

North Somerset Council

Site Allocations Plan



Consultation Draft
March 2016

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Consultation

You are invited to comment on this Consultation Draft document to help ensure that the plan is informed by a wide range of responses and reflects the views of the local community.

Please let us know which elements you support, as well as where you have concerns. Comments must be in the form of representations, preferably online via the Council's website.

The Site Allocations Plan will help to deliver the key policies set out in the Core Strategy. These include the housing needed within North Somerset, policies related to the delivery of additional employment growth, policies that will protect the environment and provide additional facilities for leisure and social and community uses. The Site Allocations Plan must reflect the strategic approach set out in the Core Strategy. All comments must be precise and, if objecting to the Site Allocations Plan, you must clearly set out the changes that are required to the text or accompanying maps.

The Site Allocations Plan is supported by a number of background documents and reports, which cannot be fully summarised here. Where appropriate, key evidence documents are specifically referred to within the text. A separate sustainability appraisal report has also been prepared. This appraises the environmental, social and economic implications of our proposals and highlights any concerns regarding either our coverage of topics or overall approach.

You will need to respond by 28 April 2016

It's easy to get involved just visit www.n-somerset.gov.uk/sitesandpolicies and comment online

Here you can view all of the consultation documents, look up sites and places you are interested in on our interactive proposals map and respond online. Documents are also be available at:

- all North Somerset Libraries.
(For opening hours see www.n-somerset.gov.uk/libraries)
- Town Hall Weston-super-Mare
- Castlewood offices Clevedon

Site Allocations Plan **March 2016**

Alternatively you can send any comments you have to:

Planning Policy and Research

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North Somerset Council

Walliscote Grove Rd

Weston-super-Mare

BS23 1UJ

Or email planning.policy@n-somerset.gov.uk

1. Introduction

Purpose of the document

The North Somerset Council Site Allocations Plan is a Local Plan prepared in accordance with the Town and Country Local Planning (England) Regulations 2012 (section 6). Once adopted it will be a development plan document. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

Following adoption of the North Somerset Core Strategy in April 2012, the Council approved a Consultation Draft Sites and Policies Plan in February 2013 and undertook public consultation. Further progress was delayed given the legal challenge to the Core Strategy housing requirement which resulted in Policy CS13 and a number of other policies being remitted for re-examination. As a result of this the Council resolved to take the plan forward as two separate elements: Development Management Policies (Part 1) and Site Allocations (Part 2). The Development Management Policies Plan is not dependent on the resolution of the Core Strategy remitted policies and is nearing adoption. Now that the housing requirement has been resolved, progress can be made on the Site Allocations Plan.

The purpose of the Site Allocations Plan is to identify the detailed allocations required to deliver the North Somerset Core Strategy, consistent with government guidance. This will include a review of existing and the identification of new allocations covering, for example, residential and employment uses, as well as designations to safeguard or protect particular areas such as local green space or strategic gaps.

The Core Strategy will be reviewed by the end of 2018. Key strategic issues of housing, employment, infrastructure and any consequential changes to the Green Belt will be determined through the Joint Spatial Plan; a development plan document being prepared jointly by the West of England authorities for the period 2016–2036. This plan is proposed to be adopted in 2018 and will provide the context for the proposed new North Somerset Local Plan and which is intended to cover the same period 2016–2036. As the Site Allocations Plan is being prepared to implement the Core Strategy housing requirement, it is in effect a transitory plan, and its content will need to be reviewed through the new Local Plan.

Plan making progress

An earlier consultation draft of the Sites and Policies Plan was issued in February 2013. This document included both site allocations and development management policies. Because of the delay to the Core Strategy caused by the High Court challenge it was decided to split the document and proceed initially with the Sites and Policies Plan Part 1: Development Management Policies.

Now that the Core Strategy housing target has been confirmed as 20,985 dwellings 2006–2026 this allows the Council to proceed towards adopting the Sites and Policies Part 2: Site Allocations Plan. Given the passage of time and further changes required as a result of the Core Strategy decision, a further period of consultation is necessary prior to the plan being finalised and eventually submitted to the Secretary of State for examination. The table below sets out the various stages leading up to adoption

After the close of consultation, all representations received (both supporting and objecting to the Site Allocations Plan), will be summarised in a Consultation Report and an assessment taken on representations received and consideration of any amendments required. A revised plan will then be prepared. This is the Publication Version and will be the plan that the Council intends to submit to the Secretary of State for examination. This will be consulted upon and all comments received forwarded for consideration at the independent examination.

The plan then moves into the examination phase. An inspector will undertake the examination and hold hearings as appropriate before submitting recommendations to the Council. The Council will then proceed to adoption.

Stage	Date	Event
Plan-preparation	February – April 2013	<i>6 weeks consultation on Consultation Draft.</i>
	March – April 2016	<i>6 weeks further consultation on the Consultation Draft CURRENT STAGE</i>
	April – June 2016	<i>Assessment of responses; Consultation Report preparation of revised document.</i>
	Sept 2016	<i>Consultation on Publication Version</i>
Examination	Nov 2016	<i>Submission to Secretary of State .</i>
	Jan 2017	<i>Examination conducted by independent Inspector including hearings</i>
	March 2017	<i>Inspector's report issued.</i>
Adoption	April 2017	<i>Formal adoption by the Council.</i>

Proposals Map

Adoption of the Site Allocations Plan will result in changes to the Proposals Map. These will be set out in a schedule appended to the Publication Version of the Plan.

2. Policy Context

The preparation of the Site Allocations Plan has taken into account the relevant national and local planning policy context. The Plan has also been informed by a detailed evidence base.

National policy

National planning policy is set out within the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance, which covers elements of spatial planning and how the planning system should operate. This policy framework covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy into account by ensuring that their plans and policies are consistent with this national guidance. National planning policy is also material to the consideration of individual planning applications and appeals.

Some of the key NPPF requirements that are relevant to this Site Allocations Plan are to:

- allocate sites to promote development bringing forward new land where necessary providing detail on the scale, form access and quantum of development
- deliver a wide choice of high quality homes that people want and need and increase the supply of housing ;
- create sustainable, inclusive and mixed communities;
- plan proactively to meet the needs of businesses and support an economy fit for the 21st century;
- promote the vitality and viability of town centres and meet the needs of consumers for a high quality and accessible retail service;
- ensure viability and delivery of development.

North Somerset Core Strategy

The Core Strategy sets out the strategic planning framework for guiding the location and level of development within North Somerset up to 2026. It provides the context for the more detailed policies and site specific proposals contained within this Site Allocations Plan. The North Somerset Core Strategy was adopted in April 2012. As a result of a legal challenge the Core Strategy housing requirement was remitted back to the Planning Inspectorate together with a number of other policies which may require adjustment as a consequence of any change in the housing target. In September 2015 the Secretary of State confirmed the new housing requirement in Policy CS13 as 20,985 dwellings 2006–2026. The examination process is continuing with respect to the assessment of the other remitted policies.

In November 2015 the Council consulted on its proposed changes to the remaining remitted policies. The Council's approach is that the housing shortfall identified as 1,715 dwellings can be accommodated in accordance with the spatial strategy, and therefore minimal changes are required to the other remitted policies.

The allocations in this plan are consistent with this approach. If there are changes which have implications for site allocations, then these will need to be taken into account as plan-making progresses.

The Core Strategy has a number of key objectives that will significantly influence the content of the Site Allocations Plan:

- Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 20,985 new homes 2006–2026;
- Ensure that major development proposals are delivered in tandem with the necessary improvements in physical and social infrastructure such as flood mitigation, healthcare facilities etc;
- Prioritise employment growth throughout North Somerset to support greater self-containment, in particular by ensuring that in Weston-super-Mare housing development is delivered in step with employment growth and brownfield opportunities in Clevedon, Nailsea and Portishead are maximised;
- Focus strategic development at Weston-super-Mare as part of an employment-led strategy to deliver improved self-containment, stimulate investment, regenerate and revitalise the town centre to create a thriving and vibrant retail, leisure, tourist, cultural and commercial centre;

- Continue to support North Somerset's existing Green Belt in order to prevent the sprawl of Bristol and its encroachment into valued countryside and to preserve the character of existing settlements, valued strategic gaps between settlements and characteristic green spaces.



3. Evidence base

The plan has been informed by an extensive evidence base, including the evidence used to support the Core Strategy process. Some of the key documents are as follows:

Housing and Economic Land Availability Assessments (HELAA)

The North Somerset HELAA (November 2014) identifies potential sources of land supply which could be considered through the plan making process for residential or economic use. These are assessed in terms of their suitability, availability and achievability.

Assessing the Sustainability and Settlement Hierarchy of Rural Settlements In North Somerset

This provides a framework for measuring the relative sustainability of settlements which can be applied in a consistent and rigorous way to assist with both decision-making on development proposals and through the plan making process.

Employment Land Review

The review – *Review of extant employment allocations of the NSRLP* – was prepared in 2015 as part of the preparation of the Site Allocations Plan. This study reviewed each of the remaining employment allocations attached to saved Policy E/5 of the Replacement Local Plan (2007). A methodology was applied to this assessment and each of the sites were scored accordingly in terms of their suitability across a range of factors and suggestions made for either the retention or de-allocation of sites in the Sites Allocations Plan.

Sustainability Appraisal (SA)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that, to this end, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It indicates that plans need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas

It is a legal requirement under Section 39(2) of the Planning and Compulsory Purchase Act (2004) that new plans and other specified planning documents must be subject to a process of sustainability appraisal. Local Plans are also legally required to be subject to a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC (the Strategic Environmental Assessment or SEA Directive) transposed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

Preparation of the SA of the Site Allocations Plan involves two key stages:

- (i) **Production of a Scoping Report**. This has involved updating and building upon the version produced for the Core Strategy published in 2007. This identifies the key sustainability issues facing North Somerset and the sustainability objectives which will be used to appraise likely significant effects of this Plan
- (ii) **Production of a Main SA Report**, which demonstrates that the process of Sustainability Appraisal (incorporating the requirements of the EU Directive on Strategic Environmental Assessment) has been carried out properly, and highlights the findings of this process

Habitat Regulations Assessment / Appropriate Assessment

As required by the Conservation of Habitats and Species Regulations 2010, which relate to Articles 6(3) and (4) of the Habitats Directive, before a local authority can authorise a plan or project which is likely to have a significant effect on the integrity of a European site it must make an appropriate assessment of the implications for that site in view of its conservation objectives. Screening considers whether significant effects are likely, and hence whether an Appropriate Assessment is necessary.

“European sites” are Natura 2000 sites. They include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites, under the EC Birds and Habitats Directives. Within or adjoining North Somerset these sites are

- The Severn Estuary European Marine Site (SPA/SAC/Ramsar)
- The Mendip Limestone Grasslands (SAC)
- The Avon Gorge Woodlands (SAC)
- North Somerset and Mendip Bats (SAC)

The intention is to finalise the Habitats Regulations Assessment (HRA) at the Publication Plan stage. HRA of the Core Strategy has indicated the need for HRA of the Site Allocations Plan, including consideration of the potential for possible effects on bats associated with the Bats SAC (North Somerset and Mendip Bats SAC). Guidance on development relating to the Bats SAC is to be prepared.



4. Detailed Policies

Housing context

The housing allocations set out in this in this Plan are identified to deliver the Core Strategy requirement of 20,895 dwellings to be built over the period 2006 to 2026.

