

North Somerset Local Plan 2038

**Broad Location Template
East of Weston-super-
Mare
March 2022**

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Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction | 3 |
| 2.0 | Area of Search | 4 |
| | Description of boundary | 4 |
| 3.0 | Constraints | 5 |
| | Primary Constraints | 6 |
| | Secondary Constraints | 7 |
| | Other constraints | 7 |
| 4.0 | Development site opportunities | 9 |
| | Sites with potential for further consideration | 9 |
| | Discounted sites | 10 |
| | Additional sites – active search | 11 |
| | Other uses | 11 |
| | Employment | 12 |
| 5.0 | Opportunity Areas | 13 |
| | Opportunity Areas | 13 |
| 6.0 | Draft local plan preferred options | 14 |
| 7.0 | Next steps | 14 |

1.0 Introduction

- 1.1 This broad location template summarises work regarding the consideration of sites to the east of Weston-super-Mare, forming part of the evidence base prepared to date alongside the wider suite of evidence documents underpinning the draft local plan document.
- 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 includes a range of SHLAA sites and is drawn taking into account features on the ground and to ensure a comprehensive assessment of growth options are considered through the plan.
- 1.4 Various constraints affecting the area are considered and where data is available, are shown on a map base to indicate the spatial significance of various constraints. This together with an understanding of the development opportunities is then used to shape a series of Opportunity Areas – high-level areas for consideration. These are the same areas used through the AECOM transport assessment to enable effective comparison of areas across workstreams.
- 1.5 The paper then sets out the preferred sites identified at this stage.

- The area has undulating landscape gently sloping down from the village of Banwell, rising again at Wolvers Hill. Land around Stonebridge forms a low point in the landscape with watercourses running from Parklands, west of the M5 to the River Banwell including culverted sections.
- The area includes pockets of existing development including residential units including clustering near Stonebridge, Wolvershill, and Riverside and a static caravan park to the south west of the area.
- Wolvershill Road is an existing key connection between WSM/ Worle and Banwell and is narrow in parts.
- Views are offered from the area back towards the village of Banwell including the historic core, and the Mendip Hills beyond.

