

North Somerset Local Plan 2038

**Broad Location Template
Nailsea and Backwell**

March 2022

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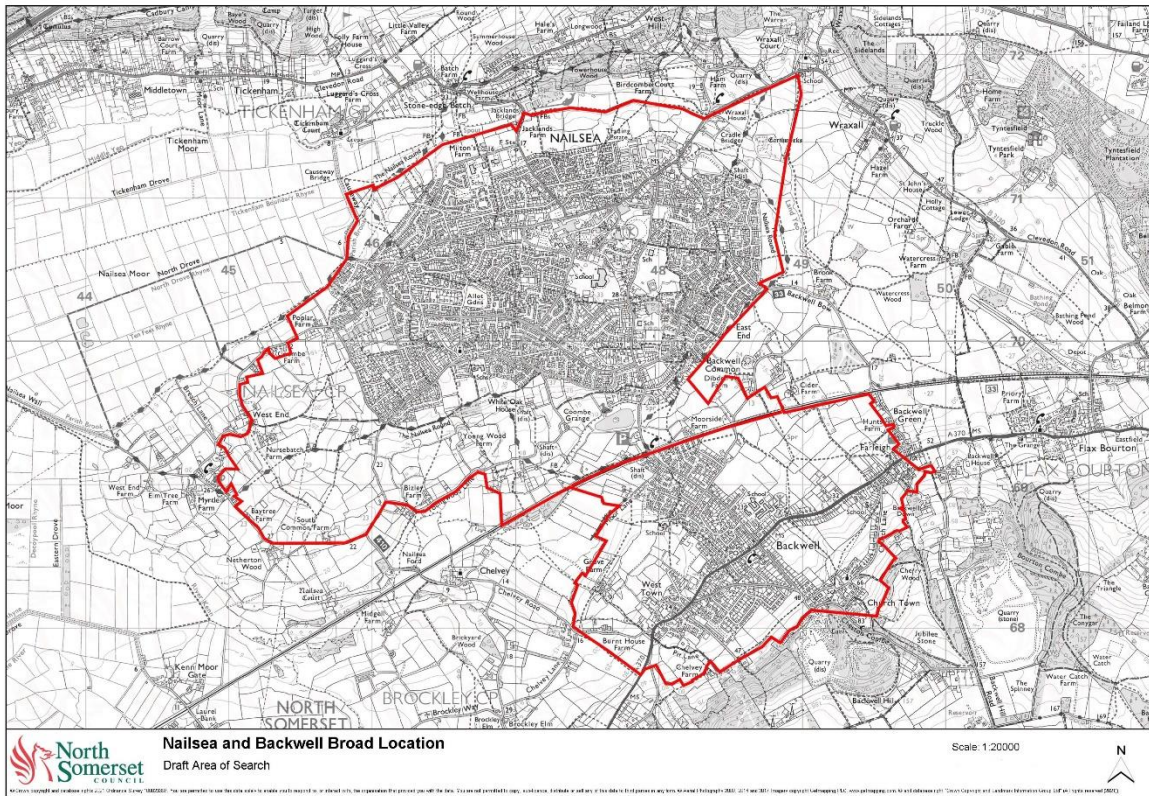
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1.0 Introduction

- 1.1 This broad location template summarises work regarding the consideration of sites around Nailsea and Backwell, 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 This template describes how opportunities at the Nailsea and Backwell broad locations have been assessed. While these are two separate areas, they are considered together given their proximity to each other and the need to take a coordinated approach to the consideration of supporting infrastructure, particularly transport infrastructure.
- 1.4 The areas of search include a range of SHLAA sites and are drawn taking into account features on the ground and to ensure a comprehensive assessment of growth options are considered through the plan.
- 1.5 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.
- 1.6 The paper then sets out the preferred sites identified at this stage.