Over the period April 2006 to April 2015 – 7,426 dwellings have been built leaving a residual requirement of 13,559 dwellings to be identified to 2026. This residual requirement is made up of the following:

- strategic housing allocations at Weston Villages, Weston-super-Mare (6,500 dwellings)
- proposed new allocations, unimplemented housing allocations carried forward from the North Somerset Replacement Local Plan and large unimplemented housing sites (11,890 dwellings – including Weston Villages)
- other large housing sites with unimplemented planning permissions (225 dwellings)
- small sites with consent (373 dwellings)
- a windfall¹ allowance over the period 2015–2026 (1,200 dwellings)

Table 1 below sets out the broad distribution of the residual requirement. The distribution reflects the North Somerset Core Strategy spatial strategy. This approach, subject to detailed planning constraints and key sustainable development principles focuses the majority of new development at Weston-super-Mare, followed by the towns of Clevedon, Nailsea and Portishead and then the nine service villages. Only very limited development is proposed at the infill villages and within the countryside.

¹ Windfall Sites are sites which have not been specifically identified as available but based on past building rates will come forward over the remainder of the plan period

Table 1 Housing requirement

	Completions 2006–2015	Proposed allocations and large sites with planning permission	Other large sites with consent (not proposed to be allocated)	Small sites with consent	Windfall allowance (based on past rates)	Total commitments
Weston urban area	2,758	2,764	104	121	627	6,374
Weston Villages	372	6,128	0	0	0	6,500
Clevedon	288	234	20	31	134	707
Nailsea	123	865	15	26	51	1,080
Portishead	2,746	409	38	46	64	3,303
Service villages	675	1,247	17	54	139	2,132
Remainder of North Somerset	464	243	31	95	185	1,018
Total	7,426	11,890	225	373	1,200	21,114

Notes

Proposed allocations column includes ALL sites now proposed for allocation for residential – previously allocated sites rolled forward, sites proposed for allocation in the earlier consultation draft, sites with consent considered suitable for allocation and new sites not previously identified

Other large sites with consent not proposed to be allocated includes those sites that are expected to be built out before public consultation of the document and those with a permitted development change of use consent that would otherwise be contrary to policy

Windfall allowance based on past rates is a trend based forecast of small site windfall completions between 2006–2015 rolled forward to the end of the plan

period. This is apportioned by area based on previous delivery, with current small site consents deducted to avoid double counting

The Site Allocations Plan identifies the proposed allocations needed to deliver the Core Strategy housing requirement. This will require sufficient deliverable sites to deliver the quantum of housing required over the plan period, including sites to support the five year supply position.

Settlement Boundaries

Background

Settlement boundaries are a well-established planning tool for directing development to the towns and other settlements. The settlement boundaries in North Somerset have been well established through a succession of planning documents. The Core Strategy deleted some of the settlement boundaries of the smaller villages.

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. Where possible, settlement boundaries have been drawn to follow features on the ground, although in certain instances, e.g. large residential curtilages, this is not always practical.

Given that only limited development is envisaged outside the towns it is considered that there is no justification for a comprehensive review of settlement boundaries.

Exceptions have been made at those locations where settlement boundaries have been extended to encompass recent development. At this stage settlement boundaries have not been amended to take into account proposed new housing allocations. However when the plan is adopted it is anticipated that the settlement boundaries will be redrawn to take into account these development proposal.

For the purposes of this Plan, 'countryside' is defined as all land outside defined settlement boundaries. It is important that the distinction between the countryside and the adjoining built up area is maintained by restricting the spread of residential curtilages into adjoining fields. This can have a detrimental impact on the rural setting of a village or town.

Green Belt

Para 83 of the NPPF states *"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period."*

Policy CS6 (remitted) of the Core Strategy states that "Within North Somerset the boundaries of the Bristol – Bath Green Belt will remain unchanged during the plan period (i.e. up to 2026)." Policy DM12 of the Sites and Policies: Part 1 Development Management Policies confirms that the Green Belt boundary is shown on the Proposals Map

Despite the housing numbers in the Core Strategy increasing to 20,985 over the period 2006 to 2026 this Site Allocations Plan (see Table 1) makes it clear that this housing target can be met without requiring any amendments to the Green Belt. Therefore no exceptional circumstances exist as required by Para 83 of the NPPF.

Policy SA 1

Settlement boundaries for the towns, service and infill villages are shown on the Proposals Map. The boundaries define the area within which development may be acceptable in principle subject to the detailed policies of the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, and any relevant neighbourhood plans. Land outside of these boundaries is regarded for planning policy purposes as countryside.

The extension of a residential curtilage, including the extension into the countryside of the curtilage of a dwelling located within a settlement boundary, will be permitted provided that it would not harm the character of the surrounding area or the amenities of adjoining occupiers.



Housing Allocations

Background

The residential allocations are identified from the following sources:

- Existing allocations in adopted plans: review of unimplemented sites within the Replacement Local Plan.
- Draft allocations in the 2013 Site Allocations Draft for Consultation: reassessment of previous allocated sites in the light of consultation responses and other considerations.
- New allocations to address the shortfall as a consequence of the adoption of the new housing requirement: identification and assessment of potential opportunities.

It is recognised that with the emphasis in terms of housing numbers on the strategic allocation at Weston Villages that the Site Allocations Plan needs to address the five year supply requirement. A range of sites in terms of size and location has therefore been identified which provides a variety of choice, including sites which are immediately available.

Only sites in excess of 10+ dwellings are specifically allocated; smaller sites are treated as windfall.

Policy SA 2

Residential sites of 10 or more units are shown on the Proposals Map and set out at Schedule 1 together with any specific site-related requirements or key considerations to take into account. All allocations will be expected to comply with other relevant policy considerations, including affordable housing.

Mixed Use Sites

Background

There are certain sites because of their location and size are suitable for a mix of uses e.g. residential and employment. Such sites help to create balanced communities where residential development is accompanied by employment and community uses. On large sites it will be the intention that different uses are developed in tandem to ensure that the necessary community, social and economic infrastructure are in place to meet the needs of new residents.

Policy SA 3

Sites allocated for a mix of uses are identified in Schedule 1. Proposals must take into account the specific site-related requirements or key considerations as set out in the schedule, and any other relevant policy considerations.



Employment

Background

Economic development is a high priority for North Somerset as it has suffered from low levels of economic activity in recent years relative to high levels of residential development. This has contributed to high levels of out-commuting, and unsustainable development patterns and a key objective of the Core Strategy is to address this imbalance.

The Junction 21 Enterprise Area has been established as a mechanism to stimulate economic growth in Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise. The area centres on an area subject to significant change encompassing the Weston Villages development, and sites around Junction 21 of the M5 motorway.

Planning has a key role in facilitating economic growth both in terms of the development strategy for this area as identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders.

The area forms one of a number of Enterprise Areas established across the West of England and recognised by the West of England Local Enterprise Partnership (LEP) as priority areas for investment and business growth.

There are existing sites allocated within this area for business use and sites have been granted planning permission primarily at the Weston Villages for business development. A revised set of land use allocations is proposed through this plan updating the employment allocations. These sites form the main planned business areas within the Enterprise Area where business growth will be located.

The delivery of the ambitions at the J21 area is related to the wider development strategy in the town to secure employment-led growth where new housing will be provided in tandem with employment development. Significant investment has been made and is planned to enable employment site delivery.

Requirements for allocated land

An Economic Development Needs Assessment (EDNA) has been prepared in 2015 to identify the need for economic land across the wider Functional Economic Market Area (FEMA) covering the West of England. A breakdown of need was also provided for each of the constituent authorities including North Somerset. This identified land requirements for the period 2016 to 2036 thereby including the 10 years of the Site Allocations Plan.

This updates earlier work the Council commissioned to ascertain economic growth to inform the preparation of the Core Strategy and indicates a marginally increased growth rate and resulting demand for land.

The land supply provided in the Site Allocations Plan is sufficient to meet the requirements of the Core Strategy to achieve at least 10,100 jobs to 2026 taking into account that a significant proportion of these will already have been achieved between 2006 and 2015. The land supply required to meet the growth rates set out in the EDNA are not yet known and will be addressed at a strategic level through the Joint Spatial Plan currently in preparation. This will be required to address the dynamics across the FEMA taking into consideration options for meeting business growth and the implications of different strategies. Pending that more strategic debate, and the following allocation of land to meet the JSP economic requirements, it is considered prudent in the Site Allocations Plan to ensure there is broadly sufficient land allocated in the interim period to ensure that the forecast of economic growth is not constrained by a shortage of land.

Allocated sites

The allocations are mostly carried forward from the previous Replacement Local Plan (2007) amended to take into account any completed parts or further information. This has been informed by a review of the allocations that has considered the suitability of the sites for ongoing allocation in the Development Plan. A background evidence paper (Review of Employment Allocations) provides a qualitative assessment of the extant NSRLP employment allocations in order to help determine a realistic supply of potential employment land from this source and to inform decisions regarding their future allocation in the Sites Allocations Plan.

Each site has been assessed taking into account a range of factors to gain a broad understanding of the site characteristics and scope for future delivery. A broad guide to this assessment is whether, in line with the National Planning Policy Framework, the site has a 'reasonable prospect' of being delivered for its intended use. Each site is scored and ranked to provide a comparison across the range of sites.

Factors that have been assessed to determine the suitability of each employment allocation are:

- Proximity to urban areas (sequential approach)
- Site visibility
- Market attractiveness

- Strategic access
- Proximity to train station and or bus connections
- Development and environmental constraints
- Compatibility with adjoining uses

New allocations have been proposed including at Weston Villages to reflect the emerging development proposal there. Similar in principle to the previous policy approach there will be a presumption of protection over these sites by virtue of their allocation and only when the criteria are satisfactorily addressed will it be justified to develop the site for alternative uses.

Proposed Employment Sites

The Core Strategy set out the aspiration to create more sustainable places, both existing and new, by increasing the range of jobs and local prosperity in North Somerset. At the same time the influence of Bristol must be recognised as a major economic centre, and the choice, and mobility of residents and the labour force within the West of England sub-region. So whilst North Somerset operates in the context of a wider functional economic market characterised by clear and long established commuting patterns, there is a need to ensure development in North Somerset is sustainable and that residents have access to a range of local employment, and local businesses have opportunities to set-up, and expand whilst protecting the valued natural environment.



Employment development is directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional spin-off benefits including reducing carbon emissions from dispersed development due to increased car use.

This is particularly relevant at Weston where the strategic policy approach has for many years sought to achieve a greater alignment between jobs and homes. The Core Strategy and other plans seek to reinforce this principle through ensuring that new housing is provided in step with job growth, that the existing backlog is addressed over the plan period and key under-represented sectors (particularly offices) are supported.

Policy SA 4 below provides a schedule of proposed employment sites which should be reserved exclusively for B1, B2 and B8 use.

The Council will consider providing additional detail relating to the deliverability of the allocated employment land supply. It is clear that not all supply is equal and readily deliverable and therefore the overall supply is not always a reasonable indicator when considering the scale of land supply available for business needs. Sites may require significant investment to unlock and may have a long lead-in time particularly if linked to a wider regeneration strategy in an area.