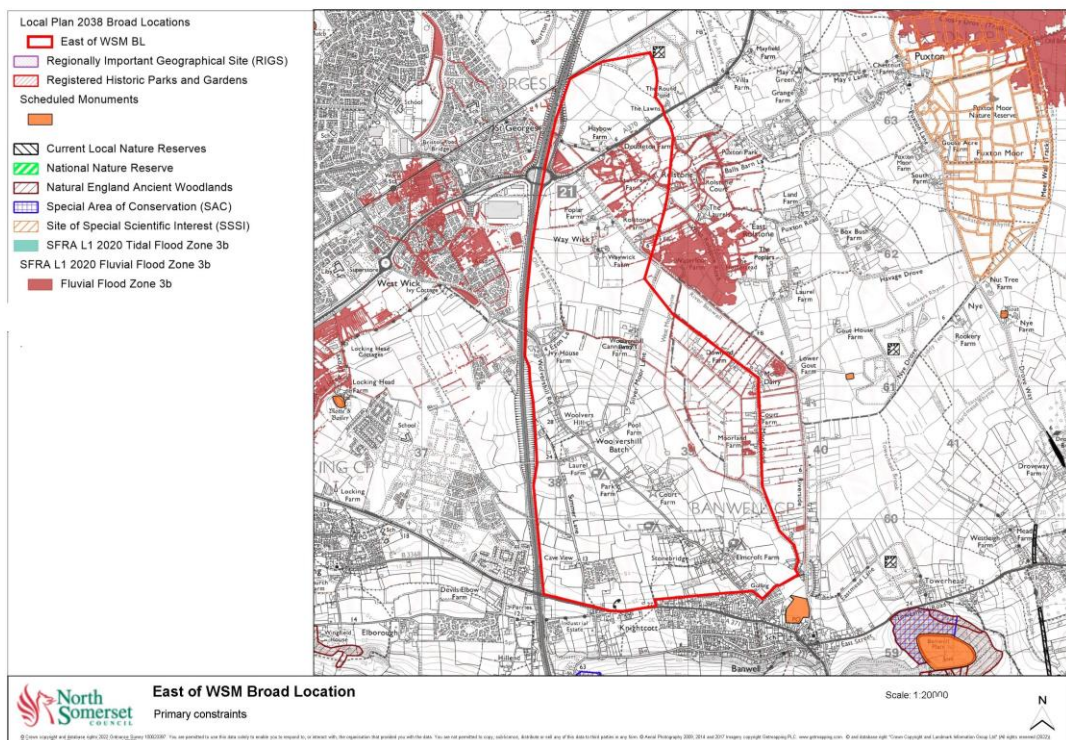
3.0 Constraints

3.1 Table 1 sets out a series of constraints considered. These include 'primary constraints' where development is potential ruled out due to the significance of the constraint, and 'secondary constraints' where development may be justified subject to justification.

| <i>Primary Constraint</i> | <i>Secondary constraint</i> |
|-------------------------------------|---|
| 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 | Horseshoe Bat Juvenile Sustenance Zone |
| Scheduled Monument | Local Wildlife Site |

| <i>Primary Constraint</i> | <i>Secondary constraint</i> |
|--|--|
| Registered Park and Gardens | Priority Habitats |
| Regionally Important Geological Sites | High Grade Agricultural land (Grade 1) |
| Working mineral sites | |
| Site already developed with active use | |
| Table1: Constraints considered based upon SHLAA analysis | |

