

North Somerset Local Plan 2038

**Broad Location Template
Yatton
March 2022**

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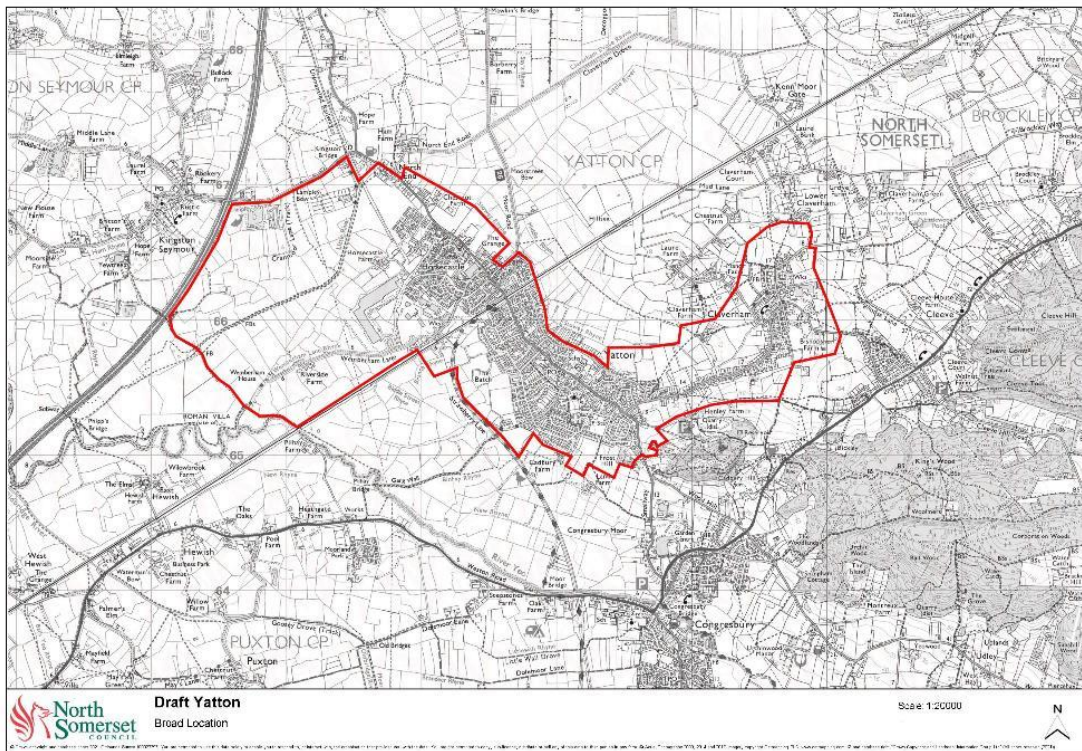
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1.0 Introduction

- 1.1 This broad location template summarises work regarding the consideration of sites at Yatton, 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.

2.0 Area of Search



Description of boundary

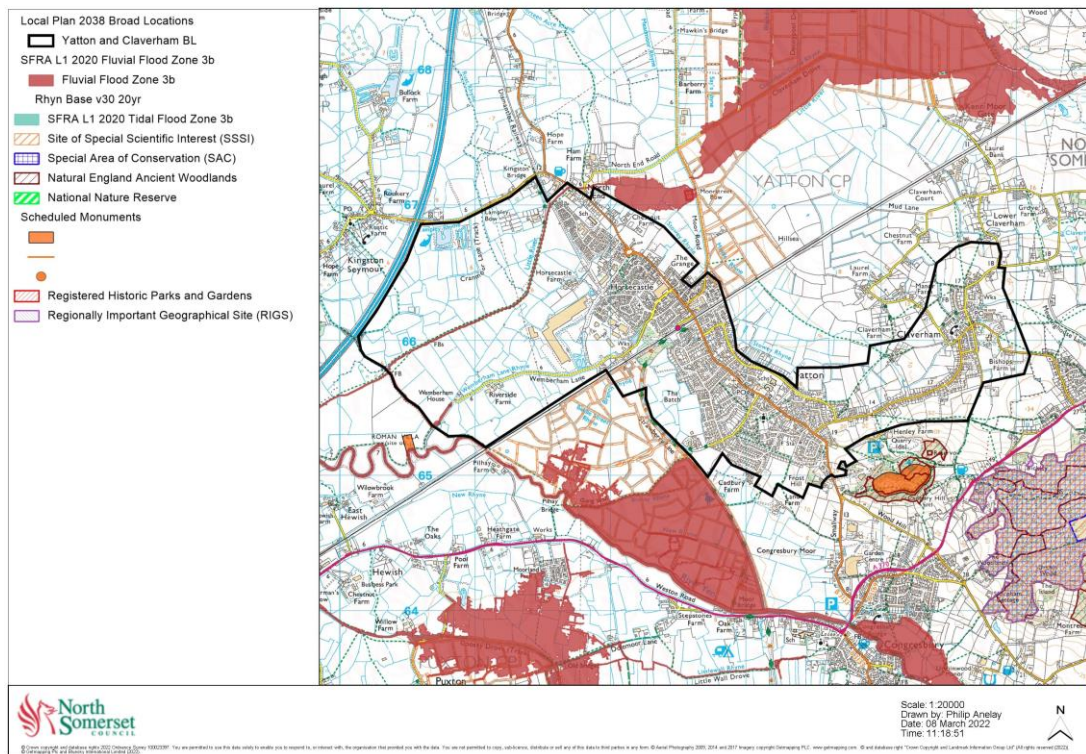
- The area includes approximately 561ha of land.
- The boundary has been drawn to enable consideration of opportunities including SHLAA sites such as one to north west of village up to M5, and a few on the north side of Claverham.
- The land around Yatton has relatively flat landscape to north west, west and north east but is more undulating around Claverham.