Policy SA 4

Land in Schedule 2 is allocated for new business development (B1, B2 and B8 use). Proposals for non B use classes on these sites will only be permitted if:

- they are ancillary to the main B use
- they are small scale, making up no more than 15% of the site area overall and provide a supporting service for the employment uses or employees e.g. crèche, gym café etc
- their development would not lead to the site becoming unsuitable for the intended employment uses,

In cases where the above criteria are not met,

- it can be demonstrated that the planned B Class use is not suitable and that there is no realistic prospect of the site coming forward for its planned use,
- the range and quality of land available to meet future business needs is not adversely impacted.

Safeguarded Employment Sites

Background

As well as allocating new employment sites it is equally important that existing employment sites that have good access, are purpose built, modern and compatible with surrounding uses are retained in employment use. In the past existing sites have been lost to non-employment uses which does not help to redress the balance between residential growth and provision of jobs. For some sites that are poorly located, rundown or incompatible with surrounding uses then their loss to non employment use is acceptable and in some cases a benefit. However the loss of key existing strategic employment sites would be contrary to Core Strategy objectives.



Policy SA 5

Existing employment sites listed in Schedule 3 are safeguarded for business development (primarily B1, B2 and B8 use). Proposals for non B uses classes on these sites will only be permitted if:

- they are ancillary to the main B use
- they have a direct relationship with the existing businesses by providing a service to the business or employees; or
they are very small scale and provide a supporting service for the employment uses or employees e.g. crèche, gym café etc

Retention of Economic Uses

Background

In general it is desirable to maintain the overall stock of land and premises available to meet business needs over the plan period and beyond, not only those specifically allocated or safeguarded. It is recognised that due to pressures from competing, often higher value land uses, and weakened demand at periodic times throughout the economic cycle, that often such land is under pressure to be developed for other uses. This can threaten the sustainable balance of land uses in certain areas, reducing local employment opportunities, increasing the need to out-commute, and impacting on the vitality and viability of areas. It also tends to have a cumulative impact that can be problematic in certain locations affecting the ability to achieve policy aspirations.

However under certain circumstances the loss of a site to other uses may be the only viable or suitable option for the site, particularly with a view to maximising the efficient use of land. Commercial property demands are changing both in terms of the types of premises and their location reflecting changing economic characteristics, not least the rapid increase in online shopping, the ability to work remotely including home-working, and the shifts in the economy e.g. from service based economy to manufacturing.

The planning system therefore has a role to play in recognising and facilitating these shifts and offering a land supply that can respond to these conditions. Policy SA 6 therefore allows for existing economic sites to be developed for other uses provided certain conditions are met. This is considered to be in line with the principles of the NPPF and reflects the earlier tried and tested policy approach established in the North Somerset Replacement Local Plan.

Policy SA 6

Land in existing economic use will be not be permitted to change unless it can be demonstrated that:

- the loss of the site would not harm the range or quality of sites available for business use either across North Somerset as a whole and within the relevant sub-economic market area and,
- by way of marketing or other means as agreed with the Council, the site does not offer a suitable location for the existing use, no alternative economic use can be secured appropriate to the site, and there is no realistic prospect of it being used in the plan period for the intended use, and,
- the loss of the site would not adversely impact the ability to achieve wider economic aspirations including regeneration, business growth, and improved commuting patterns.

The Council will consider removing certain Permitted Development rights when granting planning permission for new economic development in order to avoid the future loss of these uses in certain areas and under certain circumstances.

Local Green Space

Background

The Government, in its National Planning Policy Framework (NPPF) of March 2012, introduced a new designation called Local Green Space (LGS) enabling local communities, through local and neighbourhood plans, to identify for special protection green areas of particular importance to them. *'By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances'* (paragraph 76 of NPPF).

Paragraph 77 of the NPPF states that the designation *'will not be appropriate for most green areas or open space'* and should only be used where specified criteria would be met. It states that the designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife, and is local in character and not an extensive tract of land. Paragraph 78 states that local policy for managing development within a Local Green Space should be consistent with the policy for Green Belts. The wording of the council's Policy SA 7 on LGS reflects this, in referring to "very special circumstances".



The council will carefully consider the nature of development proposals affecting LGS. It is possible that some development could be acceptable. For instance new/replacement facilities relating to the functions normally associated with LGS (such as recreation) or uses ancillary to such functions which might be expected to be found within LGS, might be considered acceptable, subject to factors such as scale, siting and design.

However development and uses unrelated to such functions, such as residential, would not normally be acceptable and would need to meet the exception test requiring "very special circumstances".

The guidance in the NPPF is broad, and in preparing its Sites and Policies Plan Consultation Draft, North Somerset Council produced an initial Evidence Paper on LGS in February 2013, giving the council's first attempt at local interpretation of the guidance. Having regard to that, the council proposed that various areas of green space be designated as LGS in the Sites and Policies Plan Consultation Draft.

In response to the public consultation on that plan in 2013, a number of responses concerning LGS sites were received, some commenting on the proposed areas of LGS, but most (largely from town and parish councils) suggesting further sites for possible designation as LGS. The council has now considered all the comments, reassessed all the proposed sites and also assessed the further sites which were suggested. In so doing the council has had regard to a Revised Background Paper on Local Green Space which it has produced, which takes account of further national Planning Practice Guidance on LGS.

As a result, a list of LGS sites are proposed, with a justification for each, set out in Schedule 4 and identified on the Proposals Map.

In view of the new LGS designation, it is proposed that the Amenity Area designation, currently in the North Somerset Replacement Local Plan, be deleted when the Site Allocations Plan is adopted. However, many of the Amenity Areas currently identified and protected in the adopted North Somerset Replacement Local Plan are proposed for re-designation and protection as LGS. It is possible that Amenity Areas which are not proposed for LGS may still be eligible for protection under Policy SA 8 on undesignated green space, but this can only be determined when considering detailed development proposals.

Policy SA 7

Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space as shown on the Proposals Map and set out in Schedule 4 particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.

Undesignated Green Space

Background

Protection of green spaces which are of value with regard to their contribution to the townscape, character, setting and visual attractiveness of a settlement is consistent with NPPF paragraph 77.

This policy will apply to areas of undesignated green space (those not identified as Local Green Space under policy SA 7) within settlements with defined settlement limits, which are considered nevertheless to be of value in making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement. Townscape is a term embracing a number of factors, such as the importance of green space in the street scene, in breaking up and adding variety within the urban fabric and in enhancing the setting of buildings and other features.

Policy SA 8

Undesignated green space

Within settlements planning permission will not be granted for development that unacceptably affects the value of undesignated green space making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement.

Strategic Gaps

Background

Core Strategy Policy CS19 establishes the need for strategic gaps. It states that *“the council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements”*. The Core Strategy indicates that strategic gaps will be identified, and a policy to guide assessment of development proposals affecting strategic gaps will be set out in the Sites and Policies Development Plan Document (now the Site Allocations Plan). Policy SA 9 provides this.

Strategic gaps are needed because reliance on countryside policies alone would be unlikely to provide sufficient protection against development which would harm the separate identity, character and/or landscape setting of settlements or distinct parts of settlements.

While existing policies in the adopted North Somerset Replacement Local Plan (RLP) and Core Strategy (CS), and emerging policies in the Sites and Policies Plan Part 1 Development Management Policies (SAPP) provide some control of development in the countryside, they do allow for exceptions. There is also a risk of development between settlements being allowed on appeal.



Thus there is a significant risk that, without the added protection of strategic gaps, the open character of land between the settlements would be significantly adversely affected and their landscape setting, separate identity and character harmed. There would particularly be a risk of gradual incremental development, and where the gap is narrow there would be a potential risk of eventual coalescence of the settlements.

Strategic gaps have broadly similar functions to the Green Belt, but with important differences, notably that they operate on a much more localised, focussed scale. The purposes of the Green Belt are set out in paragraph 80 of the National Planning Policy Framework (NPPF)). The functions of strategic gaps are reflected in Policy CS19 and further detail is provided by policy SA 9 and a detailed background paper. The broad similarity to some of the purposes of the Green Belt is that strategic gaps would help prevent the merging of settlements, assist in safeguarding the countryside from 'encroachment' so far as land between the settlements is concerned, and help to protect the setting and character of settlements (though this would involve villages as well as towns).

This broad similarity of functions means that it is inappropriate for strategic gaps to overlap with the Green Belt, so this has influenced definition of strategic gap boundaries in some cases.

Strategic gaps, with detailed boundaries, are identified on the emerging Proposals Map, between the following places:

- Weston-super-Mare, Hutton, Locking and Parklands Village
- Weston-super-Mare and Uphill
- Weston-super-Mare and St Georges
- Congresbury and Yatton
- Nailsea and Backwell

Policy SA 9

Development within strategic gaps as shown on the proposals map will be permitted where:

- the open or undeveloped character of the gap would not be significantly adversely affected;
- the separate identity and character of the settlements would not be harmed; and
- the landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning consent will be taken into account.

Community Use Allocations

Background

Provision for culture and community leisure is increasingly recognised as a significant factor in enhancing quality of life. An important function of the Site Allocations Plan is therefore to make adequate provision for both organised sport and more informal recreation whether provided by the local authority, voluntary agencies or the private sector. Similarly, cultural and community leisure facilities contribute to the economic and social vitality of towns and villages. They help to promote better opportunities in education, health and employment and generate an improved sense of place and community.

The aim of the Council is to meet the needs of North Somerset existing and future residents and visitors, specifically up to 2026, in terms of cultural and community leisure facilities, in a manner consistent with the concept of sustainable development.

It is important that the necessary land is reserved where service providers have identified a future need and suitable sites exist. The Site Allocations Plan is concerned with identifying and reserving sites. The timing of actual provision depends on the availability of resources. Particularly where restricted public resources are required, there may be a delay in provision, unless developer contributions can be negotiated to bring forward investment.

The Site Allocations Plan seeks to ensure that there is adequate access to open space and recreational facilities and that other community needs are met. The provision of these facilities in areas of new development contributes significantly to the quality of life of residents and users. Justifiable criticism is received from the public if adequate community facilities are not secured and made available as development proceeds.

Many existing facilities are at or near capacity and in some cases the need for new or improved facilities is triggered by new development. It is considered reasonable for developers to contribute towards appropriate improvements to infrastructure, e.g. schools, leisure centres, community halls and outdoor playing space, in order to cater for the additional demand created by new development and its occupants

Where facilities or infrastructure works are directly related to an allocated housing site they may be included in Schedule 1, which lists the detailed requirements of a particular site, e.g. open space or school sites.

Sites that the Council has identified for community development, or that are included within other agencies' plans, are to be protected and not developed for other purposes (see Policy DM68 Sites and Policies Part 1: Development Management Policies). Otherwise, less suitable, alternative sites may have to be identified to the disadvantage of some sections of the local population, or facilities not provided at all.

Policy SA 10

Land is allocated or safeguarded for the relevant community use listed in Schedule 5.

Alternative use of these sites will only be permitted if in accordance with Policy DM68 of the Sites and Policies Part 1: Development Management Policies.



Weston Regeneration Area

Background

In 2015 the Council published and consulted on a Prospectus for Change for Weston-super-Mare Town Centre. This set out ambitious plans for the future of the town focusing on the need to ensure more people live, learn and spend leisure time in the town. The vision for the town was widely welcomed and the council is working with consultants to draw up deliverable proposals which will change the outlook for the town, kick-start regeneration proposals and fundamentally alter the perception of the town to a place to invest, where young people want to buy a home or come to study and which is a healthy and vibrant place to live and visit.