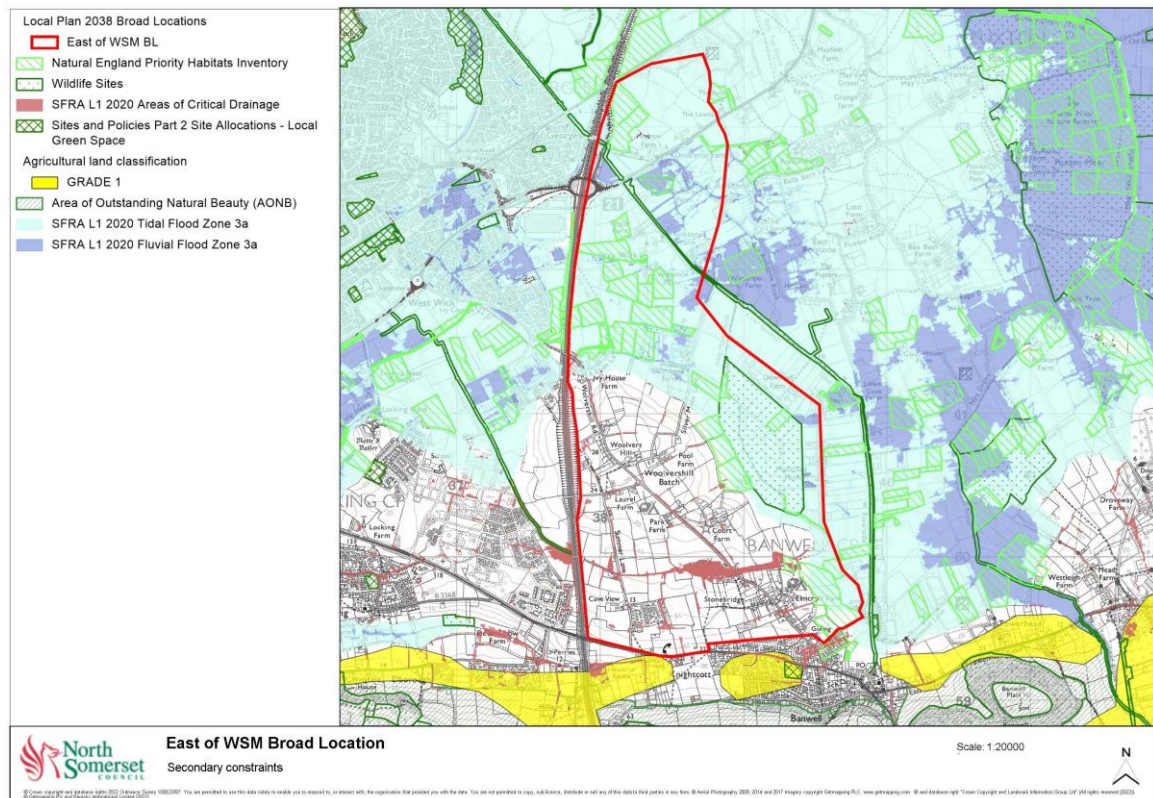
Primary Constraints



- Parts subject to fluvial (river) flood zone 3b to the east of J21, associated with the River Banwell, a Main River within the Banwell catchment.

- Scheduled Monuments and SSSI outside of the area of search to the south of the area. This is associated with sensitive ecological areas.

Secondary Constraints



- Tidal flood zone 3a on lower lying land including directly to the east of J21.
- Areas of Priority Habitat on lower lying land, including cattle-grazed pasture.
- Smaller pockets of land designated Areas of Critical Drainage are located throughout the area with the most extensive being along a depression running from the Grumblepill Rhyne at Parklands Village, across to Stonebridge and eastwards towards Cooks Lane.
- While the broad location does not include any land within the AONB, there may be a landscape impact to consider.

Other constraints

- 3.2 An initial desktop appraisal identifies the following for further investigation:

