

WELLBEING POLICIES

The following section of the neighbourhood plan contains policies related to wellbeing:

Community Facilities and Infrastructure

- Policy PWC1: Protection of Existing Community Facilities and Infrastructure
- Policy PWC2: New Community Facilities and Infrastructure

Housing

- Policy PWH1: Protection of Portishead’s Existing Housing Stock
- Policy PWH2: Retaining Existing Valued Smaller and Accessible Housing Stock
- Policy PWH3: New Housing to Meet Local Needs in Portishead
- Policy PWH4: Making Housing Available to Local People in Housing Need
- Policy PWH5: First Homes Discount in Portishead
- Policy PWH6: Homes for Elderly, Disabled and Vulnerable People
- Policy PWH7: Adaptable New Homes
- Policy PWH8: Alterations to make Existing Homes Accessible
- Policy PWH9: Community Led Development Projects
- Policy PWH10: Self Build and Custom Build Housing
- Policy PWH11: Sub-divisions and Conversions of Larger Residential Property

UN SDGs

The policies in this section contribute to the following United Nations Sustainable Development Goals:



WELLBEING: INTRODUCTION

COMMUNITY FACILITIES AND INFRASTRUCTURE

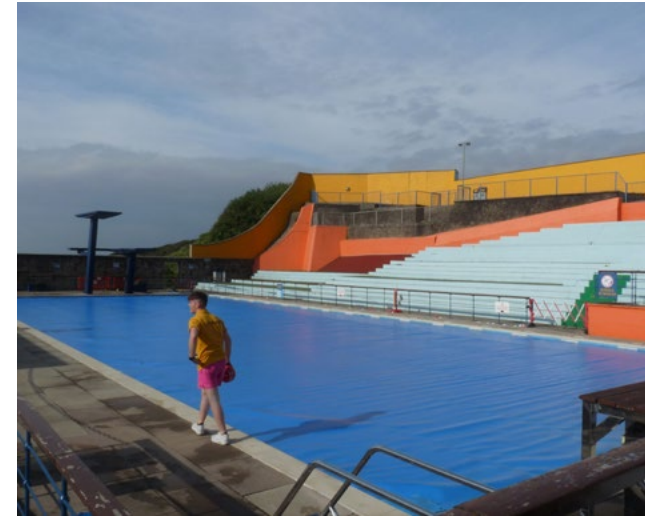
4.0 Portishead has a strong community spirit which is supported by a range of facilities and infrastructure that provide for its health, welfare, social, educational, spiritual, recreational, leisure and cultural needs.

4.1 Whilst Portishead has pockets of deprivation, it is generally classified as being in the top 20% of the least deprived areas in England.⁴⁸

4.2 The Town is subject to the same national trends as the rest of the country. COVID-19 and the national lockdowns have seen a great increase in the use of and appreciation of Portishead's local facilities and amenities.

4.3 Portishead has in recent years undergone rapid growth, with a significant expansion of the number of residential dwellings and an increase of around 25% in the size of the built area of the town. The population has increased by 60% since 2011 to total more than 27,000. There is a general feeling in the town that infrastructure investment has not kept up with the huge increase in housing that Portishead has seen over the last 20 years.

4.4 Older areas of Portishead such as the West Hill Area in the Portishead West Ward have been left behind in terms of investment as much focus has been on the new developments situated on the old docks now known as the Marina area. Portishead West Ward is the largest Ward in North Somerset but has very limited community facilities. Merlin Park is one of the few in the area.



HOUSING

4.5 Despite the issues with poor infrastructure, Portishead remains a highly desirable place to live with a continued strong demand for housing.

4.6 Housing availability and affordability is a very significant issue for Portishead. The local Housing Needs Assessment carried out for this Neighbourhood Plan has evidenced that it suffers from a severe lack of smaller and affordable rented housing and market housing. Households now need an annual income of £90,000 to afford to buy a house in Portishead, meaning that young people and those with an average annual income of c.£46,000 cannot afford to live in Portishead and are forced to move out and find accommodation in neighbouring towns where housing is less expensive.

4.7 We have a growing community of older people. This is forecast to rise by more than 65% during this plan's lifetime. We therefore need to plan positively to provide comfortable accommodation for our ageing population.

4.8 The opportunity for further development is constrained, and there are a number of factors that affect this:

- Nearly all undeveloped land within the Portishead settlement boundary is either part of the Green Belt or on the flood plain or both.
- Portishead's geography and position, surrounded on one side by the Bristol Channel and on the other by a SSSI and the regionally important ecosystem of the Gordano valley.
- Whilst a number of highway improvements are now in place at Wyndham Way and Junction 19 to address peak traffic flow, there is only one major road between Portishead and the M5, meaning that any issues nearby on the motorway can cause the town to be congested and gridlocked. It is not without good reason that Portishead has been dubbed the "largest cul-de-sac in Europe".
- Public transport is variable. There is a bus service between Bristol and Portishead that runs every 30 minutes, however the service is often unreliable and relatively expensive. Public transport services are affected by congestion both within Portishead and at Junction 19 of the M5.
- The long-promised reinstatement of rail services is currently forecast for late 2024 but even if the railway does finally arrive, the limited frequency and carrying capacity of services is not expected to

have a major positive impact, unless the railway line capacity of the rail link to Bristol is increased.

- There is a lack of community infrastructure, even such basic facilities such as semi-permanent storage for community groups or rooms and venues to hold functions are lacking, the facilities that do exist are invariably booked up far in advance. There are no entertainment, cultural or arts venues. Community infrastructure that does exist is often "tired" and of poor quality due to a lack of maintenance and underfunding over recent decades.

