



## DECISION OF COUNCILLOR ELFAN AP REES

THE EXECUTIVE MEMBER FOR STRATEGIC PLANNING, HIGHWAYS, ECONOMIC  
DEVELOPMENT AND HOUSING.

WITH ADVICE FROM  
THE DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

**DECISION NO 16/17 DE 214**

**SUBJECT:**

Site Allocations Plan (Publication Version)

**Background:**

Executive Committee on 18 October 2016 considered and approved proposed amendments to the Site Allocations Plan. This is the Publication Version and will be subject to consultation commencing on 7 November prior to submission to the Secretary of State for examination early next year. The draft minute is as follows:

- (1) that the Publication version of the Site Allocations Plan be approved for public consultation followed by submission to the Secretary of State, subject to an amendment reducing the number of homes at Moor Road, Yatton from 80 to 60 with no development on The Orchard other than for access, and to the submission with the plan of a summary of the issues raised by individual members at this meeting;*
- (2) that the Publication version of the Site Allocations Plan be given weight in assessing development proposals; and*
- (3) that any further minor typographical amendments or changes required prior to submission be agreed by the Director of Development and Environment, in consultation with the Leader and Deputy Leader.*

This decision relates to (3) above.

The draft minutes also summarise the debate at Executive Committee as follows:

*In discussing the site allocations plan, members raised the following key issues:*

*Old Mill Road, Portishead – reference was made to the large amount of housing and retail development in Portishead and the need for business and employment*

*opportunities. It was suggested the businesses in Old Mill Road were thriving and provided both employment and training opportunities for young people and that 100 housing units could not be accommodated at this site. Members were concerned this level of housing would encourage major redevelopment of the site by developers and would lead to the loss of employment which was desperately needed in Portishead. A request was made to remove this site from the SAP. The Director of Development and Environment pointed out that the proposal was for a mixed development and indicated a willingness to work with the site owner and the businesses to seek appropriate replacement accommodation in any new development.*

*Moor Road, Yatton – reference was made to the ecologically sensitive nature of the Orchard and Grange Farm site, and the impact of any development on the Grade II Listed Building. Reference was also made to the landscape impact of developing this site which provided the gateway into Yatton. A request was made to remove this site from the SAP.*

*Reference was made to the application for 118 houses in Sandford, recently approved by the Inspector on appeal, contrary to the wishes of the local community. Members expressed concerns that no account had been taken of the fact Sandford was an infill village or the sustainability of this level of housing. Questions were raised in respect of the robustness of current settlement boundaries and the weight given to the character and sustainability of infill villages.*

*Gatcombe Farm, Wrington – questions were raised in relation to whether this site was in fact previously developed land, given its previous uses including the packing of mushrooms, and use as a laboratory site. It was suggested further consideration be given to this site.*

*Reference was made to the importance of infrastructure to support the level of housing development proposed, and it was suggested the current balance was wrong, with too much emphasis on houses and not enough on roads and infrastructure.*

*Some members raised concern at the limited opportunity for formal scrutiny given to the SAP. It was noted that following publication of the Consultation Draft in March there had been all councillor briefings on the SAP but no opportunity for detailed scrutiny of officer comments. Some members also requested that the SAP be referred back for further scrutiny at the end of the public consultation period.*

*Clarification on the timetable for adoption and the next steps in the consultation process was requested. The representative of the Director of Development and Environment confirmed the Publication version of the SAP was the version which took account of comments made on the Consultation Draft published for consultation in March, and was the document the local planning authority considers ready for examination. A further 6 week period of consultation on the Publication version would now be undertaken prior to submission to the Secretary of State for examination. Councillor Ashton proposed that all the comments raised at this meeting be addressed in the Publication version.*

The proposed actions in relation to addressing the comments raised in the Publication version are as follows:

Old Mill Road, Portishead

It is proposed that the residential element of any potential redevelopment of Old Mill Road, Portishead remains at 20 units as proposed in the consultation draft (not 100 as recommended in the Executive Committee papers). In addition, to reflect local concerns, the text will be amended to allow for the incorporation of existing businesses in any redevelopment proposals.

The proposed amendment to Appendix 2: Revised Schedules of Allocated Sites is as follows:

Schedule 1 Site Location	Status at April 216	Relevant planning permission ref	Capacity remaining (at April 2016)	Site specific details/notes
Old Mill Road Portishead *	No current consent		20	<p>New allocation. Proposed as a mix of offices <b>employment uses</b>, retail, leisure, café's, bars and restaurants and 20 residential units.</p> <ul style="list-style-type: none"><li>• Pedestrian/cycleway links to dockside development and adjacent supermarket and <b>proposed railway station</b> required</li><li>• <b>Existing businesses to be relocated or incorporated into redevelopment scheme</b></li></ul> <p><b>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application</b></p>

### Sandford appeal

The housing requirement of the plan is based on the position at April 2016. It is not recommended that new sites which have been allowed at appeal or granted consent since the base date are arbitrarily added to the figures without reviewing the full housing supply position. The position will be recalculated once the plan is at examination. However, it is recommended that the text of the Site Allocations Plan to be amended to make reference to any large sites granted consent since the April 2016 Residential Land Survey.

