# North Somerset Local Plan 2038

# Broad Location Template Weston-Super-Mare (West of the M5)

March 2022

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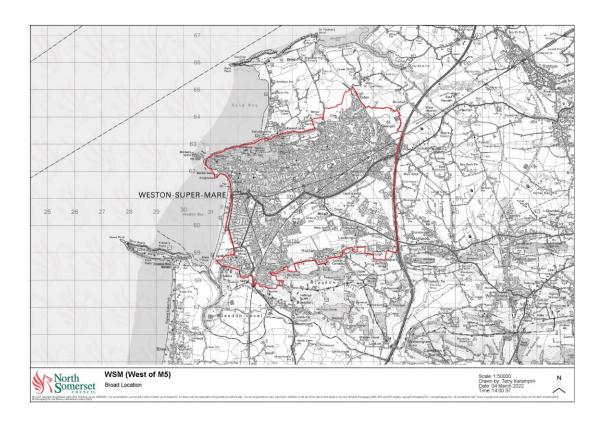
#### 1.0 Introduction

- 1.1. This broad location template summarises the work underpinning the Preferred Options document to the consideration of development opportunities west of the M5 in the wider Weston-super-Mare 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 interest, 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. The area of search boundary for Weston (west of M5) has been drawn based on the following features:
  - Includes SHLAA sites submitted around the edge of the main built-up area of Weston-super-Mare including sites around outlying villages such as Uphill, Hutton, Locking and Kewstoke.
  - It excludes the area within the existing Weston settlement boundary, including sites within Parklands Village. Sites within the existing settlement boundary of Weston-super-Mare are assessed separately as part of the Urban Capacity work.
  - To the south the boundary follows the AONB boundary although includes SHLAA sites that have been submitted which extend into the AONB.





- Along the western side it incorporates Uphill and follows the seafront up to the north including Knightstone and Marine Lake, but excluding both piers.
- The boundary runs along Kewstoke Road north of Weston Woods and follows part of the Kewstoke settlement boundary and along Lower Norton Lane.
- It incorporates some SHLAA sites submitted to the north of Weston-super-Mare and goes south down Wick Lane, along Ebdon Lane and south down Bourton Lane incorporating a SHLAA site to the north east of the town.
- The M5 forms the logical physical boundary on the eastern side of the area of search.

#### 3.0 Constraints

3.1. The wider Weston-super-Mare area, west of M5, has been assessed in terms of the following 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	Horseshoe Bat Juvenile Sustenance Zone
Scheduled Monument	Local Wildlife Site

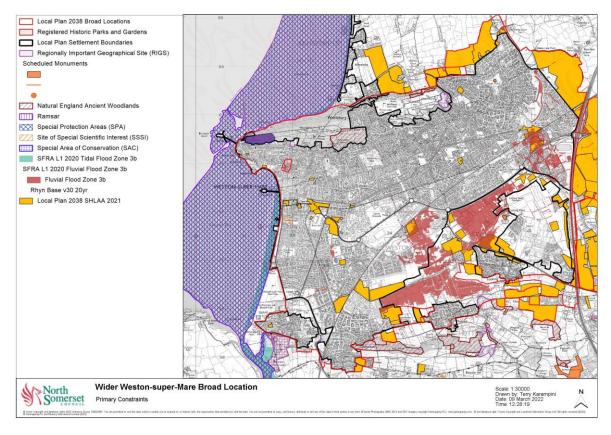




Primary Constraint	Secondary constraint	
Registered Park and Gardens	Priority Habitats	
Regionally Important Geological Sites	High Grade Agricultural land (Grade 1)	
Working mineral sites		
Site already developed with active use		
Table 1: Primary and secondary constraints		

#### **Primary Constraints**

3.2. The map shows the primary constraints within or near the wider Weston Broad Location as described below:



#### **Scheduled Monuments**

Motte and Bailey and associated earthworks at Carberry Hill, south of Locking Head Farm





Worlebury Camp: a large multivallate hillfort on Worlebury Hill

#### **Local Nature Reserves**

Weston Woods

#### **Ancient Woodland:**

- Worle Hill Wood
- Ashcombe Wood

#### **Regionally Important Geographical Site:**

Worle Quarry

#### Flood Zone 3b

- Flood zone 3b is defined as the 'functional floodplain' where water has to flow or be stored in times of flood.
- Fluvial Flood Zone 3b between Somerset Avenue (A370) and Parklands Village
- Fluvial Flood Zone 3b between Hutton and Hayward Village

#### RAMSAR/SPA/SSSI

 Severn Estuary (outside of Broad location but consideration of impact through HRA)

#### **Secondary Constraints**

3.3. The map shows the secondary constraints within or near wider Weston-super-Mare Broad Location as described below:

#### **Local Green Space**

- Jubilee Park, including land at Windwhistle Lane, Weston-super-Mare
- Land at The Tips, Broadway, Weston-super-Mare
- Uphill Recreation Ground, Uphill
- Locking Green, Locking