PLANNING POLICIES: COMMUNITY FACILITIES AND INFRASTRUCTURE

PROTECTION OF EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE

Context

4.9 Portishead's vibrant community is supported by a range of facilities and infrastructure that provide for its health, welfare, social, educational, spiritual, recreational, leisure and cultural needs. The existing community facilities in Portishead are highly valued by the community, and need to be protected.

It is important that our range of community facilities is accessible to, and meet the needs of, everyone in our community. Policy PWC1 should be considered particularly through the lens of UN SDGs 5 (Gender Equality), 10 (Reduced Inequalities) and 11 (Sustainable Cities and Communities), which are about inclusivity across gender, age, background, and ability.

4.10 North Somerset Council policy DM68 protects educational, sporting, leisure, cultural, health and community facilities from change of use. Policy PWC1 adds local detail by identifying those in Portishead. The Portishead Community Facilities Evidence Base Report (2022) details the existing facilities in the Neighbourhood Area, including detail on Assets of Community Value and healthcare provision.

4.11 For the purposes of policy PWC1, land or buildings which are considered 'community facilities' include the following:

- Use class F1, such as schools, museums, libraries and places of worship
- Use class F2, such as community meeting places, community halls, parks or sports pitches
- Use class E(e), such as healthcare and childcare facilities
- Pubs, cinemas, cemeteries and allotments
- Utilities and telecommunications infrastructure
- Registered Assets of Community Value (currently one in Portishead - the Potager Garden).

4.12 Recent changes to the planning system mean that it is now easier for some community facilities such as doctor's surgeries or nurseries to change use into shops or restaurants, or into homes, without planning permission. This change in legislation makes it even more important that the Portishead Neighbourhood Plan identifies the existing facilities in our community to protect, as far as possible within the possibilities of the planning system, to ensure that our town continues



to provide for our social, cultural and recreational needs.

4.13 The majority of facilities identified in Figure 13, and protected by policy PWC1, fall under the new Use Class F – Local Community and Learning. These facilities are protected from change of use without planning permission by legislation.

4.14 Insofar as planning permission is required, Policy PCW1 aims to protect our identified community facilities from change of use. The Town Council will only support redevelopment of existing community facilities for non-community use as a last resort and where all other options have been exhausted.

4.15 There is a growing international interest in creating '20-minute communities'. In 2021, the Town and Country Planning Association published '[20-Minute Neighbourhoods](#)'⁶¹ which is about creating compact and connected places that offer a range of services to meet most people's daily needs. This involves the creation of attractive, safe, walkable environments that invite people of all ages to travel actively for short distances to use day-to-day facilities such as shops,

school, community, employment and health and wellbeing facilities. The 'catchment area' of a facility is therefore generally understood to be within a 20 minute walk. In Portishead, particular attention must be paid to the impact of our hills on the time it takes to walk around the town.



Relevant Objective

O9 To protect and improve health, wellbeing, leisure and recreation opportunities for residents of all ages and abilities by protecting and expanding community facilities and spaces for community activities to ensure that Portishead is a welcoming, safe and accessible place for everyone.

Local Policy Context

- CS25 Children, young people and higher education
- CS26 Supporting healthy living and the provision of health care facilities
- CS27 Sport, recreation and community facilities
- DM68 Protection of sporting, cultural and community facilities

POLICY PWC1 – PROTECTION OF EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE

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:

- 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.

RELATED COMMUNITY ACTIONS:

- Publish a compendium of community facilities in Portishead, to include name, function, location and contact details, for the community to use.
- Continued financial and other support by Portishead Town Council to community organisations.

COMMUNITY FACILITIES LIST

The community facilities identified in the Community Facilities Report are listed below and mapped on the following page:

Schools

- 1 Gordano School
- 2 High Down School
- 3 Portishead Primary School
- 4 St Joseph's School
- 5 St Peter's School
- 6 Trinity School

Nurseries / pre-schools / children's centres

- 7 Brampton Way Pre-school
- 8 Busy Bees Nursery
- 9 Honey Tree Nursery
- 10 Lakehouse Nursery
- 11 Stationhouse Nursery
- 12 The Academy Nursery School
- 13 The Nursery

Halls / Community Centres

- 14 The Folk Hall
- 15 Jubilee Hall
- 16 North Weston Village Hall
- 17 Redcliffe Bay Hall
- 18 Somerset Hall
- 19 Clarence House
- 58 Portishead Youth Centre

Places of Worship

- 20 Bristol Quakers
- 21 Portishead Methodist Church
- 22 Redcliffe Bay Methodist Church
- 23 Roath Road Chapel
- 24 St Joseph's Roman Catholic Church
- 25 St Peter's Church
- 26 St Nicholas' Church / Portishead United Reformed Church

Allotments and Community Growing Spaces

- 27 Beach Hill Allotments
- 28 Gertie Gales Allotments
- 29 Lower Down Road Allotments
- 30 North Weston Allotments
- 31 Town Potager Garden

Health Care Facilities

- 32 Combe Road Dental Practice
- 33 The Dental Clinic
- 34 Evolve Dentistry
- 35 Harbourside Surgery
- 36 Lime Tree Dental Practice
- 37 Living Strong Chiropractic
- 38 Moose Hall Chiropractic & Wellness
- 39 Portishead Chiropractic Clinic
- 40 Portishead Dental Practice
- 41 Portishead Medical Centre
- 42 The Reinge Clinic