2.0 Area of Search



Description of boundary

Nailsea area of search

- To the south of Nailsea, the southwestern boundary includes all land up to Netherntonwood Lane and West End Lane. This takes in site opportunities identified in the SHLAA and encompasses land in flood zone 1.
- To the north the boundary extends towards a SSSI network and a valley feature that has flood zone associated with it (flood zone associated with the Land Yeo). The triangular northeast extension takes in a specific SHLAA site (HE20223).
- On the eastern side of Nailsea, the boundary is drawn tightly to avoid taking in land at risk of flooding. No sites are promoted immediately to the east of Nailsea.
- The railway forms the southern boundary

Backwell area of search

- Around Backwell, the boundary is drawn to Chapel Hill Lane to the east, and then elsewhere taking in specific development site opportunities identified in the SHLAA.
- The railway forms the northern boundary.

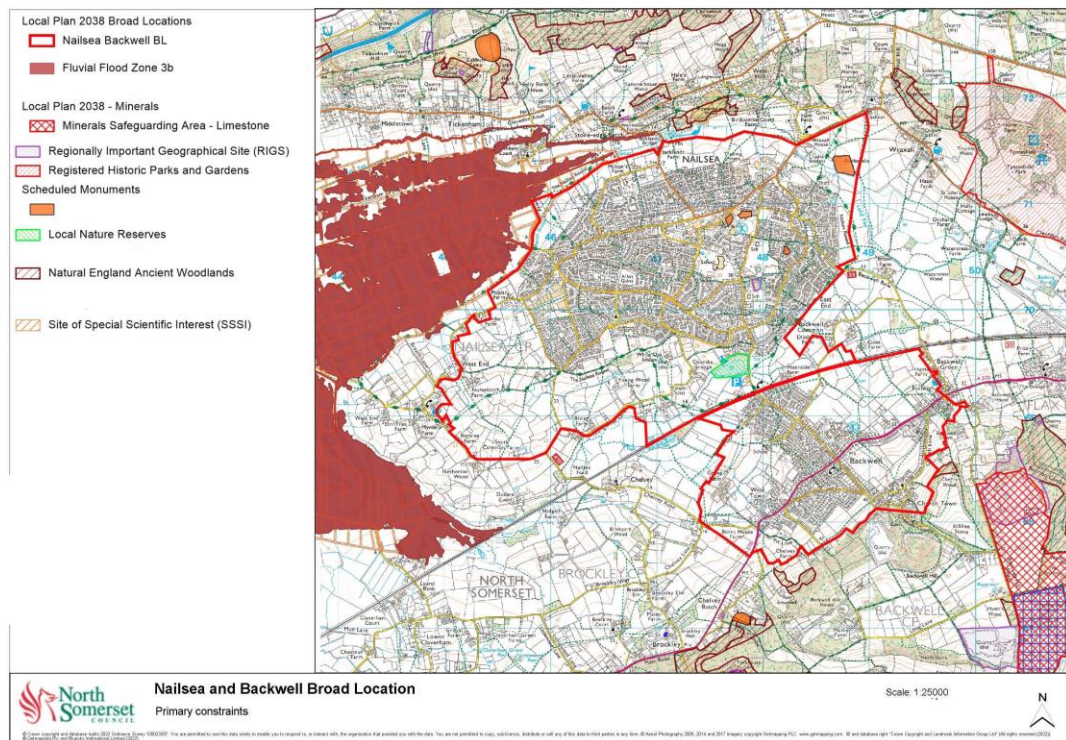
3.0 Constraints

3.1 Table 1 sets out a series of constraints considered. These include 'primary constraints' where development potential is 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
Registered Park and Gardens	Priority Habitats
Regionally Important Geological Sites	High Grade Agricultural land (Grade 1)
Working mineral sites	

