

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.

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