- 43 Walnut Grove
- 44 Woodburn Cottage Dental Clinic

Leisure & Sports Facilities

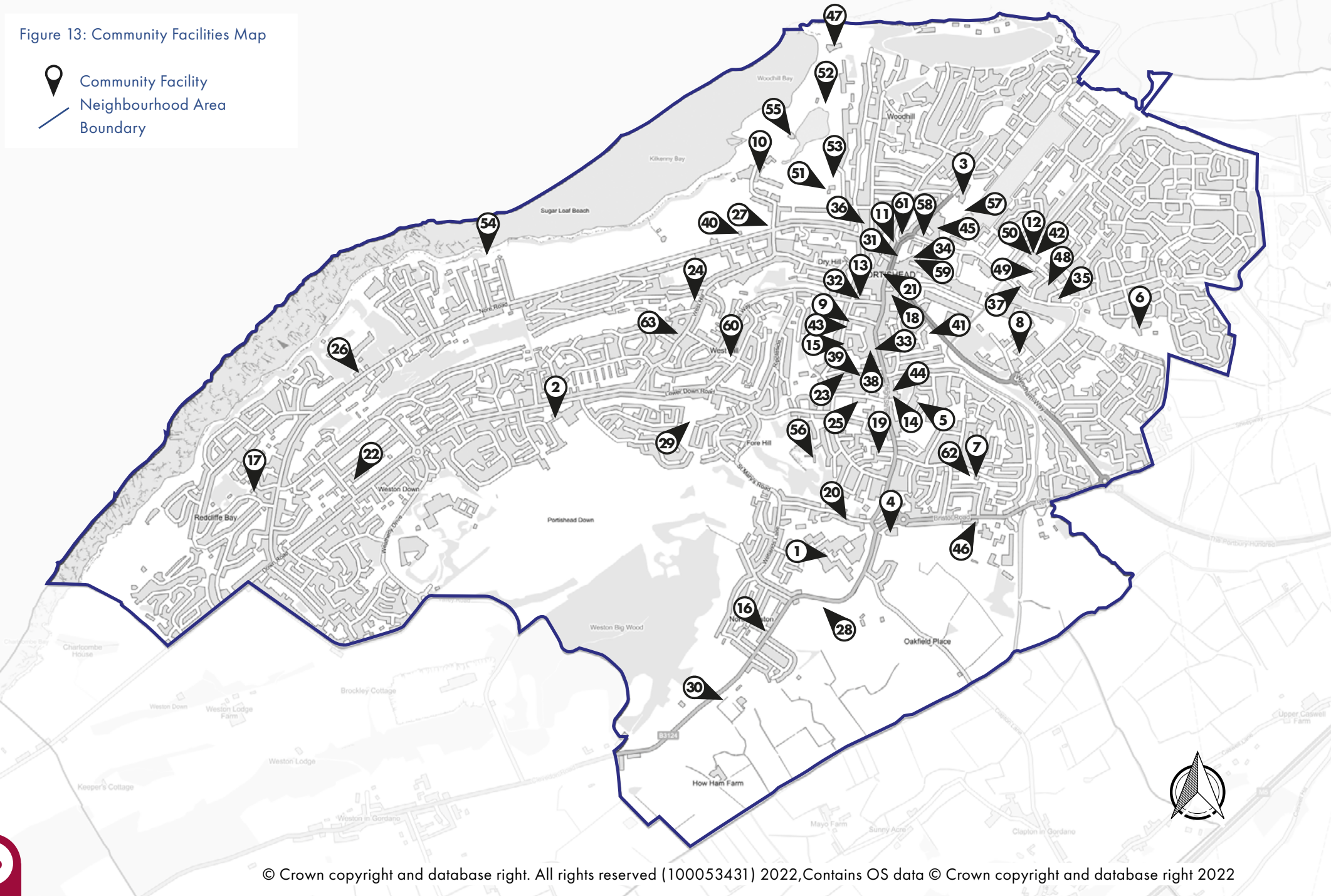
- 45 Parish Wharf Leisure Centre
- 46 Portishead Town Football Club
- 47 Portishead Open Air Pool
- 48 Epic Gym
- 49 Pure Results Fitness
- 50 The Academy of Gymnastics
- 51 Portishead / British Legion Bowls Clubs
- 52 Portishead Tennis Club
- 53 Portishead Cricket Club
- 54 Portishead Sailing Club
- 55 Lake Grounds Boat House
- 56 Portishead Shooting Club
- 57 Portishead Gig Club

Youth & Other Facilities

- 59 Portishead Library
- 60 2nd Portishead Scout Group Headquarters
- 61 1st Portishead Scouts
- 62 Portishead Air Cadets / Army Cadets
- 63 St Barnabas Children's Centre

Figure 13: Community Facilities Map

-  Community Facility
-  Neighbourhood Area Boundary



NEW COMMUNITY FACILITIES AND INFRASTRUCTURE

4.16 During the preparation of the Neighbourhood Plan, residents made it clear that they felt there is a lack of provision of particular types of community facilities, and in particular areas.

4.17 Portishead has an active and vibrant community with a range of clubs, societies and groups that meet regularly. However, there is a lack of space within the town for these groups to hold events and meetings or use for storage; the few facilities that do exist are often booked up far in advance. Our surveys also identified a local demand for spaces for creative arts activities and health care facilities.

4.18 A key issue that arose through our community surveys was the need for more facilities for young people, and tackling this is a priority for the Town Council. Policy PWC2 supports the provision of facilities for young people, in particular a wheels and skate park, which is currently being planned for at the Lake Grounds.

