke is located, acts as an essential natural resource providing flood alleviation. This is supported by North Somerset Council Sites and Policies Plan Part 1 Development management Policies, outlined in Policy DM1: Flooding and drainage:

“All development must consider its vulnerability to flooding, taking account of all sources of flood risk and the impacts of climate change, up to 100 years ahead on residential or mixed use sites...All development that would increase the rate of discharge of surface water from the site must consider its implications for the wider area, including revised or amended proposals.” (North Somerset Council, 2015)

Additionally, much of this land is used for agricultural or recreation purposes. Development would not only reduce biodiversity but could jeopardise the livelihood of many residents.

“Provision for culture and community leisure is increasingly recognised as a significant factor in enhancing quality of life” (North Somerset Council, 2015) Kewstoke is served by numerous cultural and community facilities promoting health, well-being, employment, education and increased sense of place for residents. Adequate provision of facilities providing the above benefits must be preserved as an essential requisite for sustainable communities.

References:

Department for Communities and Local Government (March 2012) *National Planning Policy Framework* [online]. Available from:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf [Accessed 12/10/17].

North Somerset Council (March 2007) *North Somerset Replacement Local Plan Written Statement* [online]. Available from: <https://www.n-somerset.gov.uk/wp-content/uploads/2015/12/SD-17-North-Somerset-replacement-local-plan.pdf> [Accessed 12/10/17].

North Somerset Council (February 2015) *Sites and Policies Plan Part 1 Development Management Policies* [online]. Available from: <https://www.n-somerset.gov.uk/wp-content/uploads/2016/03/CC25-Sites-and-Policies-Plan-Part-1-Development-Management-Policies.pdf> [Accessed 12/10/17].