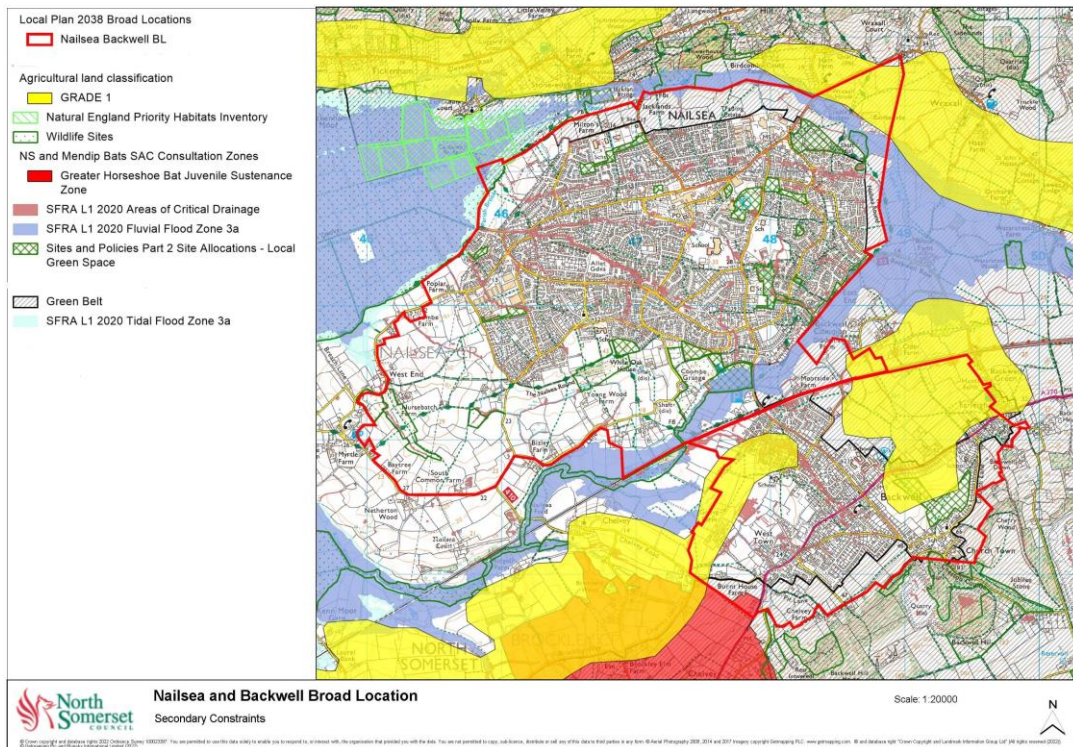
<i>Primary Constraint</i>	<i>Secondary constraint</i>
Site already developed with active use	
Table1: Constraints considered based upon SHLAA analysis	

Primary Constraints



- Scheduled Monument to the northeast – a deserted medieval settlement.
- A designated Local Nature Reserve at Bucklands Pool/ Backwell Lake to the north of Naisea and Backwell train station.
- SSSI features to the west of the areas of search - potential to adversely impact upon these from any interventions in the area including from surface water run-off.

Secondary Constraints



- Areas of land indicated to be higher quality agricultural land mainly present around Backwell and to the north of Nailsea. Further investigation required to ascertain the land quality and current use,
- Land subject to flood zone 3a in a band around Nailsea on lower ground associated with the River Kenn and its tributaries,
- Land in the Green Belt to the north/east of Nailsea and Backwell, and,
- Various wildlife sites, particularly to the south/ southwest of Nailsea.

Other constraints

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

- Utilities infrastructure crossing part of the Nailsea Broad Location including electricity distribution infrastructure, and underground utilities infrastructure,
- Presence of the railway that creates barriers to movement between Nailsea and Backwell due to the throttling effect of the railway bridge as well as limited number of crossing points,