4.19 As with policy PWC1, it is important any new community facilities are accessible to, and meet the needs of, everyone in our community. Policy PWC2 should therefore be considered particularly through the

lens of UN SDGs 5 (Gender Equality), 10 (Reduced Inequalities) and 11 (Sustainable Cities and Communities), which promote inclusivity across gender, age, background, and ability.

4.20 Comments received throughout the preparation of the plan also indicated that the community feel there is a particular shortage of community facilities in older areas of Portishead (such as West Hill, Redcliffe Bay and Avon Way) as well as The Vale.

4.21 In line with North Somerset Local Plan policy DM69, the provision of new community facilities and infrastructure is supported within the settlement boundary where the facility is well related to the community, is in a sustainable and genuinely accessible location, does not negatively affect living conditions of neighbouring properties, and is designed to facilitate combining community needs (where appropriate).



Relevant Objective

O9 To protect and improve health, wellbeing, leisure and recreation opportunities for residents of all ages and abilities by protecting and expanding community facilities and spaces for community activities to ensure that Portishead is a welcoming, safe and accessible place for everyone.

Local Policy Context

- CS25 Children, young people and higher education
- CS26 Supporting healthy living and the provision of health care facilities
- CS27 Sport, recreation and community facilities
- DM69 Location of sporting, cultural and community facilities

POLICY PWC2 – NEW COMMUNITY FACILITIES AND INFRASTRUCTURE

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.

PLANNING POLICIES: HOUSING

PROTECTION OF PORTISHEAD'S EXISTING HOUSING STOCK

Context

4.21 Portishead's existing range of homes is the foundation for our community's quality of life and opportunities for lifetime living in the town.

4.22 The range of existing homes in Portishead provides open market housing to buy and rent, affordable social rented housing, discounted market shared ownership homes and supported living choices for older and disabled residents. Whilst this goes part of the way to meeting current needs, the 2021 Portishead Housing Needs Assessment and survey undertaken for the Neighbourhood Plan has established that there is an existing shortage of smaller and affordable one, two and three bedroom and accessible homes to buy or rent.

4.23 Portishead contains a higher proportion of larger properties than the national average. Local analysis of housing within Portishead suggests that 3 bedroom properties (48%); followed by 2 bedroom homes (32%); plus a smaller number of 1 bedroom properties (15%) are most needed to be built over the plan period.

4.24 North Somerset Core Strategy Policy CS14 establishes that Portishead is classified

as a local service centre where development should be of a locally significant scale and take place within or abutting the settlement boundary, but not in the Green Belt.

4.25 Between 2005 and 2015 Portishead accommodated more than 2780 new homes, rapidly expanding the population. Due to the town's significant expansion and environmental and infrastructure constraints to development, capacity for future growth at Portishead is severely limited. The draft North Somerset Local Plan indicates that a further c.570 homes may need to be delivered in Portishead between 2023 and 2038. This is an average of 38 homes delivered per annum, below that of the major focus of growth at Weston Super Mare.

4.26 With an evidenced need for smaller and accessible homes, previous significant housing expansion and highly constrained capacity for future growth throughout the lifetime of the Neighbourhood Plan, it is especially important that the foundation of the existing stock of smaller homes at Portishead is protected from loss to enable it to continue to meet the housing needs of our community.



Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

- CS14 Distribution of New Housing
- CS15 Mixed and Balanced Communities

POLICY PWH1 – PROTECTION OF PORTISHEAD'S EXISTING HOUSING STOCK

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.

RETAINING EXISTING VALUED SMALLER AND ACCESSIBLE HOUSING

Context

4.27 Smaller homes provide the opportunity for our younger people to build their long term future in Portishead and enable local down-sizers to continue to secure homes in their community that meet changing needs.

4.28 The Portishead Housing Needs Assessment (2021), produced to support the Neighbourhood Plan, identifies an existing shortfall and a growing demand for smaller single, double and triple bedroom homes in Portishead within the open market and affordable housing sectors.

4.29 There is an existing shortage of accessible homes that enable older and disabled local people to live more active lives at home for the optimum period. The 2011 census found that 18.5% of the North Somerset population had a limiting long-term illness (LLTI) and that 33% of households in the district contained one or more persons with a LLTI. There is forecast to be a 54% increase in Portishead's community of people over the age of 65 during the lifetime of the Neighbourhood Plan.

4.30 Existing bungalows provide Portishead with a distinct opportunity for accessible housing, where larger and two storey houses do not. It is important that Portishead retains this choice of smaller and single storey housing.

4.31 Bungalows and areas of smaller houses make a distinct contribution to Portishead's townscape, as identified in the Portishead Community Character Statement (2021). Older neighbourhoods including Albert Road and Victoria Square are unable to appropriately accommodate intensified residential use.

4.32 The cumulative effect of adding floorspace and storeys randomly to smaller houses may cause harm to the distinct character of neighbourhoods identified in the Portishead Community Character Statement (2021), where single storey homes create a distinct and positive contribution to the town. Enlargement of smaller homes within our neighbourhoods including at North Weston and St Mary's Road has eroded its character and denuded the existing stock of accessible homes.

4.33 National permitted development rights set parameters that enable extensions and additions to houses that can add bedrooms and intensify use without the need for planning consent and outside of the power of the Neighbourhood Plan.

4.34 North Somerset Development Management Policy DM37 (Residential development in existing residential areas) and DM38 (Residential extensions) set criteria to assess acceptable proposals to replace, infill or extend properties to protect existing neighbourhood character, the amenity of existing residents and require the adherence to current residential parking standards.