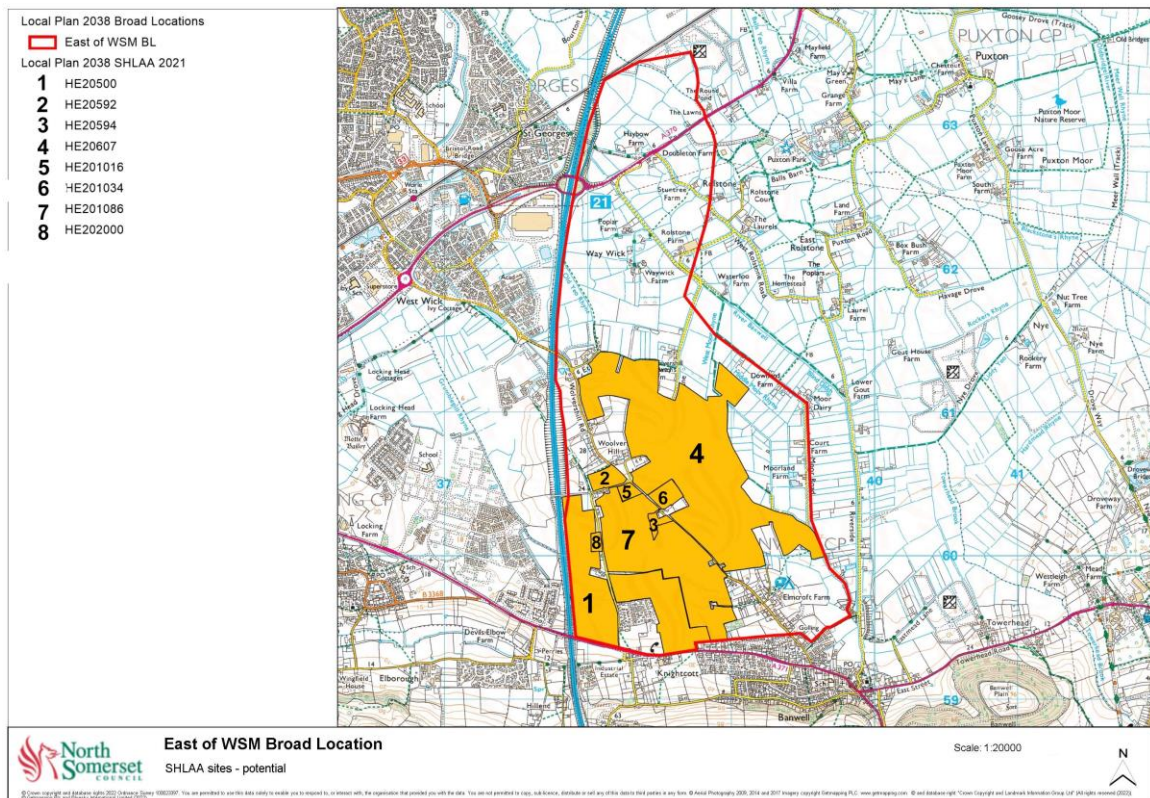
- Utilities infrastructure crossing part of the Broad Location including electricity distribution infrastructure. These are located within the northern part of the Broad Location that will be avoided due to flood zone status.
- Presence of the M5 motorway that acts as a barrier to movement between the town and new growth. This will be considered through transport and movement considerations – see separate Transport Assessment (AECOM) published alongside the draft local plan consultation.
- Sensitive ecology associated with features to the east of the area and to the south associated with the Bats SAC. Bats are a protected species that are likely to use different parts and features within the landscape, including woodland, cattle-grazed pasture, and watercourses. Connectivity between these landscape features and the SAC are likely to be important, and require further investigation. HRA will be required to set out an approach to addressing any impacts upon the SAC.
- The River Banwell is a Main River that runs to the east of the area draining the wider catchment. This river has a very low gradient and so careful consideration is required on discharging into this and the wider surface water drainage strategy. Opportunities to improve the quality of this feature should be considered to improve as a habitat and water quality. Detailed hydraulic modelling will be required to inform any strategy and will likely be a prerequisite to any planning application if growth in this area is confirmed in the local plan. This should take into account existing models of the River Banwell and extend these as appropriate.
- Transport network constraints – to be investigated through transport evidence - see separate Transport Assessment (AECOM) published alongside the draft local plan consultation.
- Surface water management – flooded highway hotspots near Banwell. SFRA indicates <25% risk of groundwater flooding, and band of land around Stonebridge subject to surface water flood risk.
- Potential areas of higher landscape sensitivity.
- Potential noise and other amenity issues associated with the M5. There may be a requirement for noise attenuation on any western boundary of development e.g. earth bund and solid acoustic fence to achieve desired internal and outdoor noise levels. This should be investigated to inform detailed masterplanning including through baseline studies.

4.0 Development site 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 fourteen sites considered through the SHLAA. Once duplicate site records are removed, the sites account for approximately 363ha of land.

Sites with potential for further consideration

- 4.3 From this wider pool of sites, eight sites have been identified as having potential for further consideration. This amounts to around 192ha of land, and across this, the SHLAA indicates an indicative potential capacity of around 2800 units. The SHLAA indicates that approximately 98% of the land area identified as having potential is available having been submitted to the emerging local plan for consideration.



- 4.4 Importantly the plan above, and the SHLAA generally, at this stage only considers whether the sites has potential for further consideration.

Some parts of the sites identified as having potential may have smaller parts that are not suitable for development. For example, this is the case with site HE20607, land east of Wolvershill Road where the eastern fringe of the site is within flood zone 3a. In this case only the part outside of flood zone 3a is considered to have potential.