The Council is committed to ensuring confidence in the town, delivering the quality and critical mass required to make a real difference. A significant growth in high quality residential development is proposed in order to sustain the vitality of the shopping, leisure and cultural facilities.

The vision as identified in the Prospectus for Change is:

Weston-super-Mare will become a lively, proud university town. The centre will be a highly desirable place to live, learn and spend leisure time. New high quality contemporary urban apartments and sought-after conversions will bring new vitality, youth and spending power to the town centre. Life-style choices and new facilities will be inspired by its great accessibility, the coastal location and rural hinterland, and demands of a modern generation.

In the next 10 years Weston town centre will have:

- 1** *Significant growth and investment in high quality residential development which in turn will help to grow and sustain new shopping, leisure and cultural facilities.*
- 2** *A new university campus, based in the town centre, used by students for higher and further education as well as the community. This will provide students and professionals with high-quality study, new skills, accommodation and lifestyles.*
- 3** *Leisure-led development on key sites in the heart of the town. This will be accompanied by a greater variety and quality of culture and leisure activity, visitor accommodation and focus on sports provision*

including healthy lifestyle activities. An internationally recognised programme of events and activities will be supported including a growing reputation for extreme sports.

- 4** *A more focused shopping area which links more readily with the seafront and promenade and which is more vibrant and welcoming during the evening.*
- 5** *A physical environment in which development utilises and refurbishes the best of the town's heritage and new development generates pride and identity in the town. Buildings and spaces will be well managed, and can be used flexibly to meet changing demands and needs*
- 6** *Town centre start up spaces for new businesses and a range of town centre jobs provided by a new mix of enterprises, businesses and office development.*
- 7** *A modern digitally enabled town centre which embraces modern technology.*



- 8 *Better accessibility to the town centre and an improved sense of arrival showcased by an upgraded railway station, bus interchange facilities and pedestrian connections.*

Policy SA 11

The extent of the town centre regeneration area is shown on the Proposals Map.

A Supplementary Planning Document (SPD) including a masterplan and delivery strategy will provide detailed guidance to support its implementation.

Within this area a range and mix of town centre and residential uses are appropriate. Key priorities and requirements will be set out in the SPD.

Priorities will include;

- The provision of approximately 900 new homes mostly aimed at home owners aimed at rebalancing the tenure structure in the centre.
- The establishment of a priority zone for new development between the railway station/Hildesheim Bridge and the town centre through development of underused and brownfield sites. Development briefs will be set out for Walliscote Place, Station Approach and Dolphin Square.
- Improvements to the Town Square as the main town centre public space and a high quality retail and leisure destination
- Improvements to the public realm, arrival experiences, pedestrian, bus and cycle links

Development will be required to

- Respond to and build upon the charm and distinctiveness of Weston's natural setting and seafront location
- Complement and enhance the qualities of the urban form, green spaces and heritage qualities.
- Strengthen and draw out the unique characteristics of Weston's established quarters. The SPD will set out these character areas and the development principles to be applied.

A370 Corridor Into Weston-super-Mare

Background

It is important that improvements to Weston Town Centre are matched by an enhancement of the main approach to the town from the east along the A370 corridor. This corridor is made up of a number of land uses e.g. retail parks, open spaces and housing and is the major approach for visitors to the town. There are opportunities to undertake planting and improvements to the open spaces and landscaping areas. In addition it is critical that any development is of a high standard and makes a positive improvement to the corridor.

Policy SA 12

Development proposals and other opportunities affecting, and visible from the A370 corridor from the M5 to the town centre as defined on the Proposals Map must contribute to the creation of a continuous, co-ordinated, high quality visual approach into Weston-super-Mare.

Priority will be given to a landscaped boulevard approach with street trees supported by high quality design, siting and materials of buildings to create a corridor of high quality townscape and architectural interest. The emphasis is on the view from the A370 corridor and how new development can make a positive contribution to a high quality, prosperous, contemporary and green image of the town.

Proposals for extensions, alterations and improvements to existing buildings should similarly make a positive contribution to the A370 corridor. Developers will be encouraged to remove unsightly buildings, structures and signage as part of their proposals.

Safeguarded Park and Ride Site, A370 Weston-super-Mare

Background

The Weston Villages Supplementary Planning Document (2012) included a requirement and site location for a new Park and Ride facility located to the north of the former airfield. The requirement remains for this facility but its detailed design and specification has not yet been prepared. It is considered important to allow some flexibility to effectively determine the appropriate access and egress from the site, where appropriate being integrated with the access and movement routes associated with the adjacent land uses including the potential food and drink business uses.

The development of this facility will contribute to a parking and movement strategy for the entire town and is likely to offer additional benefits to the functioning and attractiveness of the business areas at Weston Villages.

Landscape mitigation is likely to be a key requirement when developing the facility to ensure it is attractively designed and complimentary to the surrounding business park site. There may also be ecological aspects that may need to be addressed including the requirement to provide any mitigation for bat species that are known to be active in the wider area.

Policy SA 13

Land is allocated for a Park and Ride facility in Weston-super-Mare including space for future expansion of car parking. The facility should be sufficient to provide space for 500 car parking spaces and a suitable visitor waiting facility and a further potential expansion of 300 additional spaces, and should be easily accessible from the Strategic Road Network. There is an expectation that overnight parking for HGVs would be provided. Suitable access and egress arrangements for buses would be required.

The facility should be appropriately screened with vegetation with a landscape plan to be agreed with the Council.

Schedule of Allocated Sites and Local Green Space

Schedule 1

**Proposed large sites for residential development
(over 10 dwellings)**

Schedule 2

Proposed Employment Sites

Schedule 3

Safeguarded Employment Sites

Schedule 4

Local Green Space

Schedule 5

Proposed sites for community facilities

Schedule 1

Schedule to Policy SA 2

Proposed large sites for residential development (over 10 dwellings)

Sites marked * are the residential element of a mixed use scheme and are subject to Policy SA 3

Development on these sites will need to conform to the Core Strategy, [Sites and Policies Plan Part 1: Development Management Policies](#), relevant [Supplementary Planning Documents](#) and Neighbourhood Development Plans

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
WESTON-SUPER-MARE				
Winterstoke Village (former Weston Airfield) *	Part full consent, part outline, part approved subject to legal agreement	10/P/0756/OT2 12/P/1510/OT2 13/P/0834/RM 14/P/2723/RM	2418	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document
Parklands Village (former RAF Locking site) *	Part full consent, part outline, part no consent	09/P/1614/F 12/P/0760/F 12/P/1266/OT2 13/P/0997/OT2	3710	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document
Land at Atlantic Road South	Full planning permission	14/P/1210/LDE	23	Carried over from North Somerset Replacement Local Plan – Site H14
Land at Milton Hill	Full planning permission	08/P/0570/RM	12	Carried over from North Somerset Replacement Local Plan – Site H15
Land adjacent to Plum Tree Farm, off Summer Lane	Full planning permission	08/P/0626/RM	8	Carried over from North Somerset Replacement Local Plan – Site H27

* Mixed use site

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Brimbleworth Farm St Georges	Full planning permission	11/P/2214/F	14	Current permission, new allocation
Ebdon Court, Trenleigh Drive	Full planning permission	14/P/0617/F	65	Current permission, new allocation
Scot Elm Drive	Outline planning consent	13/P/2409/0	72	Current permission, new allocation
Land at Wellsea Grove	Outline planning consent	06/P/0149/0	36	Carried over from North Somerset Replacement Local Plan – H64 Capacity reduced to reflect registered application
Royal Pier Hotel	Full planning permission subject to legal agreement	11/P/0006/F	63	Carried over from North Somerset Replacement Local Plan – Site H65
Dorville Hotel	Full planning permission	12/P/2268/F	20	Carried over from North Somerset Replacement Local Plan – Site H70
85–89 Bristol Road Lower	Full planning permission	12/P/1053/F	23	Current permission
Lynton House Hotel	Full planning permission	09/P/0859/F	41	Current permission
Former depot, Mendip Road	Full planning permission	12/P/0906/F	31	Current permission Capacity reduced to reflect latest completions
The Bayside Hotel	Full planning permission	14/P/1791/F	15	Current permission
Westacres Caravan Park	No current consent		100	Carried over from North Somerset Replacement Local Plan – H20b
Orchard House, Ebdon Road	No current consent		12	Carried over from North Somerset Replacement Local Plan – H29

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Land to the rear of Locking Road	No current consent		24	New allocation
Former Ashcombe Public House, Ashcombe Road	No current consent		10	New allocation
Former Weston Library and adjacent BT building, Boulevard	No current consent		70	New allocation Conversion of Weston Library (Listed building) 20 units Flat development on former BT building (50 units)
Lawrence Court, Lawrence Road	No current consent		14	New allocation
Former Police Depot, Winterstoke Road	No current consent		40	New allocation
Former TJ Hughes Store, High St	No current consent		18	New allocation Retail/restaurants on ground floor
Walliscote Place	No current consent		70	New allocation Key Town Centre site Landmark high rise buildings would be appropriate Demolition of former Police Station building Conversion of Magistrate Courts (listed building) Some commercial development on the footprint of Roselawn/ Central Chambers buildings

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Dolphin Square *	No current consent		220	New allocation Phase 4 of the redevelopment scheme Includes land/buildings fronting Sea Front Pedestrian link required between Carton St Car Park and Oxford St Development to have regard to and relate well to Phase 3 development (leisure)
Land to the west of Winterstoke Road *	No current consent		70	New allocation Loss of sports pitch needs to be addressed Layout to have regard to industrial units to the south and railway line to the west Access off Winterstoke Rd 0.5 ha employment on northern boundary Consideration of fact that site is within 5km consultation zone for Bats SAC (North Somerset and Mendip Bats Special Area of Conservation)
Land to the north of the A370, Summer Lane	No current consent		80	Carried over from North Somerset Replacement Local Plan – Sites H17 & M2 Consideration of fact that site is within 5km consultation zone for Bats SAC

* Mixed use site

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Bridge Farm, Bristol Road *	No current consent		73	<p>Carried over from North Somerset Replacement Local Plan – Sites H63 & M4 Mixed use site to include 0.5 hectares employment</p> <p>Flood Zone has been reassessed and site is in Flood Zone 3 – sequential and exception test required</p> <p>Layout to have regard to proximity of railway line</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC</p>
Birnbeck Pier *	No current consent		50	<p>New allocation for mixed use scheme. Residential, leisure, hotel and tourism, ancillary retail, cafés, bars and restaurants and community facilities.</p> <p>Does not include 63 dwellings on Royal Pier Hotel, Dorville or Lynton House Hotel</p> <p>Prince Consort Gardens to be kept free from development</p> <p>Madiera Car park has potential for development</p>

* Mixed use site

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Gas Works, Winterstoke Road	No current consent		240	New allocation Contamination study required Access off A370 High quality design required on key approach to Town Centre Landmark buildings facing Drove Road roundabout Pedestrian access to Rectors Way footpath (to the south), Newlands Road and Marchfield Way Health and Safety Executive to be consulted
Nightingale Close, Mead Vale *	No current consent		40	New allocation for mixed use scheme, redevelopment to include retail, restaurant/cafe uses, 40 residential units, community uses and car parking
South of Herluin Way, Avoncrest Site*	No current consent		750	New allocation for mixed use scheme to include the following Spine road with access off Aisecombe Way to the east and Winterstoke Rd to the south Site for Primary School Remediation work to eliminate risk of contamination Noise buffer alongside railway line Safeguarding of Airfield bridge link Open Space 2.5 ha of Employment land on western part of site