4.35 Intensification of the residential use brings additional traffic and car parking needs, but often without the infrastructure to accommodate it, overloading parking and highway infrastructure to a point where it is well below [North Somerset's Residential Parking Standards \(2021\)](#) causing risk and obstructions to emergency and service vehicles, impacting resident access and other road users and pedestrians.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

CS15 Mixed and Balanced Communities
CS12 Achieving High Quality Design and Place-Making
CS11 Parking
DM37 Residential development in existing residential areas
DM38 Extensions to Dwellings
North Somerset Parking Standards SPD

POLICY PWH2 – RETAINING EXISTING VALUED SMALLER AND ACCESSIBLE HOUSING STOCK

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:

- 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).

NEW HOUSING TO MEET LOCAL NEEDS IN PORTISHEAD

Context

4.36 One of the most important priorities of the Neighbourhood Plan is to help meet the housing needs of Portishead's community. In preparing the Neighbourhood Plan, the Steering Group has combined evidence gained from both technical housing needs analysis and local engagement.

4.37 Whilst there has been very significant housing development in the last decade, house prices in Portishead have risen by more than 50%. In 2021, the average UK house price was £250,000, similar to the average price in Weston Super Mare. The average house in Portishead now costs in excess of £400,000 (Rightmove 2022). The Portishead Housing Needs Assessment 2021 has identified that a household income of at least £90,000 is required to afford repayments on a market home in Portishead. However, the average total household income before housing costs locally was £46,833 in Portishead in 2018 (ONS). It provides distinct evidence that buying a home is impossible for single people and households even on average incomes. As a result there has been a significant growth in market renting in Portishead. Whilst this is affordable to average income households,

this option remains too expensive for many below this.

4.38 The 2021 proposal to convert the "Marina Gardens" retirement development to 127 studio, one and two-bedroom affordable and shared ownership homes, which was supported by North Somerset Council, demonstrates the need and demand for smaller affordable homes in Portishead.

4.39 North Somerset Core Strategy policy CS15 (Mixed and balanced communities) seeks to ensure a genuine mix of housing types within existing and future communities. Within this balance, policy CS16 (Affordable housing) requires at least 30% of the homes provided on applicable sites, including those of more than 10 homes, are provided as on-site affordable housing. This policy identifies the tenure split between social rented housing and intermediate, discounted market housing. The balance of tenures and house types may be adjusted on individual sites to address distinct and changing local needs and delivery viability.

4.40 North Somerset Council's Affordable Housing Supplementary Planning Document

(2013) provides housing providers with further detailed criteria guidance which should be read in conjunction with meeting housing policies.

4.41 The Neighbourhood Plan and associated local needs evidence aims to add the local housing needs detail to increase the effectiveness of adopted North Somerset affordable housing policy framework to deliver the right types of housing to help local people secure a home that meets their needs, whether through open market or through subsidised pathways.

4.42 Throughout the lifetime of the Neighbourhood Plan strategic housing policy and local needs may change. Proposals for housing development will be assessed against the adopted policy and guidance at the time of an application.

WHAT IS AFFORDABLE HOUSING?

Affordable housing is a planning term that is applied to very specific types of discounted housing which is available to people who meet qualifying criteria.

Through the NPPF, the Government requires developers to provide or fund affordable housing as a proportion of what is given planning permission. North Somerset Core Strategy Policy CS15 (Mixed and Balanced Communities) and development management policy DM 34 states proposals on strategic housing sites of 100+ houses should include a range of building types and tenures.

Affordable housing can be broadly broken into social rented housing and discounted affordable housing to buy. The Portishead Housing Needs Assessment 2021 provides a picture of how effective each is for Portishead, and how local criteria to maximise their benefit for local people may be applied.

Social Rented Housing

Social Rented housing provides homes at rents that are below the market rate. They are managed by registered social landlords like housing associations or community housing trusts. Social rental homes are the most affordable route into housing for eligible people on the local housing list and who are not able

to afford to buy. It meets acute need and is undersupplied. Therefore Social Rented housing should represent 75% of all affordable homes provided through developer contributions.

Discounted Market Housing

Discounted market housing provides a discounted route into home ownership. Discounted market homes are most often leasehold and maintained within the discounted market sector in perpetuity. This is provided through:

Shared Ownership

This allows buyers to purchase a share of a home – usually between 10% and 75%. Purchasers will pay a mortgage on the share that they own, and a below-market-value rent on the remainder to a housing association, along with any service charge and ground rent. Shared ownership at a 10-25% equity share makes housing affordable to average Portishead household incomes.

First Homes

This is a newer government-backed product. It offers:

- A discount of a minimum of 30% against the market value;

- Sale price no higher than £250,000 after the discount is applied, and in perpetuity;
- Restriction to first-time buyers with a household with a combined annual income of less than £80,000.

A local connection requirement based on current residency may be imposed on the initial 3 months of first home purchase. Local criteria can be applied where this is justified by evidence. A deeper minimum discount of either 40% or 50% may be set. In Portishead, the Housing Needs Assessment 2021 has identified that a discount of 50% will be required to begin to make First Homes affordable for households on average income. A household income of £45,000 is required to be able to afford repayments on a 50% discounted First home.

Rent to buy

This provides the option of buying your house after a leased period of renting runs out. In some cases, a percentage of the rent is applied to the purchase price. The income required is the same as that to afford market rents and affordable to average household incomes, but without a deposit.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

CS15 Mixed and Balanced
Communities Replacement
CS16 Affordable Housing

POLICY PWH3 - NEW HOUSING TO MEET LOCAL NEEDS IN PORTISHEAD

Proposals for new housing development will be supported where:

- 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, and
- 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.

