

Second Regulation 16 consultation February 23
Portishead Neighbourhood Plan Policy PPE1 Protecting Portishead's valuable employment space.

Map of valued employment space Figure 14

The delineation of the valued employment space now gives rise to a number of questions/issues:-

1. Clarification needed over the relationship of PPE1 to adopted Site Allocations Plan policy SA4 which protects all existing and proposed business uses (B1-B8). A number of issues arise from this:-

a) PPE1 only relates to those sites specified whereas SA4 has a wider application and would include the allocated employment site at Gordano Gate (Site Allocations Plan Schedule 2), as well as other employment premises within the Town Centre area such as Old Mill Road (Schedule 1 Site Allocations Plan for mixed use).

Gordano Gate is an important part of the employment offer at Portishead but has seen recent pressure for residential development (successfully resisted at appeal). Omission from Figure 14 would potentially make it very hard to resist proposals for alternative development in the future. Para 5.17 and Policy PPE1 should either explain why Site Allocations Plan sites have not been included and that SA4 is considered to apply elsewhere in Portishead, or be included on Map 13. NSC is concerned if the intention of PPE1 is to wholly or partly supersede SA4 as it weakens the current protection of employment assets in Portishead, which has been defended at appeal.

The status of each Plan and policy should be clearly set out. For example a statement could be included in the supporting text to clarify that this policy is not intended supersede SA4 but to have different role. Policy PPE1 could more clearly be formed as a supportive policy; leaving SA4 to protect existing uses and allocations subject to criteria to assess proposed changes of use.

b) related to this, is the intention to “de-allocate” the Gordano Gate employment allocation in the adopted Site Allocations Plan, given that it is not considered to be a “valuable site”?

c) what is the intention relating to other employment sites are they assumed by the NDP not to be valuable? Again this represents a weakening of approach from the Site Allocations Plan but may not have been the intention.

2. Key and map presentation

The key refers to “North Somerset Local Plan policy SA4”. This should more correctly refer to adopted Site Allocations Plan policy SA4.

The employment locations are fully coloured in which means that people reading the maps are unable to see the buildings within the locations that the policy makes reference to— it would be better to have a thick, coloured line

around the edge of the site only, leaving the map layer for the inside of the site visible.

Users of the map have to zoom in a lot in order to be able to see the sites' location in better detail due to the map covering a large geographical area – this, in combination with no satellite image being provided (or something similar), means that it is quite hard to work out the boundaries of the individual sites (as demonstrated by the image below).

This issue is furthered by a lack of information provided, which would help users of the map to be able to identify the site's locations, e.g. road names.

In the absence of a more detailed map, it would be helpful for maps/figures to be provided which show the individual sites on a smaller scale with a satellite background. This would make it easier for users of the map to be able to identify the site and the buildings contained within them.

The full names for the Locally Identified Valued Employment Sites are not provided (e.g. Portis Fields is actually called Portis Fields Middle Bridge Business Park) – providing these will make it easier for people reading the map to be able to identify the sites.

Upon adoption “making” of the neighbourhood plan the site allocations will be included on the NSC policies map. These can be zoomed in to show greater detail, but for the purposes of hard copies of the Plan and the referendum version of the Plan then this will not be possible and greater clarity in the mapping will be required.