* Mixed use site

Site Allocations Plan **March 2016**

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Former Bournville School Site, Sellworthy Road	No current consent		45	New allocation Flood Zone 3A -Sequential and Exception test required
Former Sweat FA Site, Winterstoke Road	No current consent		45	New allocation Vehicular and pedestrian access off Bridge Rd Layout and design to have regard to working garage to the west Health and Safety Executive to be consulted
Station Approach *	No current consent		300	New allocation. Includes Sunnyside Road, Locking Road Car Park, Station Approach and part of Tesco car park. High Quality Design on key approach to Town Centre Design standards to be set out in Town Centre Regeneration Supplementary Planning Document Retention of public car parking levels through multi storey development Improved pedestrian links to and across railway station Area to include a new Primary School site Area suitable for office development

* Mixed use site

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Land at Bridgwater Road	No current consent		70	New allocation Retention of strong hedge/ tree boundaries Highway access midway between A370 junction and Devils Bridge Transport Assessment to assess safety aspects of increased vehicular and pedestrian movements at the A370 junction Consideration of fact that site is within 5km consultation zone for Bats SAC
TOTAL FOR WESTON-SUPER-MARE			8892	
CLEVEDON				
Royal Pier	Full planning permission	10/P/2083/F	17	Carried over from North Somerset Replacement Local Plan – Site H68
Land at Byways, Strode Road	Full planning permission	11/P/0382/F	13	Current permission
Clevedon Hall Estate	Full planning permission	12/P/1539/F	42	Current permission
Highcliffe Hotel	Full planning permission	12/P/0430/F	14	Current permission
Marine Hill House, Marine Hill	Full planning permission	11/P/2183/F	9	Current permission
Moor Lane	No current consent		10	Carried over from North Somerset Replacement Local Plan – Site H87
Yeolands Farm	No current consent		15	New Allocation

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
North of Churchill Avenue	No current consent		44	New Allocation Part of site to be given over to improved play/ POS facilities . Access via Wordsworth Rd
Millcross site	No current consent		70	New Allocation Previously proposed as a new hospital site, no longer needed. Mix of 2-3 storey development appropriate
TOTAL FOR CLEVEDON			234	
NAILSEA				
Sycamore House	Full planning permission	14/P/1844/F	30	Current permission
Trendlewood Way	No current consent		30	New allocation. Was previously proposed as mixed development Retention of wooded area fronting Trendlewood Way required Land to be made available for local shop unit Consideration of fact that site is within 5km consultation zone for Bats SAC
Police Station	No current consent		40	New allocation
Land at West End	No current consent		20	New allocation Consideration of fact that site is within 5km consultation zone for Bats SAC

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
West of Engine Lane	No current consent		180	New allocation Access off Engine Lane Strong hedge boundaries to be retained Footpath on western side of Engine Lane Full Transport Assessment required Replacement or improved sport facilities required Housing mix to meet local needs Consideration of fact that site is within 5km consultation zone for Bats SAC
Land south of The Uplands	No current consent		100	New allocation Access off The Uplands Requires retention of strong hedge boundaries especially on southern boundary Housing mix to meet local needs Consideration of fact that site is within 5km consultation zone for Bats SAC
Station Road	No current consent		15	New allocation Requires retention of strong tree/hedge boundaries Retention of trees with Tree Preservation Orders required Housing mix to meet local needs

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Land at North West Nailsea	No current consent		450	<p>New allocation. Capacity of 450 dwellings considered a maximum Spine Road running through site (from Pound Lane to Watery Lane) required. Pylons to be removed Undergrounding of 132kv line on northern boundary Transport Assessment required Relocation or replacement of Fryth Way sports pitch Where possible retention of Tree Preservation Order trees Retention of strong hedge boundaries especially to the north PROW links to Causeway View Housing mix to meet local needs Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest Consideration of fact that site is within 5km consultation zone for Bats SAC</p>
TOTAL FOR NAILSEA			865	
PORTISHEAD				
St Josephs RC School, West Hill, Portishead	Full planning permission	13/P/1809/F	24	Current permission New build 15 houses and 4 flats, and convert listed building to 5 flats
Elm Walk, Battens Orchard	Outline planning permission	14/P/2348/0	10	Current permission

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Severn Paper Mill	Full planning permission	14/P/1186/RM	117	Carried over from Replacement Local Plan – Site H65
South west of Severn Paper Mill	No current consent		70	New Allocation – previously allocated employment site
Old Mill Road*	No current consent		20	New allocation. Proposed as a mix of offices, retail, leisure, café's, bars and restaurants and 20 residential units. Pedestrian/cycleway links to dockside development and adjacent supermarket required
Land south of Downside	No current consent		23	New Allocation Access through Downside Requires retention of strong hedge boundaries and trees to the west
Marine View, Harbour Road	No current consent		145	New Allocation Current application for retirement complex
TOTAL FOR PORTISHEAD			409	
SERVICE VILLAGES				
The Chestnuts, south of Sidcot Lane, Winscombe	Outline planning permission	10/P/0592/0	24	Carried over from Replacement Local Plan – Site H41

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Woodborough Farm, Winscombe	No current consent		175	New allocation. Main vehicular access onto Woodborough Rd Secondary vehicular access to Church Rd Footpath links to Strawberry line and other surrounding Public Rights of Way Central Open space feature Retention of mature trees/TPO's and hedge boundaries Consideration of fact that site is within 5km consultation zone for Bats SAC
Land to the east and west of Wemberham Lane, Yatton	No current consent		24	Carried over from Replacement Local Plan – Site H43 Consideration of fact that site is within 5km consultation zone for Bats SAC
Oxford Plasma, Yatton	Full planning permission	10/P/0616/F4	51	Carried over from Replacement Local Plan – Site H86 Capacity updated to reflect current application
Arnolds Way, Yatton Phase 1	Full planning permission	15/P/1498/RM	150	Current permission. To include site for new Primary School
Yatton Station	No current consent		21	New allocation Improved capacity of existing railway car park required as part of development proposal

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Moor Lane, Backwell	No current consent		65	New allocation Vehicular access through The Briars Landscaping/buffer strip/ POS alongside railway boundary Requires retention of strong hedge boundary to Moor Lane and on western boundary Balancing pond required in NW corner Consideration of fact that site is within 5km consultation zone for Bats SAC
Cobthorn Way, Congresbury	No current consent		54	New allocation Access off Cobthorn Way Traffic Management/ Calming/Pedestrian safety measures on Wrington Lane Swales, ditches, attenuation ponds on eastern part of site Open Space on southern boundary Existing hedgerows to be retained Removal of overhead pylons Consideration of fact that site is within 5km consultation zone for Bats SAC
Venus Street, Congresbury	No current Consent		14	New allocation Vehicular access onto Venus Street

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Pudding Pie Land (West), Churchill	No current consent		35	New allocation Access off Pudding Pie Lane Retention of existing hedgerows required Layout to address overlooking issues from neighbouring properties Links to Public Right of Way on eastern boundary Consideration of fact that site is within 5km consultation zone for Bats SAC
Pudding Pie Lane (East), Churchill	No current consent		141	New allocation Vehicular Access off Stock Lane Central open space Retention of existing hedgerows required Landscape buffer on Jubilee Lane boundary to the north Cycleway/Pedestrian link onto Pudding Pie Lane and Stock Lane in north eastern corner of site
Says Lane, Churchill	No current consent		43	New allocation Pedestrian crossing across A38 required Speed limit reduction on A38 Retention of existing hedgerows required Central open space feature Swales fronting A38 Consideration of fact that site is within 5km consultation zone for Bats SAC

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Land at North End, Yatton	No current consent		170	New allocation Requires retention of existing hedgerows / Tree Preservation Orders Vehicular access off roundabout Open Space required in north eastern corner of site Contribution required to comprehensive Surface Water Strategy Contribution required to road safety/ congestion solutions in the wider area Consideration of fact that site is within 5km consultation zone for Bats SAC
Arnolds Way, (Phase 2) Yatton	No current consent		200	New allocation Requires retention of existing hedgerows Continuation of pedestrian/cycleway links through consented housing site to the south Footpath/Cycleway Links to Strawberry Line required Access off roundabout through consented housing site to the south Primary School reservation Landscape buffer to existing development on eastern boundary Contribution to comprehensive Surface Water Strategy Contribution to road safety/ congestion solutions in the wider area Consideration of fact that site is within 5km consultation zone for Bats SAC

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
Moor Road, Yatton	No current consent		80	New allocation Layout to respect Grange Farm (Listed Building) Access off Moor Road Landscape Buffer alongside Stowey Rhyne Contribution to comprehensive Surface Water Strategy Contribution to road safety/ congestion solutions in the wider area Replacement/relocation of rugby playing pitches Consideration of fact that site is within 5km consultation zone for Bats SAC
TOTAL FOR SERVICE VILLAGES			1247	
INFILL VILLAGES				
Bleadon Quarry, Bleadon*	Planning permission subject to legal agreement	14/P/0687/0	42	New allocation for a mixed use scheme. 500 sq metres of employment floorspace at entrance of the site Traffic Calming measures on Bridge Rd Pedestrian link along Mulberry Lane
Stowell Concrete Kenn	No current consent		14	Previous NSRLP allocation. Site currently still in operational employment use, suitable for housing in the longer term.
Jackson Barstow House, Uphill	No current consent		20	New Allocation
TOTAL FOR INFILL VILLAGES			76	

* Mixed use site

Schedule 1 Site Location	Status at April 2015	Relevant planning per- mission ref	Capacity remaining (at April 015)	Site specific details / notes
OTHER SETTLEMENTS AND COUNTRYSIDE				
Barrow Hospital, Barrow Gurney	Full Planning permission	13/P/0749/RM	43	Previously proposed to be allocated for 215 units as part of a mixed use residential and care scheme. Only consented open market dwellings retained within this allocation
Redwood Lodge, Failand	No planning consent		124	New allocation. Only suitable for care village as proposed.
TOTAL FOR OTHER SETTLEMENTS AND COUNTRYSIDE			167	
GRAND TOTAL			11,890	

Schedule 2

Proposed Employment Sites

See Policy SA 4

Development on these sites will need to conform to the Core Strategy, [Sites and Policies Plan Part 1: Development Management Policies](#), relevant [Supplementary Planning Documents](#) and Neighbourhood Development Plans.