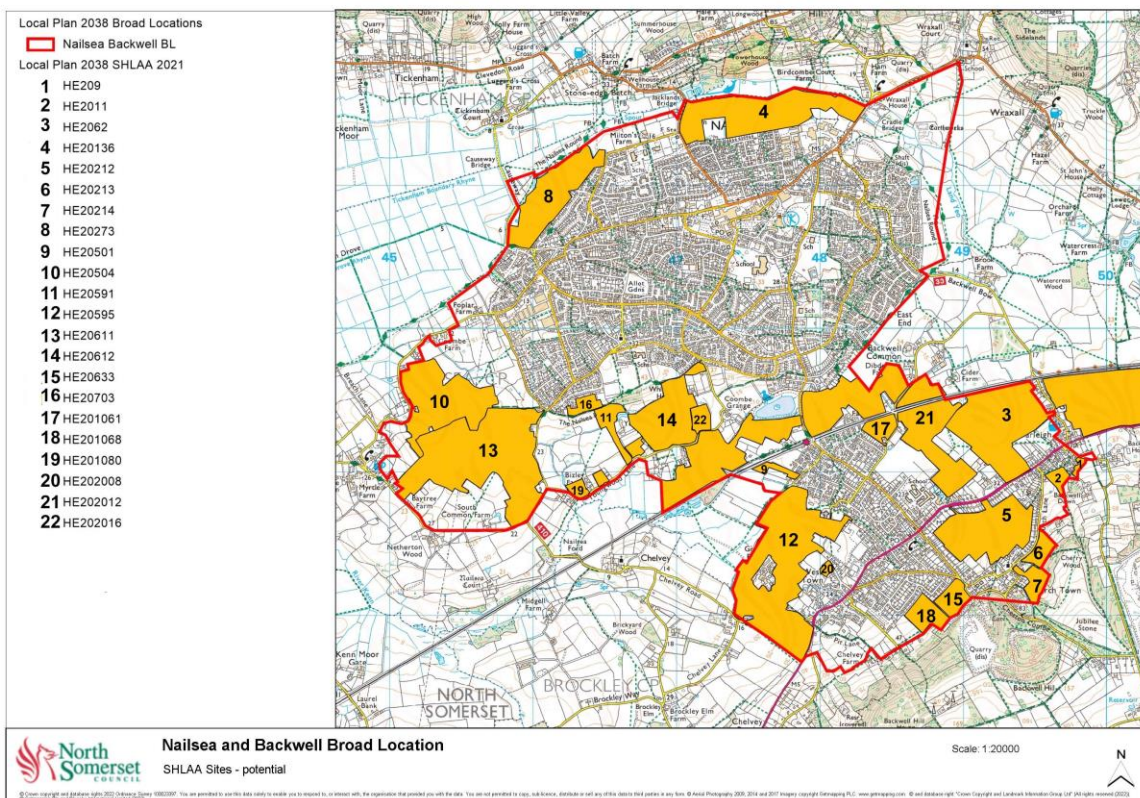
- Sensitive ecological features to the southwest of the area associated with the Bats SAC. An important habitat for Horseshoe Bats is also identified to the south west of Backwell with a small part overlapping the area of search identified as a Juvenile Sustenance Zone. It is anticipated that bats are prevalent in the area using the land for foraging and commuting. Evidence is being prepared to investigate this, the outputs of which will inform ongoing plan making in the area.
- Historic mining activity in the area that may require further ground investigations.
- Various heritage features including Conservation Areas and Listed Buildings. The setting of these features requires further consideration.

4.0 Development site opportunities

- 4.1 This section details the consideration of specific sites within the Broad Location areas of search, drawing upon information contained within the SHLAA (published separately).
- 4.2 The combined Broad Location areas of search contain thirty-eight sites considered through the SHLAA, twenty of which within the Backwell area. Once duplicate site records are removed (e.g. where site records have been updated), the sites account for approximately 400ha of land.

Sites with potential for further consideration

- 4.3 From this wider pool of sites, twenty-two sites have been identified as having potential for further consideration. This amounts to around 360ha of land. The SHLAA indicates that approximately 96% of the land area identified as having potential is available having been submitted to the emerging local plan for consideration.



Plan ref	Site Reference	Submitted to local plan 2038	Site name	Area (ha)
1	HE209	Yes	Backwell Hill Road A	0.53
2	HE2011	No	Land south of Uncombe Close	1.64
3	HE2062	Yes	Land at Flax Bourton/east of Backwell (potential relates to part of site west of Chapel Hill Lane)	71.35
4	HE20136	Yes	Land to the north of Nailsea	25.23
5	HE20212	Yes	Farleigh fields, Backwell	20.66
6	HE20213	No	South east of Church Lane, Backwell	2.67