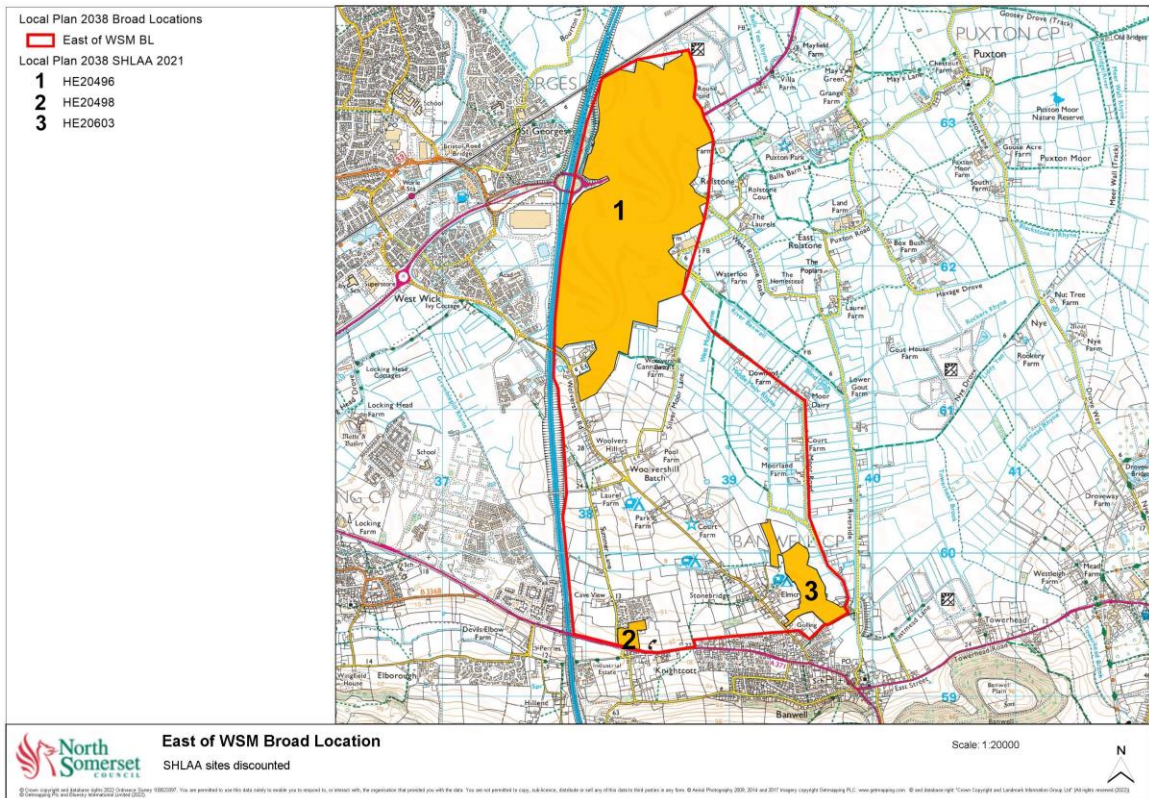
| Site Reference | Submitted to local plan 2038 | Site name | Area (ha) |
|----------------|------------------------------|-------------------------------------|-----------|
| HE20592 | No | Summer Lane, Banwell | 2.9 |
| HE20594 | No | Park Farm, Banwell | 1.3 |
| HE20607 | Yes | Land east of Wolvershill Road | 99.2 |
| HE20500 | Yes | Land adjacent to M5 and Summer Lane | 41.4 |
| HE201016 | Yes | Land at Myrtle Farm | 1.3 |
| HE201034 | Yes | Land east of Wolvershill Road | 2.8 |
| HE201086 | Yes | Land at East of M5 | 43.2 |
| HE202000 | Yes | Land off Summer Lane | 0.9 |

Table 2: Sites identified with potential for consideration in plan making

- 4.5 The potential sites identified would allow development to be accommodated outside of the flood zone and other areas subject to constraint.

Discounted sites

- 4.6 From the wider pool of sites, three of the sites were discounted through the SHLAA process indicated in the plan below. These sites account for around 170ha.



Additional sites – active search

- 4.7 The SHLAA sites are primarily those that have been submitted to the plan making process thereby indicating site availability. National guidance encourages local authorities to not only rely on such sites and to be proactive in identifying site opportunities. The broad location workstream provides an opportunity to address this, specifically where additional sites can be identified that may be complimentary to the sites identified as having potential in the SHLAA.
- 4.8 Additional land opportunities are identified on land between the M5 and Wolverhill Road, and adjacent to Wolverhill Road with potential for these to be considered as part of any strategic growth. These are generally encompassed within the Opportunity Areas set out below.