#### **Agricultural Land**

 Grade 1 Agricultural Land along the southern boundary around Hutton and Elborough





#### **Local Wildlife Sites**

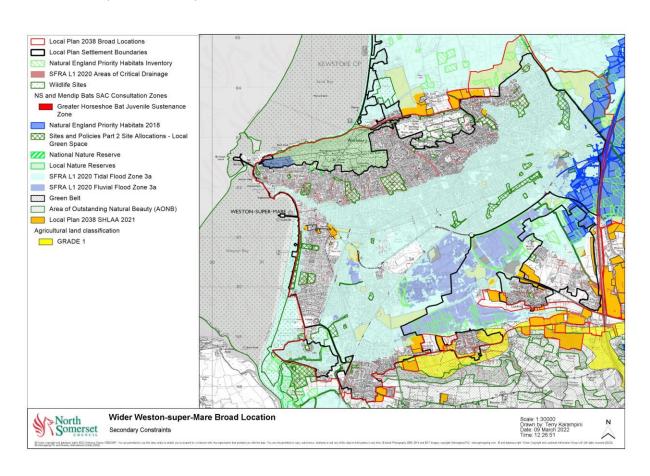
Grumplepill Rhyne

#### Flood Zone 3a

- Fluvial and tidal Flood Zone 3a between Hutton and Hayward
- Fluvial and tidal Flood Zone 3a between Somerset Avenue (A370) and Parklands Village
- Tidal Flood Zone 3a north of Locking Parklands
- Tidal and fluvial Flood Zone 3a northwest of Locking.
- Tidal Flood Zone 3a covers the majority of Uphill.
- Tidal Flood Zone 3a covers large areas to the north and the east of Weston-super-Mare

#### Mendip Hills Area of Outstanding Natural Beauty

The Mendip Hills AONB lies immediately to the south of the Weston (west of M5) broad location.







#### Other Constraints

- 3.4. An initial desktop appraisal identified the following for further investigation:
  - Transport considerations In Weston-super-Mare, there is existing congestion showing in the 2018 model along the A370, Locking Road, at the Winterstoke Road / Banwell Road junction, Junction 21 of the M5, along The Runway, Riverside and on Drove Road. Congestion in Banwell is addressed in the 2038 scenarios by the delivery of the Banwell Bypass. See AECOM transport report published alongside the draft local plan consultation.
  - Potential sensitive ecological features to the south of Weston-Super-Mare associated with the Bats SAC. This area around
    Hutton and Elborough linking to important woodland areas such
    as the Oldmixon to Upper Canada Scarp Part and the Elborough
    woodland falls within Horseshoe Bat Zone B. This may influence
    the sites present in the draft local plan and /or any required
    mitigation. There's an area to the north-east which is
    unconstrained in this respect.

#### 4.0 Development opportunities

- 4.1. This section details the consideration of specific sites within the Broad Location, drawing upon the SHLAA information, published separately.
- 4.2. 32 sites have been considered in greater detail. 1 of these (HE202013) is a smaller duplicate site assessed as part of a larger site record. 2 sites have planning consent (HE20409 and 652). Of the remaining 28 sites, 19 were discounted following this assessment, leaving 10 sites with potential for further consideration through plan making accounting for around 91ha. Potential sites include opportunities around Elborough, not including parts within the AONB, Locking, and to the north of the town. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

#### Sites with further potential for consideration

4.3. Ten sites were identified with potential for consideration. This amounts to around 95.12ha of land. They are relatively small sites but may require specific measures to support their suitability, particularly land





around Elborough. In this area there may be scope to enhance the existing residential area however the suitability is dependent on the ability to enhance the sustainability of the location.

	Site Reference	Submitted to local plan 2038	Site name	Area (ha)
2.	HE2010113	Yes	Land north of Oldmixon Road	1.54
4.	HE201030	Yes	Leighton Crescent	2.69
6.	HE201040	Yes	Land south of Elborough	22.86
13.	HE2027	Yes	Greenways Farm, Lyefield Road, Weston super Mare	24.66
16.	HE20354	No	South of Manor Farm, North of Lyefield Road	2.57
21.	HE20471	Yes	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	3.64
24.	HE20495	Yes	Land to west of Anson Road	3.95
27.	HE20637	Yes	North of Banwell Road, Elborough	22.08
29.	HE207	Yes	Elm Grove Nurseries	6.8
32.	HE202017	Yes	Grange Farm, Hutton	4.4

#### Discounted sites

4.4. 22 sites were discounted through the SHLAA process as listed in the schedule and indicated in red in the plan below. These sites account for around 180.6ha.