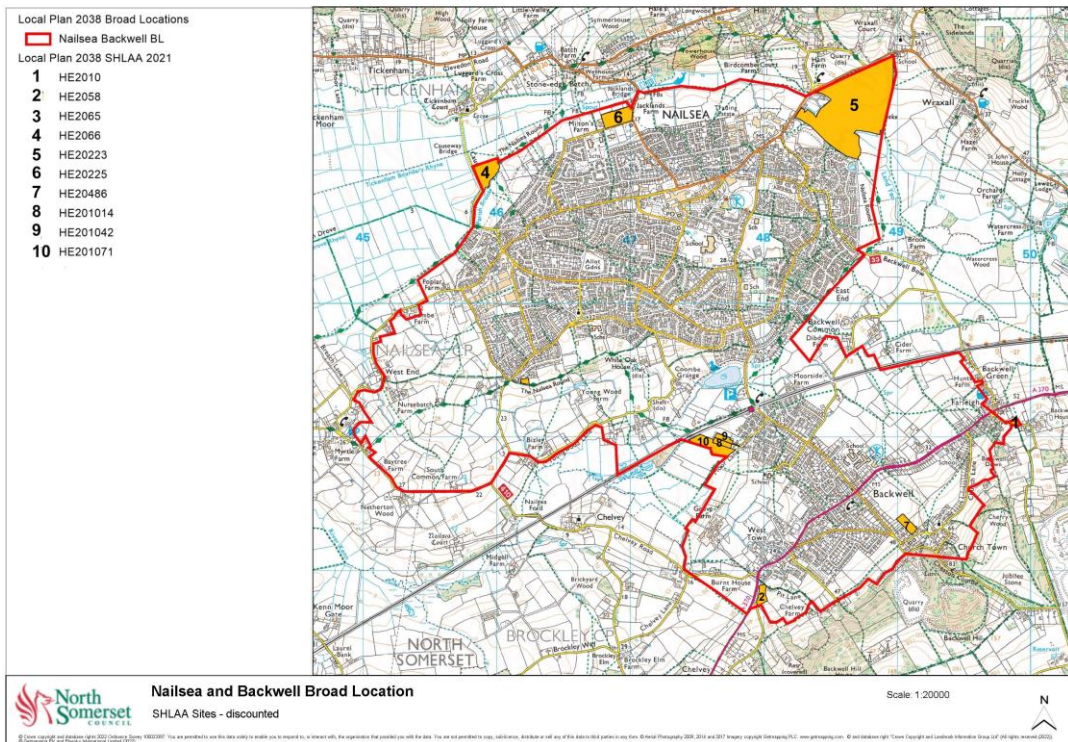
7	HE20214	No	South east of St Andrew's Church, Backwell	3.15
8	HE20273	Yes	Land at north west Nailsea	17.96
9	HE20501	Yes	Land off Moor Lane	1.41
10	HE20504	Yes	Land at West End	22.69
11	HE20591	Yes	Land south of Nailsea	4.68
12	HE20595	Yes	Land around Grove Farm	43.07
13	HE20611	No	West of Netherton Wood Lane, Nailsea	45.66
14	HE20612	Yes	North and south of Youngwood Lane, Nailsea	37.05
15	HE20633	No	Land at Dark Lane, Backwell	3.68
16	HE20703	No	The Uplands	2.05
17	HE201061	Yes	Wooleys farm	3
18	HE201068	Yes	Hilldale Road	4.47
19	HE201080	Yes	North of Youngwood Lane	1.98
20	HE202008	Yes	Land off Rushmoor Lane	0.64
21	HE202012	Yes	Land east of Backwell	46.1
22	HE202016	Yes	Land at Youngwood Lane	2.2
Table 2: Sites identified as having potential for further consideration				

4.4 The potential sites identified provide opportunities for development to be accommodated outside of the flood zone and other areas subject to the identified constraints. It is not anticipated that all sites identified as having potential for further consideration would be included within

the plan, and the relationship to the comprehensive delivery of transport and other infrastructure will be a key consideration.

Discounted sites

- 4.5 From the wider pool of sites, ten of the sites were discounted through the SHLAA process indicated in the plan below. These sites account for around 39ha.



Additional sites – active search

- 4.6 The SHLAA sites are primarily those that have been submitted to the plan making process. National guidance encourages local authorities to not only rely on such sites and to be proactive in identifying site opportunities. The broad location workflow 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.
- 4.7 Additional land opportunities are primarily associated with land to the east of Backwell where there is a large amount of land indicated to be available, however key parts that are not yet known to be

available, but potentially form part of a logical development opportunity.