Schedule 2 Site location	Hectares allocated for B use classes	Comments
WESTON-SUPER-MARE		
Weston Villages – other employment sites set out in Weston Villages SPD and sites with planning permission.	17.6	Figures and boundary to be confirmed through masterplanning and approved plans associated with planning permissions at the Weston Villages development.
Haywood Village Business Quarter	24	Park and Ride site, public house and The Hive removed from allocation.
West Wick Business Park – Land adjacent to west of M5	4.7	Carried over from Replacement Local Plan – E22. Forms remaining and consolidated part of allocation.
Europark	13.6	Existing employment site and residual allocation from Replacement Local Plan – E12
Weston Gateway, South of A370	1.2	Open B Class where compatible with surrounding uses.
Summer Lane, North of A370	3.6	Carried over from mixed use allocation in the Replacement Local Plan – M2 3.6ha remaining without reserved matters consent.
Moor Park, A371	5.3	Existing employment site and residual allocation from Replacement Local Plan
TOTAL FOR WESTON-SUPER-MARE	70.0	

Schedule 2 Site location	Hectares allocated for B use classes	Comments
CLEVEDON		
Land to the west of Kenn Road	8.2	Allocation carried over from Replacement Local Plan – E39 Outline permission for employment
Clevedon 5/20 Kenn Road Business Park / Yeo Bank	2.1	Residual allocation from Replacement Local Plan – E26 Portbury House removed from allocation.
TOTAL FOR CLEVEDON	10.3	
NAILSEA		
Land at North West Nailsea	1.5	1.5 hectare B1(a) allocation as part of wider mixed use allocation. Employment provision to be located at the eastern end of the site.
TOTAL FOR NAILSEA	1.5	
PORTISHEAD		
Gordano Gate	1.6	Existing employment site and residual allocation from Replacement Local Plan – E4
Marine View / Portishead Quays	1.2	Existing employment site and part of residual allocation from Replacement Local Plan – E7
TOTAL FOR PORTISHEAD	2.8	

Schedule 2 Site location	Hectares allocated for B use classes	Comments
SERVICE VILLAGES		
Elliott Medway, Congresbury	0.3	Planning permission for dwellings and B1 units
Estune Business Park, former Long Ashton Research Station, Long Ashton	0.38	Existing employment site and residual allocation from Replacement Local Plan – E28 Planning permission still valid as only part built
Burnett Industrial Estate and Havyatt Business Park, Wrington	0.51	Existing employment site and residual allocation from Replacement Local Plan – E29 Planning permission for single storey warehouse
Park Farm, Yatton	0.42	Carried over from Replacement Local Plan – allocation E32
TOTAL FOR SERVICE VILLAGES	1.61	
TOTAL EMPLOYMENT ALLOCATION	86.21	

Schedule 3

Safeguarded Employment Sites

See Policy SA 5

Development on these sites will need to conform to the Core Strategy, [Sites and Policies Plan Part 1: Development Management Policies](#), relevant [Supplementary Planning Documents](#) and Neighbourhood Development Plans.

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Worle Parkway	1.5	Existing employment site
Part of West Wick Business Park – Land adjacent to west of M5	8.7	Land area relates to the existing Lidl distribution building and units to the north of.
Morston Court, Herluin Way	0.5	Existing employment site
Europark, east of Winterstoke Road	13.6	Existing employment site
Weston Industrial Estate, east of Winterstoke Road	9	Existing employment site
Oldmixon Crescent	18.7	Existing employment site
Weston Business Park (Moor Park)	4.5	Existing employment site
Summer Lane, North of A370	0.5	Knightstone Headquarters site
TOTAL FOR WESTON-SUPER-MARE	55.6	
Castlewood	4.2	Existing employment site
Hither Green	5.3	Existing employment site
5C Business Centre	1.2	Existing employment site
Britannia Way Estate	0.5	Existing employment site
Kimberley Road / Tweed Road / SKF Premises	6.7	Existing employment site

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Pizey Avenue / Knowles Road Estates	0.7	Existing employment site
Clevedon 5/20 Kenn Road Business Park / Yeo Bank	13.4	Existing employment site and residual allocation from Replacement Local Plan – E26
Waverley House, Old Church Road	0.2	Existing employment site
173-175 Kenn Road, north of Tesco	1.2	Existing employment site
TOTAL FOR CLEVEDON	33.4	
Coates, Vines, Southfield Rd Trading Estates and GE Gas&Oil	8.6	Existing employment site
West End Trading Estate	7.2	Existing employment site
TOTAL FOR NAILSEA	15.8	
Avon and Somerset Police Headquarters	12.3	Existing employment site
Greystoke Business Centre	0.3	Existing employment site
Quays Office Park	1.2	Existing employment site
Gordano Gate	3.4	Existing employment site and residual allocation from Replacement Local Plan -E4
Portis Fields, Bristol Road	1.5	Existing employment site
Marine View / Portishead Quays	1.1	Existing employment site and part of residual allocation from Replacement Local Plan – E7 Planning permission for hotel Application in progress for assisted living development covering all of undeveloped area (14/P/2570/F)

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Kestrel Court / Portishead Quays / Harbour Road	5.3	Existing employment site and part of residual allocation from Replacement Local Plan – E7 Outline permission for emp dev at Severn Paper Mill
TOTAL FOR PORTISHEAD	25.1	
Knightcott Industrial Estate, Banwell	2.2	Existing employment site
The Old Brewery Office Park, Lodway, Pill	0.3	Existing employment site
Eden Office Park, Ham Green, Easton-in-Gordano	3.5	Existing employment site
Long Ashton Business Park, Long Ashton	0.7	Existing employment site
Estune Business Park, former Long Ashton Research Station, Long Ashton	0.7	Existing employment site and residual allocation from Replacement Local Plan – E28 Planning permission still valid as only part built
Burnett Industrial Estate and Havyatt Business Park, Wrington	4.6	Existing employment site and residual allocation from Replacement Local Plan – E29 Planning permission for single storey warehouse
Market Industrial Estate, Yatton	0.8	Existing employment site
Smart Systems, Yatton	5.6	Existing employment site
Bob Martin and Stowell Concrete, Yatton	9.1	Existing employment site
TOTAL FOR SERVICE VILLAGES	27.5	

Schedule 3 Site location	Hectares safeguarded for B use classes	Comments
Locking Farm Industrial Estate, Locking	0.5	Existing employment site
Farleigh Court, Flax Bourton	1.3	Existing employment site
Winford Cattlemarket, former Avon Livestock Centre	0.4	Existing employment site
TOTAL FOR INFILL VILLAGES	2.2	
Leigh Court Business Centre	0.7	Existing employment site
TOTAL FOR OTHER SETTLEMENTS AND COUNTRYSIDE	0.7	
TOTAL SAFEGUARDED LAND	160.5	

Schedule 4

Schedule to Policy SA7

Proposed sites for Local Green Space

HER= Historic Environment Record

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
ABBOTS LEIGH		
Abbots Pool, Abbots Leigh	3.91	<p>Area with lake amidst woodland, with bridleway and footpaths. Used for informal recreation. Wildlife Site.</p> <p>HER: archaeological site: Abbots Pool and 2 pools to north medieval; C20 fishponds.</p>
BACKWELL		
Farleigh Fields, Backwell	8.85	<p>Two fields meeting in a T shape near St Andrew's Church. Pasture, but considered to exceptionally warrant LGS designation because of their particular importance in terms of the setting of the grade 1 listed St Andrew's Church, being high lying, prominent and visible from a significant distance to the south. They are also crossed by public rights of way, which lead towards and afford views of the church.</p> <p>On HER, there is an archaeological site within the northern field (Neolithic stone slab).</p>
Backwell Lake	5.42	<p>Attractive area with lake and surrounding grass and trees. Wildlife Site and Local Nature Reserve. Used for informal recreation.</p> <p>No records on HER.</p>
BANWELL		
Banwell recreation ground, Westfield Rd, Banwell	1.22	<p>Recreation ground, with boundary trees. Used for recreation.</p> <p>No record on HER.</p>
Riverside Green, Banwell	0.53	<p>Grass open space, some trees, play area. Used for informal recreation.</p> <p>HER shows archaeological site: site of Daniel Day's House, Riverside, 1815.</p>