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
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

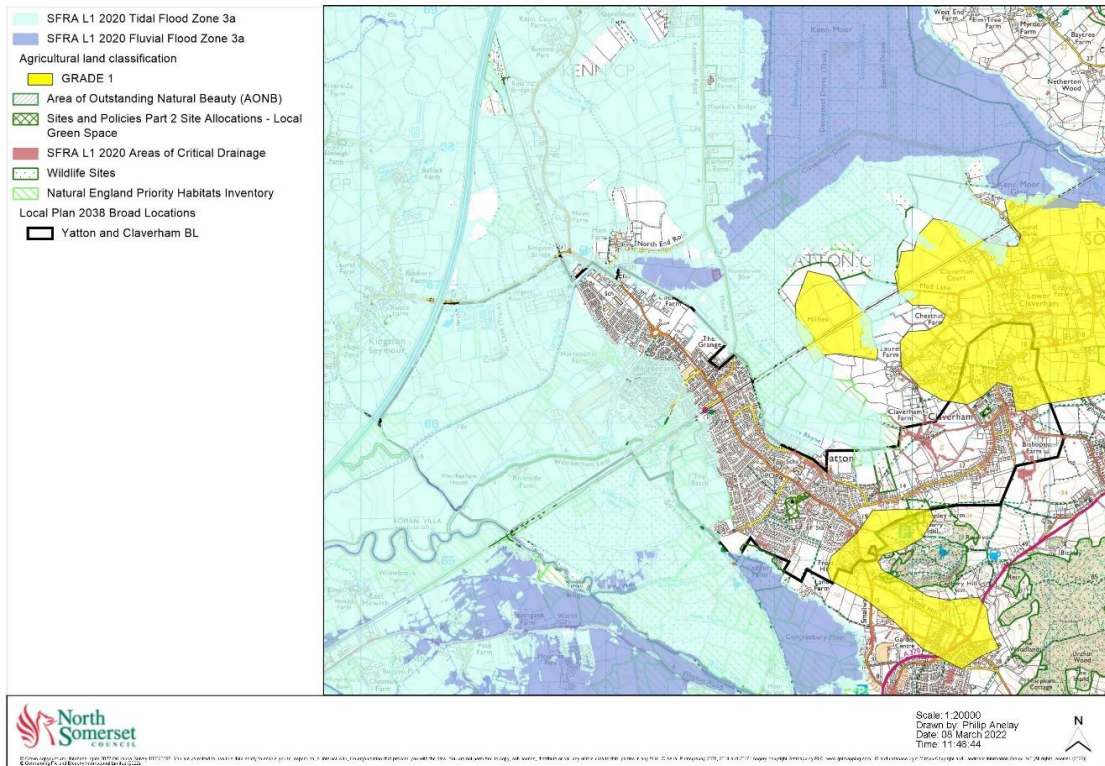


- Areas of fluvial flood zone 3b (functional flood plain) lie close to the village: for example to the south west (west of the Strawberry Line public footpath/cycleway); also north east of Yatton (east of North End, and beyond that along Claverham Drive.)
- There is a scheduled monument (Cadbury Hill hillfort) to the south east of Yatton

Secondary Constraints

- Tidal flood zone 3a: there are extensive areas on north, west and east sides of Yatton either side of railway line. Affects some SHLAA sites, such as the large north west one between the railway line and M5.
- Fluvial flood zone 3a: affects land south of Yatton, at Cadbury Farm and Congresbury Moor, though they are not SHLAA sites.
- Wildlife: Local Wildlife Sites include Nailsea and Tickenham Moors to NE of Yatton, the Congresbury Yeo, adjacent land and rhyne to SW (at Cadbury Farm), and Cadbury Hill Fort to south east.