MAKING HOUSING AVAILABLE TO LOCAL PEOPLE IN HOUSING NEED

Context

4.43 The local Portishead Housing Needs Assessment has identified that there remains a significant proportion of our community who cannot afford market housing in Portishead, and who are more likely to be forced to move away from family, employment and their associations with Portishead to find suitable housing. Portishead's more acute housing affordability issues require a distinct approach to help local people secure affordable housing within Portishead.

4.44 The Neighbourhood Plan cannot control the allocation of affordable rented housing. However, the Town Council wishes to maximise the opportunity for people with a housing need, who have an existing association with Portishead, to be able to secure suitable new open market or discounted market homes through encouraging providers to offer a reasonable short initial period of exclusive home marketing.

4.45 The Government's latest "First Homes" discounted market affordable housing

product can enable local criteria to be applied to require an initial marketing period of three months for qualifying local people. The Town Council will support this being applied to the sale of First Homes in Portishead. First Homes may not be the only discounted housing provided. Shared ownership is the more commonly applied discounted market housing approach within North Somerset. To maximise the responsiveness to meeting Portishead's distinct housing needs, the Town Council will support and encourage housing providers to extend this criteria to all intermediate affordable market housing types.

4.46 The Town Council will also encourage and welcome open market house-builders offering a similar initial three month "off-plan" marketing period to people within Portishead who may wish or need to move to meet their changing needs either to accommodate a growing family or relative or to down-size to a more manageable and accessible home.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

CS16 Affordable Housing
North Somerset Affordable Housing SPD
(2013)

POLICY PWH4 - MAKING HOUSING AVAILABLE TO LOCAL PEOPLE IN HOUSING NEED

Encouragement will be given to housing providers where open market, First Homes and all other discounted market housing provided within Portishead Neighbourhood Area is offered for an initial three month marketing period exclusively to local people who fall into any of the following categories (in order of priority stated):

- 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.

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.

FIRST HOMES DISCOUNT IN PORTISHEAD

Context

4.47 A minority proportion of affordable housing provided through developer contribution is likely to be offered as intermediate discounted market housing. North Somerset Council's preferred approach is that this is through "shared ownership". This enables a home buyer to purchase a percentage share of a leasehold home and pay a subsidised rent to a social landlord on the remainder. The house should remain as shared ownership in perpetuity.

4.48 First Homes is a recent government backed affordable housing product. It offers:

- A discount on the purchase price of a minimum of 30% against the market value;
- Sale price no higher than £250,000 after the discount is applied in perpetuity;
- Restriction to first-time buyers with a household with a combined annual income of less than £80,000.

4.49 Where justified by local evidence of affordability, a deeper minimum discount of up to 50% may be set.

4.50 In 2021, The UK average house price was £250,000. This is similar to the average price in Weston Super Mare. An

average house in Portishead now costs in excess of £400,000 (Rightmove 2022). The Portishead Housing Needs Assessment (2021) has identified that a household income of at least £90,000 is required to afford repayments on a market home in Portishead. The average total household income before housing costs locally was £46,833 in Portishead in 2018 (ONS).

4.51 The assessment concluded that households on an average income in Portishead would not be able to afford a 50% share of a First Home if the standard 30% discount was applied. In Portishead, acquiring a First Home product would only be likely to be affordable for people on an average income if a discount of 50% is applied.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

- CS15 Mixed and Balanced Communities
CS16 Affordable Housing

POLICY - PWH5 FIRST HOMES DISCOUNT IN PORTISHEAD

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.

HOMES FOR ELDERLY, DISABLED AND VULNERABLE PEOPLE

Context

4.52 18.5% of the North Somerset population and 33% of households in the district contain one or more persons with a long term illness. There is forecast to be a 54% increase in people over the age of 65 in Portishead during the Neighbourhood Plan period. Aging and illness bring changing mobility needs and the highest possible proportion of our new homes need to be designed to make it possible for local people to live in homes that enable them to lead inclusive and active lifestyles that meet changing needs.

4.53 North Somerset Core Strategy policy CS15 (Mixed and balanced communities) recognises the importance of providing a choice of housing to meet changing needs of the community. Development management policy DM40 (Retirement accommodation and supported independent living for older and vulnerable people) enables supported living developments in accessible locations meeting the needs of older people. It also requires developments of more than 100 homes to consider the accommodation needs of older people. The emerging North Somerset Policy DP47 (Older persons accommodation) continues to support

supported living choices for older people to meet changing needs. All new supported living development for older people should be sustainably located close to local facilities and carers. It should be of a quality of space and design to provide a good standard of healthy living for all residents.

4.54 To help respond to Portishead's forecast age profile, support will be given to schemes that make a positive contribution to meeting Portishead's particular supported living needs subject to being in accordance with Development Management policy DM40 and any adopted replacement Local Plan policy. Due to Portishead's recorded shortage of housing, proposals must not result in the loss of existing smaller and affordable housing, which is protected by Neighbourhood Plan policies PWH1 and PWH2.

4.55 The Portishead "Wyndham Way Placemaking Study" being led by North Somerset Council, in partnership with Portishead Town Council, aims to guide the future development of the Wyndham Way area to create a new mixed use community at the heart of the town. This

highly sustainable and well-connected area provides an opportunity within Portishead to deliver new supported housing.



Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

- CS15 Mixed and Balanced Communities
- CS26 Supporting Healthy Living and the provision of health care facilities
- DM40 Retirement accommodation and supported independent living for older and vulnerable people
- DM41 Nursing and care homes for older people and other vulnerable people

POLICY PWH6 - HOMES FOR ELDERLY, DISABLED AND VULNERABLE PEOPLE

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:

- Are in conformity with North Somerset Development Management Policy DM40, and
- Do not result in the loss of existing housing contrary to Neighbourhood Plan Policy PWH1: Protecting Portishead's Existing Housing Stock, and
- 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.

ADAPTABLE NEW HOMES

Context

4.56 The Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This has been reflected in recent changes to building regulations relating to adaptations and wheelchair accessible homes published in the [Building Regulations 2010 Approved Document Part M: Access to and use of buildings](#)⁴⁹.

4.57 Part M states that local authorities should identify the proportion of dwellings in new developments that should comply with the requirements for accessible and adaptable homes based on the likely future need for housing for older and disabled people (including wheelchair user dwellings) and taking account of the overall impact on viability.

4.58 Planning Practice Guidance for Housing expects local authorities to plan for households with specific needs.

4.59 The [North Somerset Housing Needs Assessment](#)⁵⁰ identifies that the number of households over the plan period living with an existing illness or disability that affects their housing need will be 16,647,

of which 960 are households likely to need wheelchair adapted housing.

4.60 It identifies that the population of North Somerset aged 75+ is likely to increase by around 10,092 between 2023 and 2038, and there is already a shortfall in the provision of housing for elderly people of just over 4,500 in North Somerset. The proportion of older people in Portishead is predicted to increase by 54% during the lifetime of the Neighbourhood Plan period. The Portishead Local Housing Needs Assessment has evidenced the projected increase in the proportion of older people living in Portishead by 54% by 2038. It is therefore locally necessary that residential developments now provide accessible housing in accordance with the levels and qualities set out in draft policy DP44 (Accessible and adaptable homes).

4.61 The proportions of new accessible homes set out in Neighbourhood Plan Policy PWH7 reflect projected need for accessible and adaptable homes over the plan period. The higher requirement for affordable homes reflects the Portishead Housing Needs Assessment's conclusion that *'the rates of limiting long-term illness or disability affecting housing needs are much*

higher in the affordable tenures (affordable tenures are more than three times more likely to need an adapted home), the evidence supports consideration of a high proportion of affordable homes being built to at least M4(2) standards where viability allows, perhaps as much as 100%.'

4.62 North Somerset Development Management Policy DM42 (Accessible and adaptable housing) seeks to deliver accessible and adaptable homes and expects development proposals to provide accessible and adaptable homes built to Category 2 standards where practical and viable.

4.63 Emerging draft North Somerset Local Plan policy DP44 (Accessible and adaptable homes) reflects increased standards for the provision and specification of accessible housing to meet both forecast needs and current building regulations. Upon adoption, policy DP44 will replace existing North Somerset policy DM42. It will strengthen the requirement to provide accessible and adaptable homes - as currently drafted, policy DM42 states:

"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')."



Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

- CS2 Delivering sustainable design and construction.
- DM42 Accessible and adaptable Housing

POLICY PWH7 - ADAPTABLE NEW HOMES

Residential schemes of 10 units or more will be supported where they are in conformity with Building Regulations Part M and demonstrate how they have responded positively to the Portishead Local Housing Needs Assessment.

ALTERATIONS TO MAKE EXISTING HOMES ACCESSIBLE

Context

4.64 Policy PWH7 will seek to ensure that at least 50% of new homes to be provided in Portishead through the emerging Local Plan to 2038 will be designed to accessible standards, however this will be unlikely to meet the changing needs of our existing community.

4.65 Because of our town's distinct constraints on growth and resulting limitations on capacity for new homes, it is particularly important that our existing homes are able to meet changing housing accessibility needs to make it possible for residents to continue to live actively at home or accommodate a relative in Portishead should their mobility needs require.

4.66 Consistent with the Government's Health and Social Care reforms, the Town Council will provide in-principle support for proposed alterations to existing housing that will contribute to enabling older and disabled people to remain active and included members of the community whilst remaining at their home.

4.67 Adaptations and additional accessible accommodation often enables existing property to become more accessible.

Many adaptations will not require planning consent. But some external alterations and extensions will. Alterations to make listed buildings accessible will also be likely to require heritage consent.

4.68 North Somerset Development Management Policies DM32 (High quality design and place-making) DM37 (Residential development in existing residential areas), and North Somerset Council's Residential Design Guide provide a strategic policy framework within which proposals to improve access can be assessed. In addition, the Portishead Community Character Statement (2021) provides detailed specific analysis of neighbourhood character. North Somerset policies DM3 (Conservation Areas) and DM4 (Listed Buildings) set assessment and design quality standards that aim to ensure proposed alterations and development within Portishead Conservation Area and to listed buildings protect the historic character and fabric of the host listed building.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

DM3	Conservation Areas
DM4	Listed Buildings
DM32	High Quality Design and Place-making
DM37	Residential Development in Existing Residential Areas

POLICY - PWH8 ALTERATIONS TO MAKE EXISTING HOMES ACCESSIBLE

Where planning, conservation area consent or listed building consent is required, proposals to adapt an existing dwelling to improve accessibility will be supported where proposals:

- 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.

COMMUNITY LED DEVELOPMENT PROJECTS

Context

4.69 Community led housing can qualify as a recognised affordable housing sector. It can provide 100% affordable housing schemes to rent, now including the Government's new First Homes discounted market housing product. With the particular constraints on housing delivery and affordability issues identified in the Portishead Housing Needs Assessment 2021, this form of affordable housing can supplement affordable housing delivered through developer contributions, where land becomes available.