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
BLAGDON		
The Rocks common land, Blagdon	0.36	Fairly high lying area of grass and trees above rocks, with woodland to south, crossed by footpath (PROW), and used for informal recreation. Includes seats and picnic area. HER shows archaeological site, old quarry at Street End, post medieval quarry
CHURCHILL		
Land west of Rowan Way Churchill	1.51	Grass space with trees, used for informal recreation. No records on HER.
CLEVEDON		
Salthouse Fields, Clevedon	3.89	Iconic grass space, used for recreation, alongside Marine Lake and Severn estuary. HER: Includes archaeological site: site of C17 saltworks, also Victorian promenade sea defences, C19.
Wains Hill (Poets Walk), Clevedon	4.55	Attractive hill, grass with some treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER shows site is a scheduled monument, with some archaeological sites (points); eg. slight univallate hillfort, and Wains Hill hillfort (Iron Age).
Church Hill, Clevedon	4.40	Attractive hill, grass and treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER: Includes archaeological sites (points) ridge and furrow, Church Hill; post medieval mining on s side of Church Hill; C19 Lookout tower, Church Hill.
Alexandra Gardens, Clevedon	0.81	Attractive well treed area with more open grassed part to south. Crossed by footpaths. HER: Unregistered park or garden; archaeological site, C19 municipal park.
Pier Copse, Clevedon	0.44	Attractive grassed but well treed area. HER: Unregistered park or garden.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Herbert Gardens, East of Herbert Road, Clevedon	1.21	Attractive area well treed on boundaries. Used for informal recreation. HER: Unregistered park or garden; archaeological site, C19 municipal park.
Dial Hill, Clevedon	4.64	Hill including densely wooded slopes crossed by footpaths, more open at top. HER: number of archaeological sites, (points) including old C19 quarries, late prehistoric lynchets, Iron Age, site of C19 reservoir, site of C19 limekiln, etc.
Strawberry Hill, Clevedon	13.85	Long area of woodland crossed by public footpaths. Wildlife Site. HER: some archaeological sites, including stone macehead, a flint knife, Neolithic/Bronze Age, etc.
Land at Old Park Road, Clevedon	0.3	Attractive woodland in residential area. No records on HER.
Land at Green Beach, Clevedon	0.75	Attractive grassed area with some trees and ornamental gardens overlooking Severn estuary. Used for informal recreation. HER: unregistered park and garden; includes archaeological sites: late C19 municipal park; Golden jubilee bandstand, 1887.
Sunhill Park, Sunnyside Road, Clevedon	0.56	Area of dense trees with more open central area next to community centre. Attractive. Used for informal recreation. HER: Unregistered park or garden; archaeological site; early C20 garden, now municipal park.
Highdale Hill, Clevedon	3.29	Attractive hill with woodland and some more open areas to west, crossed by public footpath. HER: Unregistered park or garden, mid C19 vicarage garden (also archaeological site)
Land near River Blind Yeo, along south east and southern edge of Clevedon	7.01	Largely linear open space alongside M5 and River Blind Yeo. Used for informal recreation. Also contributes to townscape. No records on HER.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Land at Crabtree Path, Clevedon	0.21	Grassed area with some boundary trees. Used for informal recreation. No records on HER.
Marshall's Field, Clevedon	3.49	Grass open space part bounded by River Land Yeo, with some boundary trees. Part bounded by a raised cycle/walkway to west. No record on HER. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
North east of Walton Park Hotel, Clevedon	2.27	Grassed area with woodland, overlooking Bristol Channel. Used for informal recreation. On HER: unregistered park or garden (Walton gardens and park, late C19 park). HER also shows archaeological site: old quarries and tramway at cliff top, Walton St Mary, C19 quarry).
Millennium Orchard, Clevedon	0.30	Community orchard, accessible to the public and used for community events like wassailing etc. No record on HER.
CONGRESBURY		
Congresbury Millennium Green, Congresbury	1.94	Attractive grass space alongside river, with some mature trees on boundary. Includes public footpaths, and used for informal recreation. No records on HER.
Recreation area adjoining King George V Jubilee playing field, Congresbury	0.57	Grass recreation area with play equipment. No record on HER.
Land at St Andrew's Church, Congresbury	0.80	Attractive grass area with trees, and the adjoining historic church yard, adjacent to and important to the setting of the grade 1 listed church. While cemeteries are not normally appropriate for LGS designation, the historic importance of the graveyard, with listed walls and monuments, together with its importance to the setting of the church, is considered to warrant an exception.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
LOCKING		
Locking Green, Locking	0.74	Grassed open space including and bounded by trees. Includes play area. Used for recreation. HER: within broad archaeological site for core settlement of Locking.
South of Anson Road, near Parklands Village, Locking parish	1.38	Grass open space with boundary trees. Includes play area. Used for recreation. No record on HER
LONG ASHTON		
Land at village hall, Long Ashton	2.01	Open space used for recreation. Includes play area. No records on HER. LGS in the Long Ashton Neighbourhood Plan 2014–2033, which has now been made.
Birdwell Recreation Ground (Lampton Road), Long Ashton	0.21	Grass open space used for recreation. No records on HER. LGS in the Long Ashton Neighbourhood Development Plan 2014–2033, which has now been made.
Peel Park, Long Ashton	2.55	Grass open space used for recreation. LGS in the Long Ashton Neighbourhood Development Plan 2014–2033, which has now been made.
Long Ashton cricket ground, Long Ashton	1.50	Cricket ground. LGS in the Long Ashton Neighbourhood Development Plan 2014–2033, which has now been made.
Land north east of Long Ashton	298.01	Very large site including land at Ashton Court Estate. LGS in the Long Ashton Neighbourhood Development Plan 2014–2033, which has now been made.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
NAILSEA		
Scotch Horn Park, Nailsea	3.7	Attractive park with landscaped grounds. Includes play area and skateboard park. Used for recreation. On HER the Nailsea glassworks Scheduled Monument just extends far enough south to include a small area on north edge of park.
Land south of Bibury Close, Nailsea	0.35	Rectangular grass area with some trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park
Nowhere Wood and land west of Bibury Close, and north of Avening Close, Nailsea	3.10	Comprises wooded area with public access including the site of a former Pennant sandstone quarry, in north, and grassed area, south to Avening Close, to south. Used for recreation. HER shows the site of the quarry as an archaeological site (site of C19 quarry) Part of Trendlewood Community Park
Land, north of Chelvey Rise, east of Trendlewood Way, Nailsea	0.38	Long shaped area of grass and trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park
Turnbury Avenue including land south of Fowey Close, Nailsea	1.93	Linear space on south east edge of Nailsea used for informal recreation. No records on HER. Part of Trendlewood Community Park
Land at junction of Blackthorn Way and Nailsea Park, Nailsea	1.04	Grass area south of Blackthorn Way, with scattered trees and tree group. Used for informal recreation. HER: 4 archaeological sites: 1. tented camp for British troops in WW2 pre 1941, Nailsea Park; 2. site of WW2 hutted camp, c1941–43, Nailsea; 3. site of WW2 USA coloured troops camp, 1943–5, Nailsea Park; 4. coal mine shaft and spoil heap, Nailsea Park, post medieval coal mine.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Land to east of Hawthorn Way, west of Trendlewood Way, opposite Cedar Way, Nailsea	0.94	Elongated area of grass with scattered trees and tree group. Used for informal recreation.
Nightingale Gardens, Nailsea	2.44	Open space used for recreation, crossed by paths. Partly bounded by trees.
Hannah More Park, Nailsea	1.12	Grassed open space with trees and play area, used for recreation.
Rhyne View open space, Nailsea	0.49	Grassed area used for recreation. No record on HER.
Stockway North nature reserve, Nailsea	0.27	Attractive area with woodland, and public access. Though called a nature reserve it is not a designated Wildlife Site. Used for recreation like pond dipping. No record on HER.
Glassworks site, east of garage to Royal Oak inn, Nailsea	0.39	Historic interest as scheduled ancient monument, (Nailsea glassworks).
Middle Engine Pit, Caversham Drive, Nailsea	0.37	Historic interest, as scheduled ancient monument (remains of former Elms Colliery), and site of listed building (Engine House and associated buildings from Middle Engine Pit).
Nowhere Lane (East End Pit) Nailsea	0.25	Includes former coal tip ("tump") of historic interest, well treed. On HER as archaeological site: site of East End Pit, Trendlewood Way, post medieval coal mine . Shown on late 19th century Epoch map.
The Perrings open space, Nailsea	1.78	Grassed open space used for informal recreation. Includes play area. HER shows site of old quarry, post medieval in SE corner.
West of Sedgemoor Close, Nailsea	1.80	Open space with trees, used for informal recreation. No records on HER.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Netcott's Meadow, north of Backwell Lake, west of Bucklands End, Nailsea	0.99	A designated Wildlife Site and Local Nature Reserve, managed by Avon Wildlife Trust and accessible to the public. Includes grassland, a pond, higher land and trees. Includes footpaths and seat. HER shows archaeological site: site of WW2 home guard trench and post on N boundary.
PILL AND EASTON IN GORDANO		
Yew Tree Gardens, Easton in Gordano/Pill	0.38	Grassed open space, bounded by hedgerows and trees. Used for recreation. Includes play area. No records on HER.
Crockern Pill, Easton in Gordano/Pill	0.29	Grassed open space, adjoining the historic pill leading to the River Avon, (which has been used by mariners since before the C15th). HER: some archaeological sites including site of C19 dry dock, Pill, and site of C19 boat breakers yard, Pill, etc.
Watchhouse Hill, Easton in Gordano/Pill	10.94	Hill area of grassland and woodland, adjacent to the River Avon. Crossed by paths (including Public Right of Way). Used for informal recreation. HER: includes part of an unregistered park and garden (late C18 pleasure grounds and park, Ham Green Hospital); also some archaeological sites; eg. boundary stone; site of Ham Green Farm, palaeolithic flint flake, Ham Green Farm. Listed under "open space" on the council's Parks and play areas web site. Watchhouse Hill is "owned and managed by North Somerset Council as public open space for its nature conservation and amenity value", (paragraph 3.3.2 of Watchhouse Hill Management Plan 2013–17, by North Somerset Council.)
Victoria Park, Easton in Gordano/Pill	0.21	Grass area with trees. Used for informal recreation. HER: archaeological site: Victoria Park, Pill, C19 park.
Land north of Macrae Road, Ham Green.	1.16	Grass open space with avenue of trees. Used for informal recreation. No record on HER.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
PORTBURY		
Conygar Hill, Portbury	2.13	<p>Hill of historic interest (scheduled monument) adjoining Portbury village, with footpath. Wildlife Site.</p> <p>HER: Includes scheduled monument (slight univallate hillfort on Conygar Hill.) Also includes archaeological sites like core settlement (Portbury enclosure) and flight of strip lynchets (medieval), Portbury.</p>
PORTISHEAD		
Lake Grounds, Portishead	10.96	<p>Grassed area with lake and trees, adjacent to Severn Estuary. Used for informal recreation.</p> <p>HER: Unregistered park or garden C20 municipal park dominated by Marine Lake; also archaeological site: Lake Grounds c1905-10 Park.</p>
Eastwood and Battery Point, Portishead	10.92	<p>Battery Point is an attractive grass area adjoining Severn Estuary. Eastwood is the adjoining woodland to east, crossed by public footpaths. Used for informal recreation. Statutory Local Nature Reserve and Wildlife Site.</p> <p>HER: Battery Point has a number of archaeological sites, eg. Gun battery at Portishead fort rebuilt 1864, dismantled 1914, WW2 observation platform, 1940, etc. Eastwood has some too, such as Iron Age hillfort; old limekiln C19, etc.</p>
Central Park, Port Marine, Portishead	0.94	<p>Attractive landscaped grassed area with ornamental gardens, including statues. Used for informal recreation.</p> <p>HER: includes archaeological site on periphery: site of Baileys Mill Portishead Dock, 1890s–1950s, cattle field mill.</p>
Land at Newhaven Road, Portishead	1.21	<p>Area of grass open space and woodland to north. Includes small play area, with linking path. Used for informal recreation.</p> <p>No records on HER.</p>

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Woodhill between Pier Road and Woodhill Park, Portishead	0.64	<p>Wooded area. Attractive, helps break up urban fabric.</p> <p>HER: 2 archaeological sites both on peripheral locations: postmedieval stone, and site of light AA Portishead VP 508 (4) (1 Bofurs gun).</p>
Welly Bottom, Portishead	1.48	<p>Long area of mixed woodland and grassed open space, crossed by public footpath. Used for informal recreation.</p> <p>No records on HER.</p>
Land at Fedden Village, north of Nore Road, west of Glenwood Rise, Portishead	5.36	<p>Includes attractive open space associated with grade 2 listed Portishead Nautical National School, overlooking Severn estuary. Also includes woodland.</p> <p>HER shows the listed building.</p>
Portishead Golf Course	11.44	<p>Golf course sloping down towards Severn Estuary. There are attractive views looking down across the site from Nore Road. No records on HER.</p> <p>While golf courses are normally not appropriate for LGS it is considered that this site, within the settlement, warrants an exception. The importance to townscape of this open land within the settlement, affording views down from Nore Road to the sea, is considered to be particularly strong justification for designation.</p>
Kilkenny Fields, Portishead	8.39	<p>Informal open space sloping down towards Severn Estuary, used for recreation. There are attractive views looking down across the site from Nore Road to the sea. Bordered by public footpaths.</p> <p>A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council.</p>

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Land at Blackdown Road, Portishead	2.70	<p>Long grassed area, high lying, between residential areas. Crossed by public footpath. Used for recreation.</p> <p>HER: 2 archaeological sites (points): site of post medieval stone; flint scatter at Nore Rd, Neolithic/ Bronze Age.</p> <p>A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council.</p>
Land at St Peter’s Church, Portishead	0.92	<p>Graveyard to the grade 1 listed church, and adjoining land, including the Millennium Garden, important to the setting of the church, and attractively laid out, with seating. While cemeteries are not normally appropriate for LGS designation, an exception is considered to be warranted, notably in view of the particular importance of the land in townscape and historic terms.</p> <p>HER refers to listed tomb of John Hobbes to west of Medieval Churchyard Cross; and archaeological site: the site of a post medieval dwelling house 40m south of the church.</p>
Land at The Vale, Portishead	1.85	<p>Landsaped grassed open space with trees and pond. Attractive, used for informal recreation.</p> <p>No records on HER.</p>
Land at The Russets, Portishead	0.23	<p>Grass area with trees crossed by footpaths, used for informal recreation. No records on HER.</p>
Linnet Gardens, The Finches, Ashlands, Portishead	0.68	<p>Open space, with trees. Used for informal recreation. No records on HER.</p>
Land at Stonechat Green, Ashlands, Portishead	0.70	<p>Open space, with trees and playground.</p> <p>Used for informal recreation. No records on HER.</p>
Merlin Park, Portishead	4.28	<p>Recreational space with play area, boundary trees. No record on HER.</p>