The detailed changes proposed are as follows:

*Reduce the plan period housing total in Table 1 by 100 dwellings to 21,051 and add following footnote:*

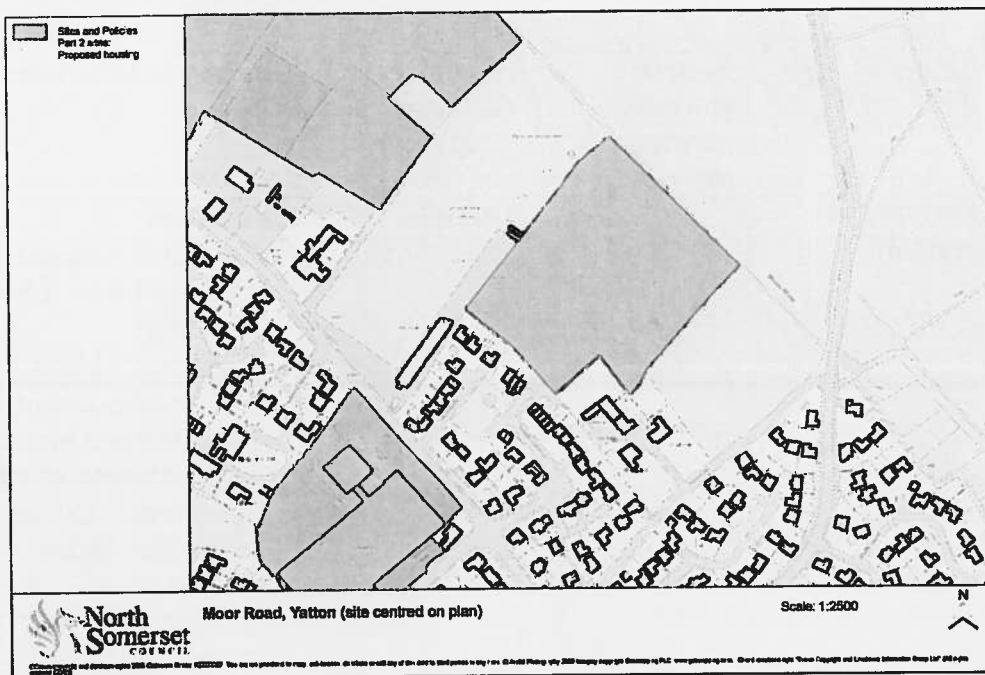
- *The housing figures are based on the April 2016 residential land survey. Since that date a number of sites such as land north of A368 Sandford (118 dwellings) and Tickenham Garden Centre (32 dwellings) have been granted planning consent and will need to be taken into account in any future assessment of housing supply.*
- *The revised Core Strategy remitted policies also provide more flexibility in terms of the potential for development abutting settlement boundaries of Weston-super-Mare, the towns and service villages being delivered through the development management process*

### Moor Road, Yatton

It should be noted that the proposed change to the site area and capacity at Moor Road, Yatton is covered by resolution (1).

The proposed amendments to Appendix 2: Revised Schedules of Allocated Sites, and the extent of the allocated site are as follows:

Schedule 1 Site Location	Status at April 216	Relevant planning permission ref	Capacity remaining (at April 2016)	Site specific details/notes
Moor Road, Yatton	No current consent		80 60	<p>New allocation</p> <ul style="list-style-type: none"> <li>• Layout to respect Grange Farm (Listed Building)</li> <li>• <del>Access off Moor Road</del></li> <li>• <b>No development in the orchard apart from access road</b></li> <li>• Landscape Buffer alongside Stowey Rhyne</li> <li>• Contribution to comprehensive Surface Water Strategy</li> <li>• Contribution to road safety/ congestion solutions in the wider area</li> <li>• Replacement/relocation of rugby playing pitches</li> <li>• <del>Consideration of fact that Site is within 5km consultation zone for Bats SAC</del></li> </ul>



**DECISION:**

Following Executive Committee on 18 October 2016, the following additional changes to the Site Allocations Plan Publication Version are approved in accordance with part (3) of the resolution:

1. The site specific requirements for Old Mill Road, Portishead be amended to allow for the incorporation of existing businesses in any redevelopment proposals and the reduction of the residential element back from 100 to 20 units as proposed in the consultation draft.
2. The text of the Site Allocations Plan to be amended to make reference to any large sites granted consent since the April 2016 Residential Land Survey.

**Reasons:**

To implement the requirement of the Executive Committee to address comments raised in the Publication Version.

**Other Alternatives Considered:**

None.

**Risk Assessment:**

N/A

**Financial Implications:**

The decision is within the relevant budget of the Directorate (including phased capital budget) and the relevant revenue & capital budget, and the Directorate's overall budget is not projected to be overspent.


**Implications for Future Years:**

None.

Signed.......... The Executive Member for Strategic Planning,  
Highways, Economic Development and Housing

Dated.....15/11/16.....

**Confirmation of Advice Given**

Signed.......... Director of Development & Environment

Dated.....16/11/16.....