- Agricultural land: There are areas of Grade 1 land to the SE of Yatton and at the N part of Claverham, affecting SHLAA sites east of Frost Hill and at Claverham



Other constraints

- Agricultural land: There are areas of Grade 1 land to the SE of Yatton and to the north of Claverham, affecting SHLAA sites east of Frost Hill and at Claverham

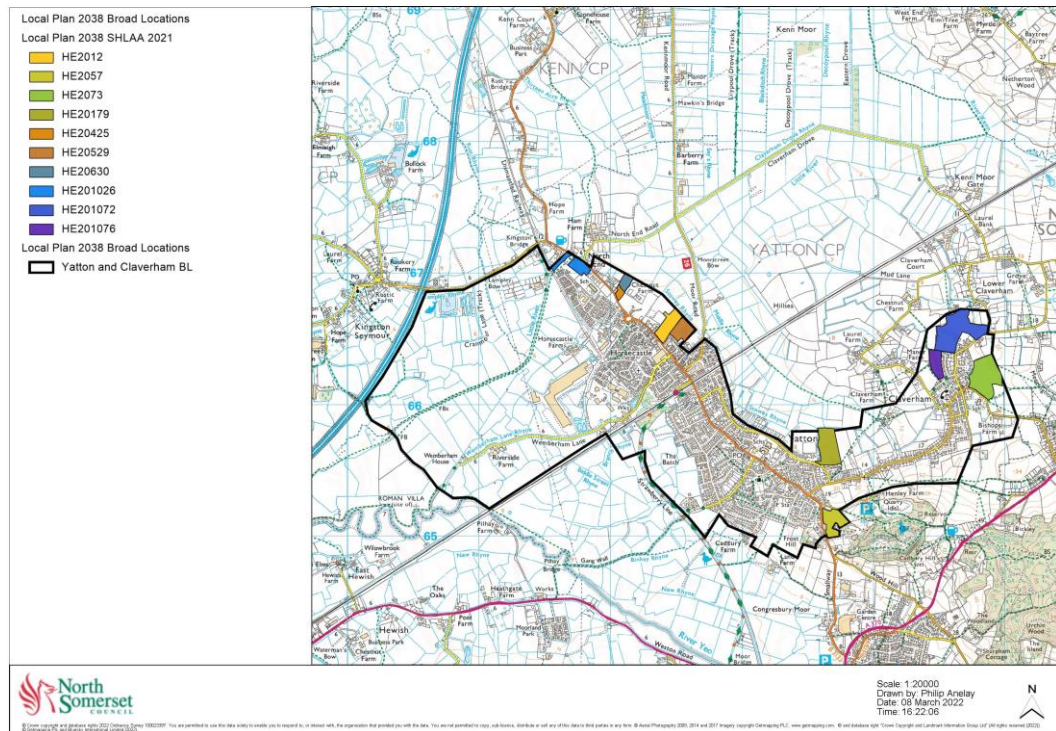
4.0 Development opportunities

- 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 about 14 sites considered through the SHLAA, in the table below.

Sites with potential for further consideration

- 4.3 From this wider pool of sites, ten sites have been identified as having potential for further consideration (bold in Table 2). This amounts to around 27.9ha of land.

The sites are shown on the plan below.



- 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, perhaps where the fringe of the site is within flood zone 3a, for example. In such cases only the part outside of flood zone 3a is considered to have potential.

Table 2: SHLAA sites including sites identified with potential (**bold**), and sites discounted at this stage

