

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.

- 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

18.	HE2039	Westhay Farm, Wolverhill	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, Locking	0.0
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).

- 5.4. **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.