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Land north of Hawthorn Close, Portishead	2.49	Woodland visible from footpath off Hawthorn Close and from roads to north. Contributes to townscape, helps break up urban fabric. Crossed by public footpath. HER shows archaeological site (point): site of hydraulic ram, C19.
Land north of Denny View, Portishead	1.3	Woodland visible from roads. Contributes to townscape, helps break up urban fabric. HER shows archaeological site (point): remains of landscape garden of Bruton Manor C19.
UPHILL		
Donkey Field, Uphill	1.39	Attractive grassed area with trees, woodland to rear. Wildlife site. No records on HER.
Uphill Recreation Ground, New Church Rd, Uphill.	0.73	Grass space with boundary trees. Includes play area and seating. Used for recreation. No records on HER.
Uphill Hill, Uphill	18.35	Attractive hill, grassland crossed by footpaths, topped by St Nicholas's Church, a listed building. Site is a Natura 2000 site (of international importance for wildlife). HER: Includes several archaeological sites, such as core settlement of Uphill Old Church, site of quarry at Folly Lane, site of Folly House, remains of WW2 searchlight battery, E of St Nicholas Church; C19 limekilns and Bronze Age Round Barrows etc.
WESTON-SUPER-MARE		
Grove Park, W-s-M	3.15	Visually attractive, with landscaped grounds. Also value for recreation, historic interest. On HER: Registered historic park and garden, several archaeological sites, including C19 Grove Park
Ashcombe Park, W-s-M	13.46	Visually attractive, value for recreation, historic interest. On HER: Registered historic park and garden, Several archaeological sites, including Ashcombe Park, c1912.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Ellenborough Park West, W-s-M	1.85	Visually attractive with trees. Value for recreation. Wildlife interest (SSSI and Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
Ellenborough Park East, W-s-M	1.17	Visually attractive with trees. Value for recreation. Wildlife interest (Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
Clarence Park West, W-s-M	3.73	Attractive park with landscaped grounds and trees. Value for recreation HER: Unregistered park or garden; archaeological site, Clarence Park, late C19 park.
Clarence Park East, W-s-M	2.76	Attractive grass space with boundary trees. Value for recreation. HER: Unregistered park or garden, archaeological site, late C19 municipal park.
Beach Lawns, W-s-M	5.48	Long areas of grass along sea front. Attractive and important in townscape. Also value for recreation, including use for events. Wildlife Site. HER: unregistered park or garden.
Prince Consort Gardens, W-s-M	0.73	Ornamental gardens overlooking Severn Estuary, with grass space, some trees and seating. Attractive, value for informal recreation. HER: unregistered park or garden; municipal gardens created 1870s
Walford Avenue, W-s-M	10.89	Area of mainly open grass with some trees, crossed by cycleways. Includes playground. Used for recreation. Also helps break up urban fabric. HER: some archaeological points; eg. Roman occupation NE of Priory School, site of dwelling, Banwell 1815. A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Castle Batch, W-s-M	8.21	Grassed area, with numerous boundary trees and some trees on scheduled monument. Used for informal recreation. Crossed by public footpaths. HER: includes motte in north centre, a scheduled monument. A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council.
Land north of St Andrew’s Bowls Club, south east of Ullswater Close, east of Baildon Crescent, W-s-M	1.03	Grassed area. Used for recreation. Includes play area. A few trees. Crossed by paths. No records on HER.
Land at The Tips, Broadway, W-s-M	1.34	Grass play area surrounded by woodland. Attractive area. HER: archaeological site: The Tips railway spoil heap, 1840s.
Coronation Estate play area, W-s-M	0.35	Grassed play area amidst area of housing. Used for informal recreation. No records on HER
Land at Shrubbery Terrace/ Shrubbery Avenue, W-s-M	0.34	Attractive grass space with well treed area towards south. Includes play area. Called “Shrubbery Park”. HER: unregistered park or garden.
Eastfield Park, W-s-M	0.66	Attractive park, grass and well treed area. HER: unregistered park or garden; archaeological site: 1870s park.
Land at Spring Terrace, W-s-M	0.59	Grass area with some boundary trees. No records on HER.
Land at Old Bristol Road, W-s-M	0.25	Attractive grass space with trees, clearly visible from adjoining roads. No records on HER
Land at Almond Close, W-s-M	0.4	Grass area. Used for recreation. No records on HER.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Land to the rear of Willow Gardens, St Georges, W-s-M	0.28	Grass open space with play area. Used for recreation. Some boundary trees. No records on HER
Lynch Farm near Savernake Road, W-s-M	4.22	Grass area, fairly high lying, with numerous trees on boundary. Includes play area. Crossed by public right of way. Used for informal recreation. No records on HER. A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council.
Land west of Beechmount Drive, W-s-M	0.91	Largely sloping area, much of it well treed, particularly visible from Broadway and Beechmount Close. Important for townscape. No records on HER.
Jubilee Park including land at Windwhistle Lane, W-s-M	4.17	Grass area subdivided by footpaths, used for recreation. Includes tree groups especially on boundary. No records on HER.
The Potteries Millennium Green, W-s-M	0.49	Grassed open space partly bounded by trees, with seats. Crossed by footpaths. Includes play area. Used for recreation. No records on HER.
West of Summer Lane, Locking Castle, (west to Moor Lane, W-s-M	6.14	Attractive area alongside railway which includes lake for fishing with lakeside trees and footpaths. Used for informal recreation. Includes Wildlife Site. HER: archaeological site: Railway borrow pit at Banwell Rd bridge , 1840s (NE end of site). A “Neighbourhood open space” on the council’s Parks and play areas web site, maintained by the council
Ebdon Grounds, south of Buttercup Crescent, W-s-M	0.29	Grass open space fringed by trees. Used for informal recreation. No records on HER.
Land at Railway Triangle, (Worle Moor), Locking Castle, W-s-M	3.16	Attractive grassed area, including trees, particularly alongside paths. Includes play area and pond. Used for informal recreation.
Silverberry Road, W-s-M	1.51	Grass area used for recreation. Numerous trees on boundary. No records on HER.

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Cemetery, south of Bristol Road Lower, W-s-M	7.1	<p>Historic cemetery with grass and trees. Attractive.</p> <p>On HER, archaeological sites include Milton Road cemetery, 1856, and Bronze age cremations; pottery.</p> <p>Though a cemetery, normally not appropriate for LGS designation, the particular qualities of this site are considered to warrant an exception. (These include the fact it is a historic cemetery on the HER.) The site has a path through it.</p>
Land at Bransby Way, Locking Castle, W-s-M	0.58	<p>Open space south west of local centre, Locking Castle, Weston super Mare. Used for informal recreation.</p> <p>No records on HER.</p>
Plumley Park, Locking Castle (SW of Moor Lane railway bridge), W-s-M	5.74	<p>Open space alongside railway with footpath. Includes small lake, a Wildlife Site. Used for informal recreation.</p> <p>No records on HER except written report on land at Old Mill Way.</p>
Land at Lynchmead Farm, adjoining Bluebell Road, W-s-M	1.33	<p>Grass open space with footpath around. Surrounded by housing. Used for recreation.</p> <p>No records on HER.</p> <p>A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.</p>
WINSCOMBE		
Land to rear of Winscombe Fire Station, Winscombe	0.55	<p>Grass space with trees to boundary. Used for informal recreation.</p> <p>No records on HER.</p>
Winscombe Millennium Green, Winscombe	1.89	<p>Grass space flanked by trees, used for community events, informal recreation. Also some historic interest by association with former station and railway walk; (line of railway opened 1869 but rail use discontinued in 1963 following Beeching report).</p> <p>HER: archaeological site: site of Winscombe station, 1869.</p>

Schedule 4 – Location, (in order by parish)	Site area (ha)	Justification
Fountain Lane (Belgian Avenue field), Sidcot	0.87	Field, with mature avenue of trees, crossed by a public footpath. Though pasture, this site is exceptionally considered worthy of designation in having a distinctive avenue of trees alongside the footpath, reflecting its historic interest. (The trees were planted long ago in memory of Belgian refugees from World War 1. This “Belgian Arc” is recorded on the HER.)
WRAXALL AND FAILAND		
Land north of Vowles Close, bordering north east edge of Nailsea.	5.39	Grass open space, crossed by footpaths. Attractive, with some wooded areas and trees. Owned and managed by North Somerset Council as public open space, Used for informal recreation. HER shows archaeological site: coal workings at Lodge Lane/ High St, post medieval coalmine.
WRINGTON		
Play area off Church Walk, Wrington	0.3	Grass space with tree groups, play area. Used for recreation. HER: site is within broad archaeological site of Wrington core settlement.
Wrington Hill, Wrington	1.3	Woodland with site of former quarry, used for informal recreation. Wildlife Site. HER: includes archaeological sites: disused post medieval quarry in Prestow Wood, and C19 limekiln at Wrington Hill
Land at Redhill (Church Road/Redhill (A38) junction)	0.28	Attractive area with grass and trees, crossed by footpaths, used for informal recreation. Maintained by and on behalf of the community. No record on HER
YATTON		
Claverham Playground, Broadcroft Close, Claverham	0.28	Grass space with play area, some boundary trees. Used for recreation. No records on HER.

Schedule 5

Schedule to Policy SA 10

Proposed sites for community facilities

Development on these sites will need to conform to the Core Strategy, [Sites and Policies Plan Part 1: Development Management Policies](#), relevant [Supplementary Planning Documents](#) and Neighbourhood Development Plans.

Schedule 5 Site location	Uses	Comments
Primary Schools		
Land to the south of Church Lane, Backwell	Primary school playing fields	Carried over from Replacement Local Plan
Land next to the Village Hall, Kewstoke	Primary school replacement site	Carried over from Replacement Local Plan
Arnolds Way Phase 1	Primary School	Exact site not fixed at present
Land at The Batch, Yatton	Primary school replacement site	Carried over from Replacement Local Plan
Winterstoke Village East (former Weston Airfield)	New primary school	New allocation
Winterstoke Village West (former Weston Airfield)	New primary school	New allocation
Parklands Village North	New primary school	New allocation
Parklands Village Central	New primary School	New Allocation
Parklands Village South	New primary school	New allocation
Secondary Schools and Higher Education		
Parklands Village	New secondary school	New allocation
Allotments		
Maltlands, Railway Triangle, Locking Castle, Weston-super-Mare	Allotments	New allocation

Schedule 5 Site location	Uses	Comments
Mendip Road, Yatton	Allotments	New allocation – land also allocated for cemetery
Land to the east of Wolvershill Road, Banwell	Allotments	New allocation
Cemeteries		
Ebdon Road, Weston-super-Mare	Cemetery	Carried over from Replacement Local Plan
Mendip Road, Yatton	Cemetery	New allocation – land also allocated for allotments
Community Halls		
Kenn Street, Kenn	Replacement community hall	Carried over from Replacement Local Plan
Strategic Open Space		
West of Bridge Road, Bleadon	Strategic open space	Carried over from Replacement Local Plan
East and North of Brookfield Walk, Clevedon	Strategic open space	Carried over from Replacement Local Plan
North of Greenfield Crescent, Nailsea	Strategic open space	Carried over from Replacement Local Plan
North of Woodland Road, Nailsea	Strategic open space	Carried over from Replacement Local Plan
South of Rickyard Road, Wrington	Strategic open space	Carried over from Replacement Local Plan
West of Mendip Road, Yatton	Strategic open space	Carried over from Replacement Local Plan
Wemberham Lane, Yatton	Strategic open space	Carried over from Replacement Local Plan
Stream Cross, Claverham	Strategic open space	Carried over from Replacement Local Plan
Land adjacent to Flax Bourton C of E Primary School, Flax Bourton	Strategic open space	Carried over from Replacement Local Plan

A yellow-tinted map of the Clevedon area, showing streets, buildings, and a river. The word 'CLEVEDON' is visible on the map.

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Braille or audio formats on request.**

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information in languages other than English.**

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