Other uses

4.8 Other uses being considered in this area include:

- Employment potential to form part of mixed use development for the larger potential sites.
- Other uses required to support a strategic development including education, retail, various green infrastructure uses and commercial.
- Health facilities, Nature/ environmental Park, and leisure facilities including additional sports pitches.

4.9 The range of uses required will be confirmed through any policy framework for the area, and their distribution informed by masterplanning. It is anticipated that once specific requirements are identified for the range of land uses these will be identified on the Proposals Map, and specific reference will be made to them within the site schedules embedded within the local plan.

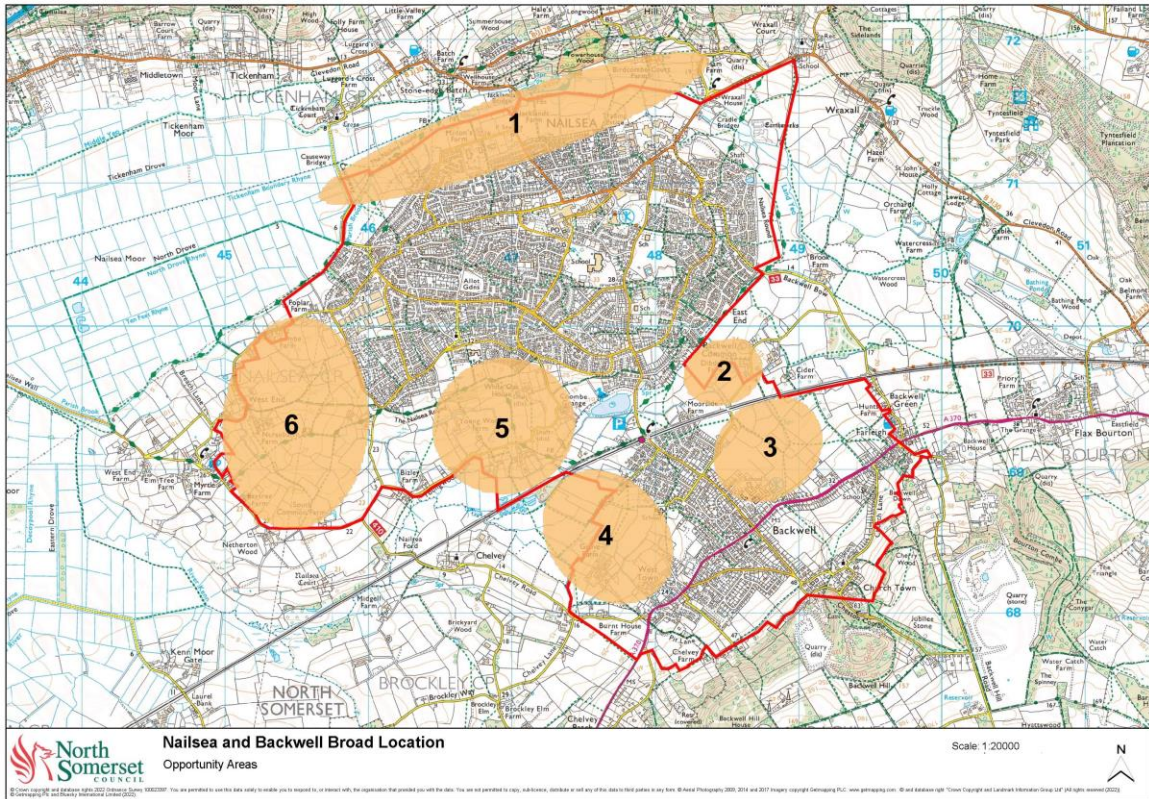
Employment

4.10 The draft local plan includes an employment land requirement for around 8ha of land, location to be identified as part of the larger mixed use allocations. Subject to further investigation, potential locational opportunities to accommodate this include:

- Land to the east of Backwell.
- Land with good access to the train station.
- Land opportunities created through transport infrastructure investment.