Other uses

- 4.9 Other uses being considered in this area include:
- Employment potential,

- Other uses required to support a strategic development including education, leisure, retail, various green infrastructure uses and commercial.
- Allotments, community orchard, and cemetery.

4.10 The range of uses will go on to be confirmed through any policy framework for the area, and their distribution informed by masterplanning.

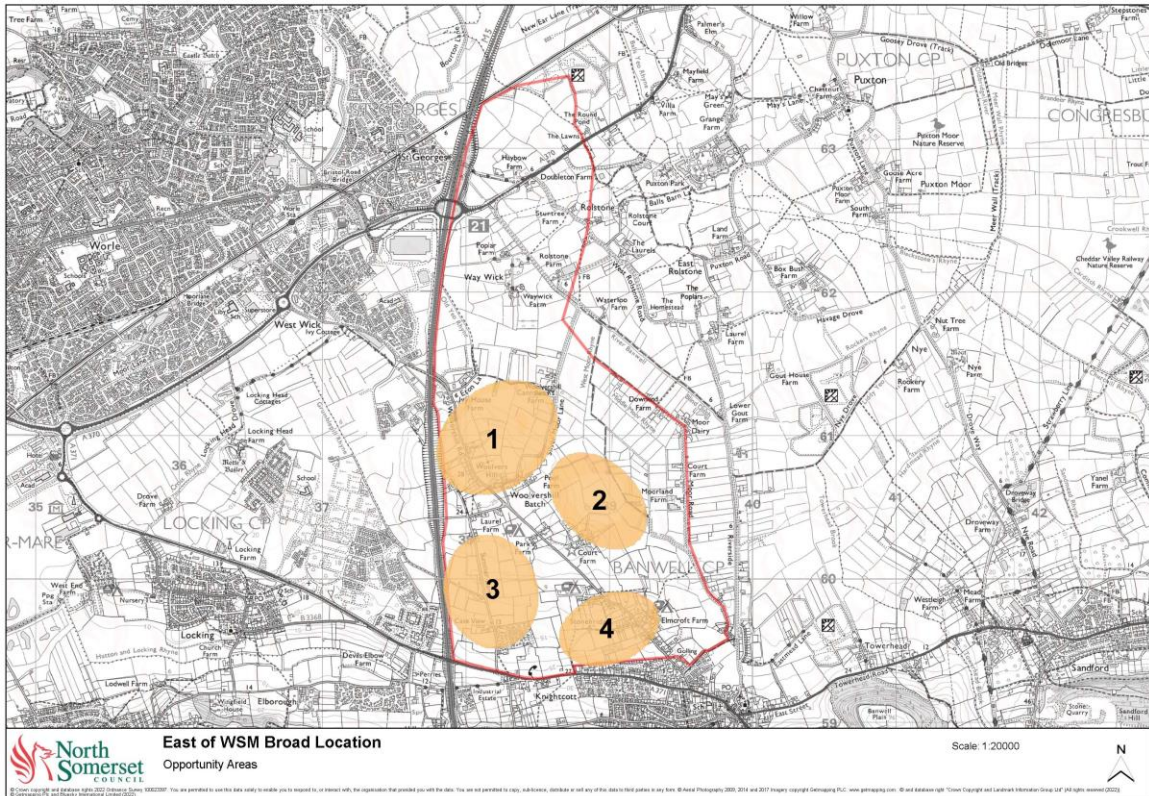
Employment

4.11 The draft local plan includes an employment land requirement for around 11ha of land. Potential locational opportunities to accommodate this will be investigated further and include:

- Land with good access to J21 of the M5.
- Land and/or space within the development of a mixed use local centre
- Land close to the Summer Lane access onto the A371.

