North Somerset Local Plan 2038

Broad Location Template Clevedon

March 2022

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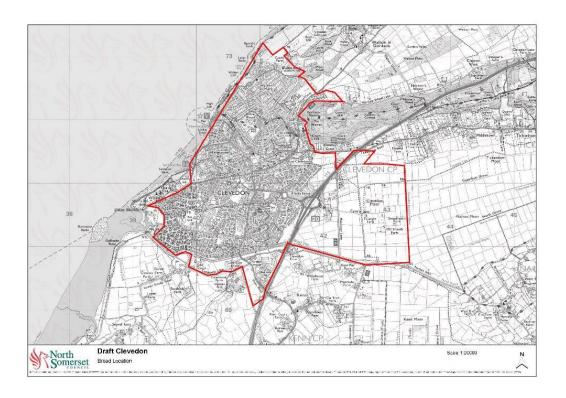
1.0 Introduction

- 1.1 This broad location template summarises the work underpinning the Preferred Options document to the consideration of development opportunities in the Clevedon area.
- 1.2 Following consultation in 2020 on the Challenges for the future and Choices for the future documents, in April 2021 the Council agreed the vision, aims and objectives, strategic priorities and spatial strategy to be used as the basis for the preparation of the draft local plan. This indicated that development should be focused at places with the most opportunity to encourage cycling and walking to a range of services, facilities and job opportunities, and access by public transport. These are referred to as the broad locations.
- 1.3 The Broad Location area of search was first identified taking into account known development interested, constraints, and physical features. This area of search formed a reference point for the consideration of constraints, site-specific development opportunities, and broad opportunity areas to identify options for development.
- 1.4 The templates consider wider evidence work streams where relevant to the consideration of sites and development options, including the Strategic Housing Land Availability Assessment (SHLAA), Sustainability Appraisal (SA), and transport evidence. The paper then sets out the preferred sites identified at this stage.





2.0 Area of Search



Description of boundary

- 2.1 Clevedon is a coastal town bounded by the Bristol Channel to the west with its ecological designations, (such as Special Protection Area and Ramsar).
- 2.2 The area of search consists of approximately 838 ha of land and takes in J20 of the M5. Its key characteristics are as follows:
 - It includes SHLAA sites submitted, for example a very large one to the east of M5 junction 20.
 - The north east and eastern boundaries are drawn to enable assessment of that and other SHLAA sites, (including two between Clevedon Court and the M5, east of Brookfield walk), while the M5 motorway forms the southern part of the east boundary.
 - The western edge follows the settlement boundary along the sea coast
 - The southern boundary partly follows the River Blind Yeo, but has also been drawn to enable assessment of two SHLAA sites in the south east





- corner, one north of Colehouse Lane and one west of the Kenn Road Business park.
- The area is generally flatter south of and including the town centre, and more undulating to the north, rising to relatively high-lying areas such as at Dial Hill.
- There are two SHLAA sites on the north and north east extremity at Walton Castle and north of the disused Conygar Quarry.
- The very large SHLAA site east of the M5 is relatively flat, being part of a very extensive area of zone 3a tidal flood land which covers the relatively low-lying southern part of the town, and includes most of the submitted SHLAA sites there.

3.0 Constraints

3.1 Clevedon has been assessed in terms of the following Primary and Secondary constraints:

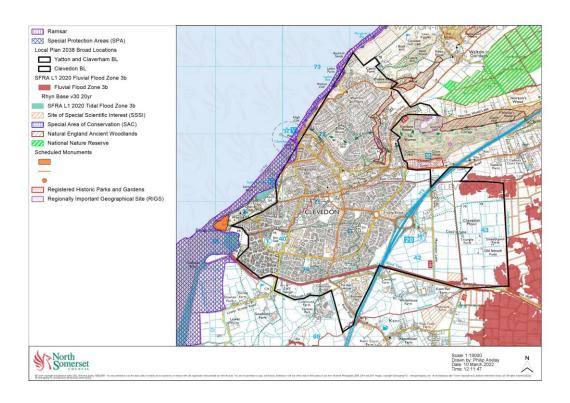
Table 1: Primary and Secondary Constraints

Primary Constraint	Secondary constraint
Flood Zone 3b (SFRA, 2020)	Green Belt
Site of Special Scientific Interest	Area of Outstanding Natural Beauty (AONB)
European Sites (RAMSAR, SAC, SPA)	Designated Local Green Space
Ancient Woodland	Flood zone 3a (SFRA, 2020)
National Nature Reserve	Areas of Critical Drainage (SFRA, 2020)
Local Nature Reserve	Local Wildlife Site
Scheduled Monument	Priority Habitats



Primary Constraint	Secondary constraint	
Registered Park and Gardens	High Grade Agricultural land (Grade 1)	
Regionally Important Geological Sites	Horseshoe Bat Juvenile Sustenance Zone	
Working mineral sites		
Site already developed with active use		
Table 1: Primary and secondary constraints		

Primary Constraints



3.2 The map shows the primary constraints within or near Clevedon as described below:

Flood Zone 3b





 Areas of fluvial flood zone 3b (the functional floodplain where water has to flow or be stored in times of flood) lie to the east of the town, and affect the NE part of the large SHLAA site directly east of M5 J20.