4.70 'Community development' must be delivered by an appropriately established community development organisation such as a community land trust. Community led housing and development can provide additional affordable housing choices and meet specific community needs.

4.71 North Somerset Core Strategy Policy CS16 (Affordable Housing) sets the in principle expectations for its delivery, but does not set a ceiling on the percentage to be delivered within each housing development. The emerging North Somerset policy DP46 (Homes

for all) provides in principle support for community led affordable housing schemes. Portishead Town Council supports this approach and will give in principle support to proposals for community led housing on previously developed land within Portishead.

4.72 The Town Council will continue to work with North Somerset Council, landowners and community development organisations to support opportunities to deliver community led housing on previously used land, underused buildings and upper floors during the Neighbourhood Plan period.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Local Policy Context

CS16 Affordable housing
DM34 Housing type and mix
Affordable Housing SPD

POLICY - PWH9 COMMUNITY LED DEVELOPMENT PROJECTS

Proposals for community led affordable housing and facilities including proposals that include discounted market affordable housing will be supported when they:

- 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.

SELF-BUILD AND CUSTOM-BUILD HOUSING

Context

4.73 Portishead Housing Needs Assessment (2021) identifies the current need for all types of affordable housing and a severe issue of affordability. Custom-build housing should form part of how this is provided. Due to the identified distinct and acute affordability issues, and constraints that limit the scale of potential housing growth within the Portishead Neighbourhood Area, it is essential that all possible and viable approaches to making home ownership affordable are harnessed to the fullest extent.

4.74 The 2015 Self Build and Custom Building Act sets the Government's aim to help more people build or commission their own homes. If you organise the design and construction of your own home, it is classed as self-build housing. If you work with a developer, either as an individual or as part of a group, to help create your own home, it is classed as custom-build housing. Self-build and custom-build housing offers choices for a potentially affordable route into home ownership as well as design creativity. However, securing land to achieve this is often difficult, especially where land is in short supply and values high, as in Portishead. The Neighbourhood

Plan will seek to maximise land made available for such development through larger development sites.

4.75 Core Strategy Policy CS16 (Affordable housing) requires the delivery of affordable housing within housing developments. The emerging North Somerset Local Plan policy DP46 (Homes for All) sets out the criteria for securing opportunities for self and custom-build housing on development sites of more than 100 Homes. Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey'). North Somerset Council registers people and organisations who have an aim to build their own homes. The register currently contains 443 records stating a desire to undertake a custom build or self build within North Somerset. Sixty-seven of those specifically express a preference to build in Portishead.

4.76 By reducing the threshold for provision of self-build or custom-build homes to 50

home schemes, the delivery of the policy objective within the context of Portishead's pattern of allocated housing growth can be enabled.

4.77 In response to Portishead's particular land availability and affordability issues, self-build or custom-build home purchase should be maximised though maintaining the emerging Policy DP46 (Homes for all) requirement for 5% of homes, but relating this to sites of 50 homes or more that should be made available as serviced self build plots or custom-build houses for the initial 18 months of house marketing.



Relevant Objective

O8 To protect Portishead’s stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead’s distinct character and maintains resident amenity and highway safety.

Local Policy Context

CS16 Affordable Housing
DM34 Housing type and mix

POLICY PWH10 - SELF-BUILD AND CUSTOM-BUILD HOUSING

Proposals for self build and custom housing will be supported.

On allocated development sites, proposals for development of 50 homes or more, 5%, or 3 dwellings of the total homes, whichever is the greater, 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.

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

SUB-DIVISIONS AND CONVERSIONS OF LARGER RESIDENTIAL PROPERTY

Context

4.78 The Portishead Housing Needs Assessment (2021) identifies a higher than average proportion of under-occupied larger houses within the town, contrasting with the shortage of smaller single, two and three bedroom properties.

4.79 North Somerset development management policies DM32 (High quality design) and DM38 (Residential extensions) provide overarching criteria to inform appropriate conversions to protect character and amenity. The Portishead Community Character Assessment (2021) identifies that larger and detached homes make a positive contribution to local distinction including within the conservation areas.

4.80 The subdivision of large properties to create smaller self-contained homes can help meet our local housing needs. It may also breathe new life and investment into houses that are now too large to be single family dwellings.

4.81 Inappropriate flat conversions and concentrations of flats can harm the amenity and residential character of existing areas. For example, large numbers of flats can lead to problems such as a shortage of on-street parking and bin storage areas and

harmful changes to local heritage. Whilst applying to Weston Super Mare, North Somerset policy DM39 (Sub-division of properties) also provides principles relating to cumulative impacts that should be taken into account at Portishead.

4.82 Enabling such conversions must therefore be managed within planning policy criteria to ensure harmful impacts are avoided.

Relevant Objective

O8 To protect Portishead's stock of one and two bedroom and accessible homes, and ensure that any future housing that comes forward to meet government targets contains a diverse range of tenures, forms and sizes to meet the identified housing needs of the community, protects and enhances Portishead's distinct character and maintains resident amenity and highway safety.

Existing Local Policy Context

CS15	Mixed and Balanced
DM32	Communities
DM38	High Quality Design and Place-making
DM39	Extensions to Dwellings Sub-division of Properties

POLICY PWH11 - SUB-DIVISIONS AND CONVERSIONS OF LARGER RESIDENTIAL PROPERTY

Proposals for the sub-division of existing large residential properties will be supported where:

- 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
- 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).