5.0 Opportunity Areas

5.1 From the larger area of search identified above, a series of Opportunity Areas have been identified taking into account constraints and available sites.



Opportunity Areas

1. Area on higher ground either side of Wolvershill Road
2. Land to the east of Wolvershill Road and north of the proposed Banwell Bypass
3. Land between the M5 and Wolvershill Road, north of the bypass
4. Land between the bypass and existing village

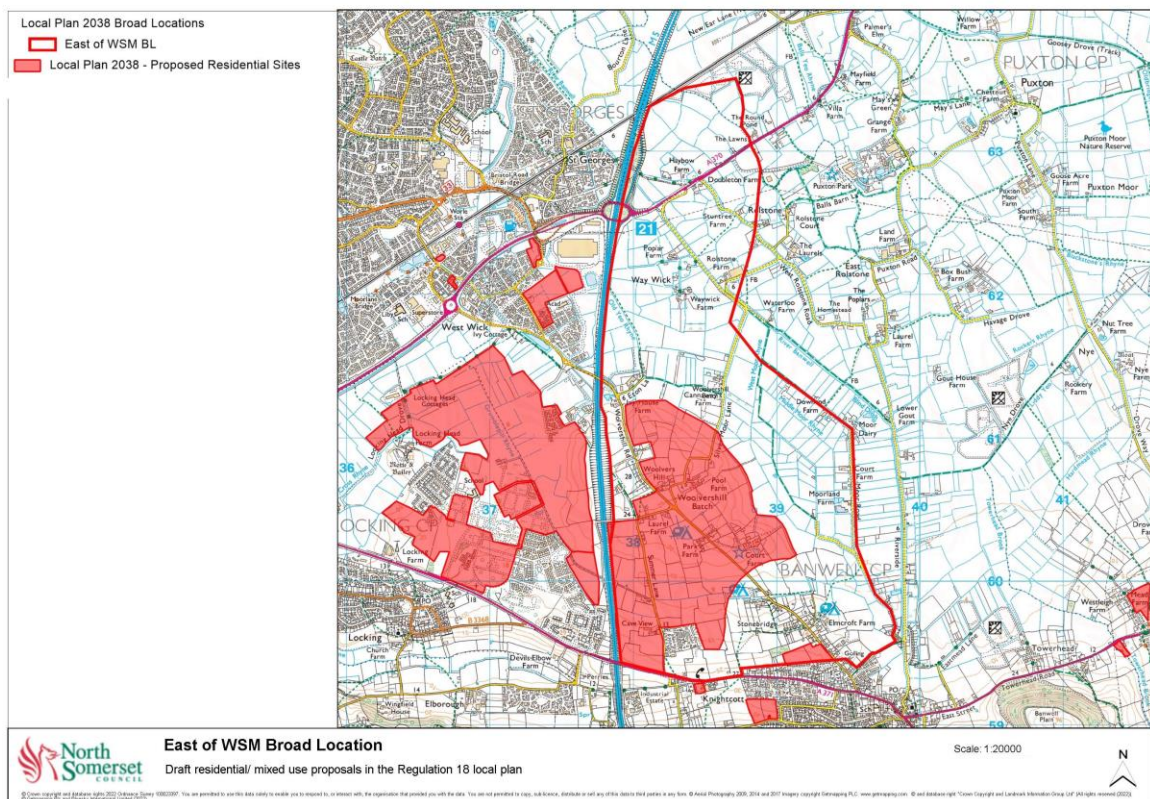
6.0 Draft local plan preferred options

6.1 The Draft local plan has identified proposed allocations as follows:

Wolvershill Strategic Site (See draft Policy **LP1** of the local plan document)

Wolvershill (north of Banwell)

2800



7.0 Next steps

7.1 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 development proposed within the draft local plan.

7.2 Additional deliverability evidence will be gathered including viability evidence that will inform preparation of the Publication Local Plan programmed for later in 2022.