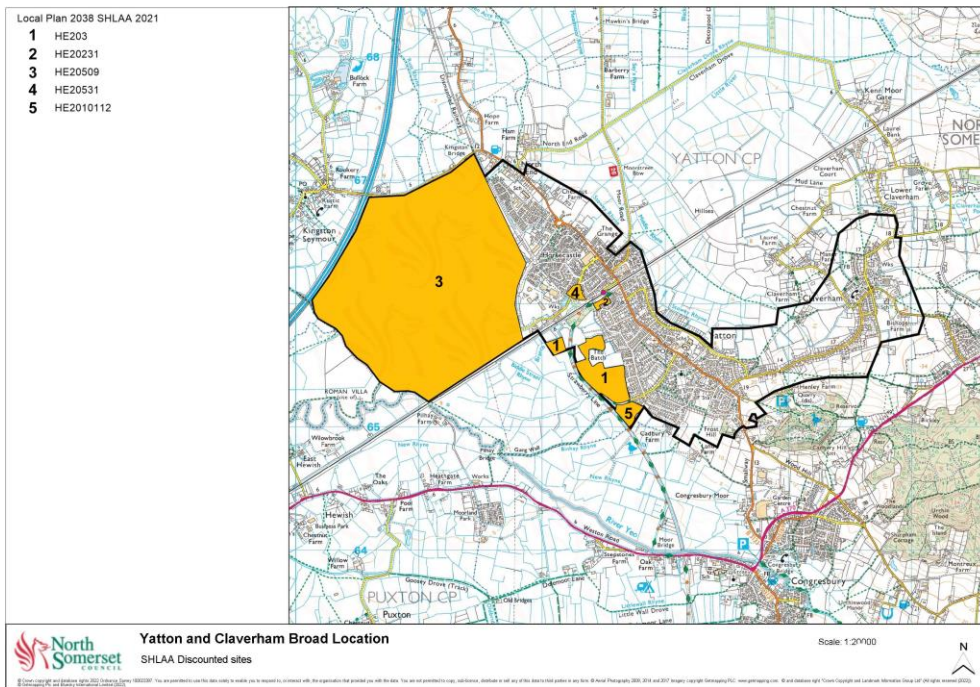
Site Reference	Site name	Area (ha)
HE20509	Between Yatton and M5	217.9

HE201026		North End Road	1.8
HE20425		Land at Northend Farm	0.45
HE20630		Land at Chestnut Farm	0.84
HE2012		Yatton Rugby Ground	2.35
HE20529		Moor Road	1.87
HE20531		East and west of Wemberham Lane	1.21
HE203		Rectory Farm/ land adj Strawberry Line	15.24
HE20179		Stowey Rd	3.98
HE2057		East of Frost Hill	2.51
HE201076		Dunsters Rd	1.73
HE201072		North of Brockley Way	6.8
HE2073		UTAS site and Claverham village hall	5.57

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

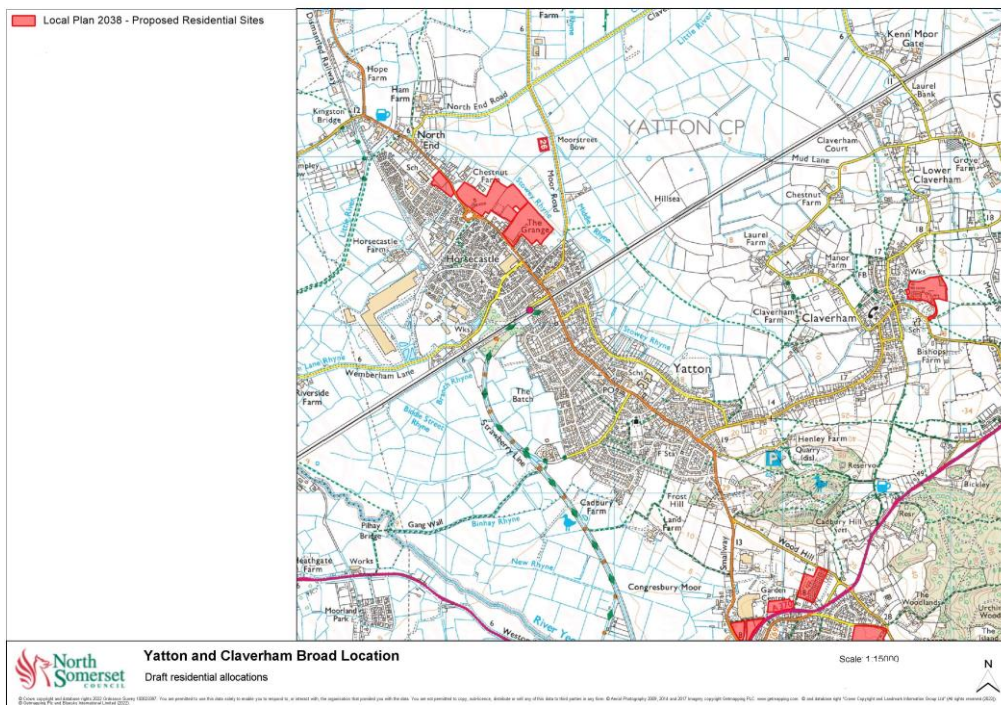
Discounted sites

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 ha.



5.0 Draft local plan preferred options

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



Yatton Rugby Club/Moor Road , Yatton 160 dwellings

Land at North End	154
Yatton Rugby Club	160
Former UTAS site	69
Land north of Egret Drive	8

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.