RAMSAR/SPA/SSSI

• Severn Estuary (SSSI, SPA, RAMSAR, Wildlife Site)

National Nature Reserve

• Gordano Valley (National Nature Reserve) lies north east of Clevedon

Regionally Important Geological Site

• Conygar Quarry (RIGS) lies east of the area of search

Secondary Constraints

3.3 The map below shows the secondary constraints within or near Clevedon as described below:

Flood Zone 3a

• Tidal flood zone 3a is very extensive, affecting much of Clevedon including land at and south of the town centre, and most of the large SHLAA site directly east of M5 J20.

Green Belt

 Clevedon is bounded by land designated as Green Belt to the north east.

Local Green Space

 Numerous examples, including Salthouse Fields, Wains Hill, Strawberry Hill, etc.

Wildlife Site

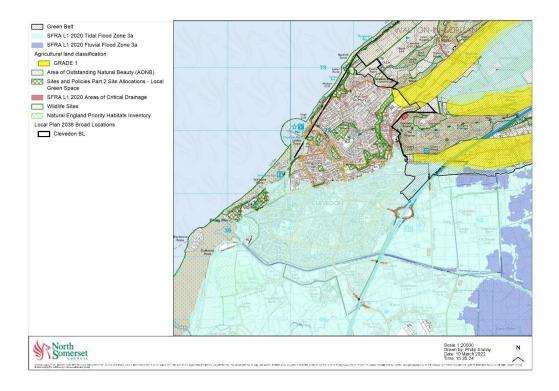
• Various examples including Clevedon Court Estate immediately east of the town, and Walton Castle area to north.





Agricultural Land

There are long tracts of Grade 1 Agricultural Land to the east of Clevedon.



4.0 Development opportunities

- 4.1 This section details the consideration of specific sites within the Broad Location area of search, drawing upon information contained within the SHLAA (published separately).
- 4.2 The Broad Location contains seven sites considered through the SHLAA, in the table below.

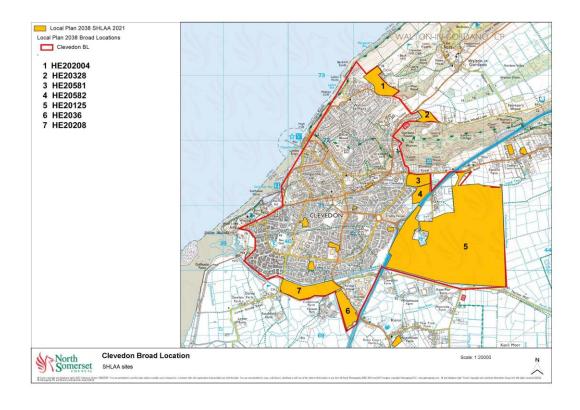




Table: SHLAA sites including sites identified with potential (bold), and sites discounted at this stage

Site	Site Reference	Site name	Area (ha)			
1	HE202004	Land off Castle Road	10.06			
2	HE20328	North of Nortons Wood Lane	3.46			
3	HE20581	Land of Brookfield Walk	0.45			
4	HE20582	East of Brookfield Walk	5.12			
5	HE20125	Land east of Clevedon	199.7			
6	HE2036	Land west of Kenn Road	9.51			
7	HE20208	North of Colehouse Lane	16.92			

Table 2: SHLAA sites



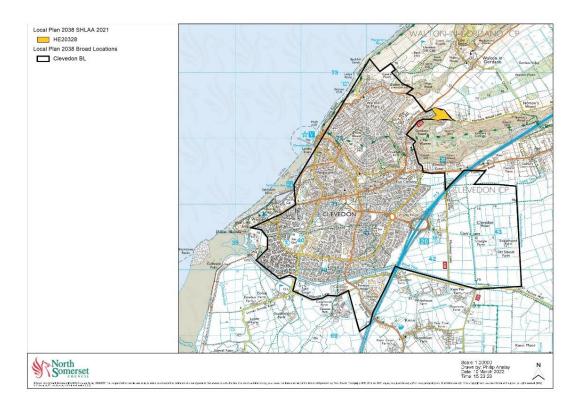




Sites with potential for further consideration

4.3 From this wider pool of sites, only one site has been identified as having potential for further consideration, land North of Nortons Wood Lane.

The site is shown in yellow on the plan below.



5.0 Draft local plan preferred options

5.1 The local plan Preferred Options has not identified new proposed allocations at Clevedon outside the existing urban area. While the SHLAA identified a site in the area of search as having potential, the council has not considered it appropriate to allocate the site.

6.0 Next steps

6.1 Following the draft consultation, responses will be reviewed and any additional site submissions will be considered. This will include further review of the draft SHLAA findings and implications for the local plan.