	Site Ref	Site/ location name	Area (ha)
1.	HE2010111	Sites at Parklands Villlage	13.2
3.	HE201025	Land at Bury Farm	3.4
5.	HE201037	Oaktree Park	4.3
7.	HE201067	North of Locking	2.9
8.	HE201094	North of Oldmixon Road	2.3
9.	HE20128	Manor Farm, South of Oldmixon Road	5.6
10.	HE202007	Land north of Ebdon Road	0.3
12.	HE20237	Devils Elbow Farm	2.8
14.	HE2032	Locking Farm, east of Locking Head Drove	16.4
15.	HE2035	Land south of Bleadon Hill	1.9
17.	HE2037	Land adjacent to Homefield Industrial Estate	0.8



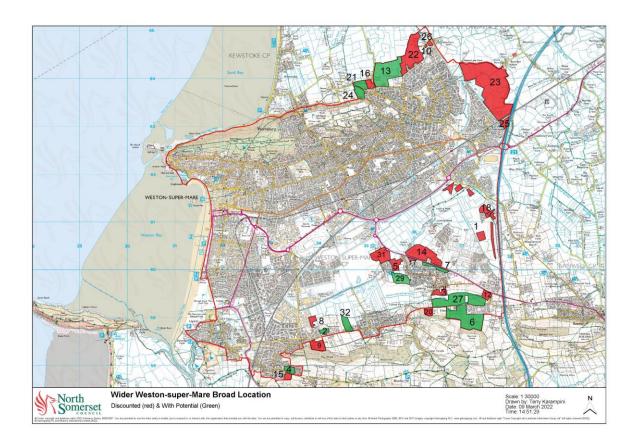


18.	HE2039	Westhay Farm, Wolvershill	2.1
20.	HE2046	Hutton Garden Centre, Banwell Road, Hutton	2.7
22.	HE20493	Land to north of Wick St Lawrence	22.0
23.	HE20494	Land at Bourton	68.5
25.	HE20624	St Georges triangle	2.2
26.	HE20626	Oak Farm, Ebdon, WSM	0.9
30	HE2079	Land at Old School House, The Green,	0.0
		Locking	
31.	HE208	Land south of Moor Park	9.0

- 4.5. The majority of the sites have been submitted to the local plan process supporting their availability, and no indication of any abnormal costs. The larger site to the north however (HE2027), development potential is only considered on the part outside of flood zone 3 and this is a relatively small part of the site. It is not known whether it would be feasible or viable to bring forward only this smaller part.
- 4.6. Approximately 97% of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.
- 4.7. Below is the map showing the location of the sites discounted in this process and the sites which have been considered to have a potential for development (in green).







## 5.0 Draft local plan preferred options

5.1. The local plan Preferred Options has identified proposed allocations as follows:

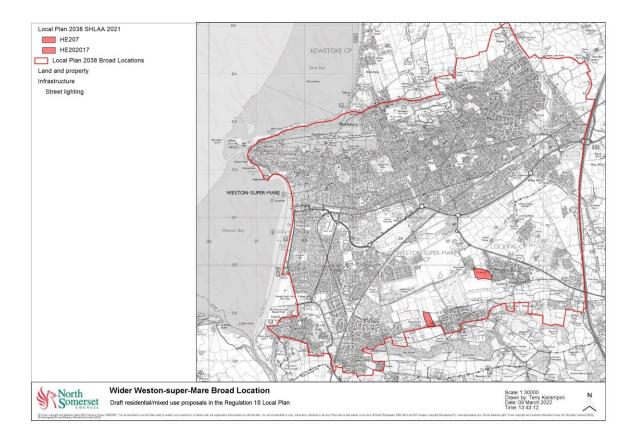
#### **Wider Weston**

Land West of Hutton (Grange Farm) 100

Elm Grove Nursery, Locking 50







#### Elm Grove Nursery

- 5.2. Site is adjacent to Locking village, contains the buildings of the former nursery and is not part of the strategic gap. It is relatively well-related to Weston-super-Mare, where there are a range of jobs, services and facilities, and access to public transport. The site is outside of the flood zone 3a although there are drainage issues within the village and associated with the site access.
- 5.3. That part of the site which is adjacent to Locking village, contains the buildings of the former nursery and is not part of the strategic gap is proposed for residential development. This excludes the western part should be avoided for further development as this would have a greater impact on the gap between Locking and the edge of Weston. This is subject to further consideration of drainage and access arrangements to the site and from the site to local facilities. Active travel improvements required along Elm Tree Road to link in with foot/cycleway on A371.





5.4. **Conclusion:** On balance, it is considered that the previously developed part of this site immediately adjacent to Locking has potential for development, but not the larger site.

#### Land west of Hutton

- 5.5. The site lies adjacent to the settlement boundary for Hutton and it is relatively well-related to Weston-super-Mare, where there are a range of services and facilities, and where public transport investment is most viable. The site is outside of the floodzone. A new footway along Oldmixon Road will be required. The site is currently part of the strategic gap, but this is being reviewed as part of the local plan. If proposed for development, the site would need to be designed and landscaped to enhance the perception of the gap particularly when viewed from the main road.
- 5.6. Conclusion: On balance, it is considered that this site has potential for development as it is relatively unconstrained. For these reasons, the site is not considered appropriate to take forward as a proposed allocation for residential development.

### 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 development proposed within the draft local plan.
- 6.2 Additional deliverability evidence will be gathered including viability evidence that will inform preparation of the Publication Local Plan programmed for later in 2022.