5.0 Opportunities 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. Land to the north of Nailsea
2. Land east of Station Road
3. Land to the east of Backwell
4. Land to the west of Backwell
5. Land to the south of Nailsea
6. Land to the southwest of Nailsea

6.0 Draft local plan preferred options

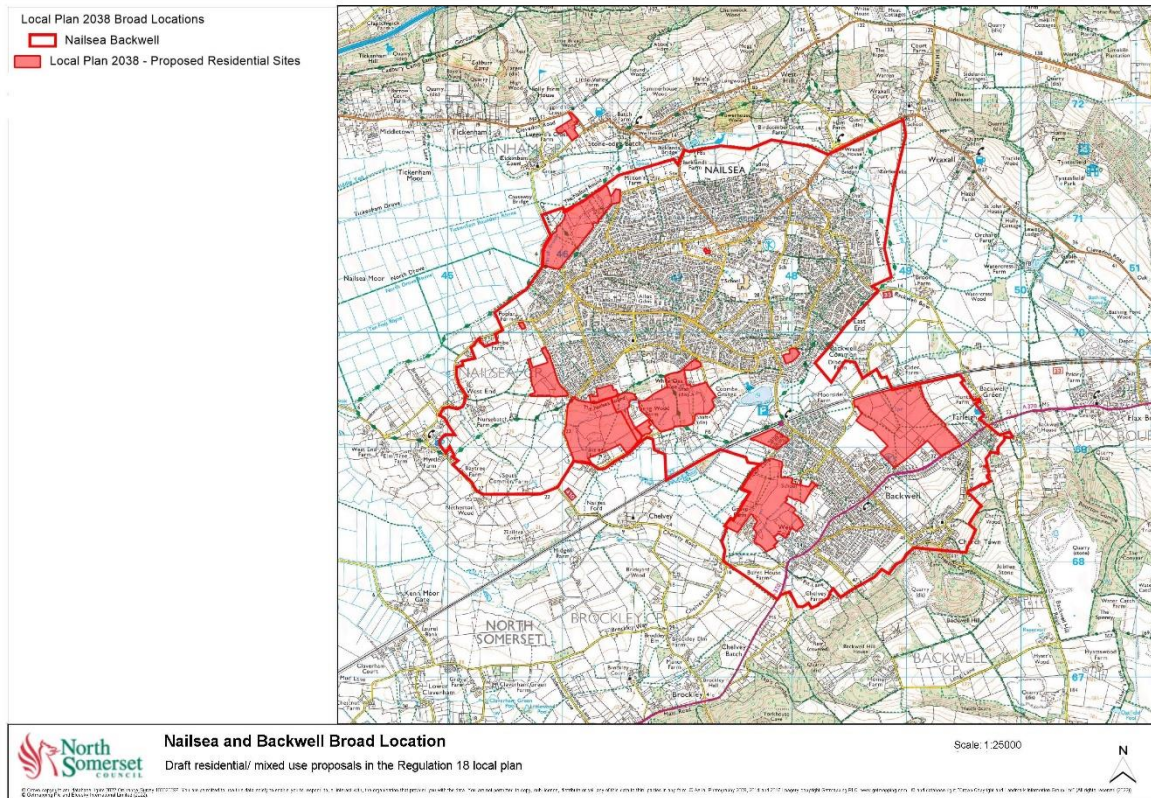
- 6.1 The local plan Preferred Options has identified proposed allocations as follows. These include some sites with planning consent in addition to sites to the west and south of Nailsea, outside of the Green Belt and sites to the east and west of Backwell, the former within the Green Belt.
- 6.2 The proposed sites are all outside of the flood zone and well-related to the rail station, and the main built up urban area of Nailsea. To the south of Nailsea, proposed sites will be considered alongside the consented Youngwood Lane scheme.
- 6.3 Transport work is still underway, including to test the deliverability of required transport mitigation schemes. The outputs of this work may require modification to the draft allocations to ensure that planned growth can effectively be supported by deliverable infrastructure.

Nailsea

Land South of Nailsea	600
Land at North West Nailsea	450
Youngwood Lane	450
West of Engine Lane	171
Land south of The Uplands	52
Weston College Site, Somerset Square	28
Trendlewood Way	24
West End	6

Backwell

Grove Farm	600
Land east of Backwell	500
Land at Moor Lane	20



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.

