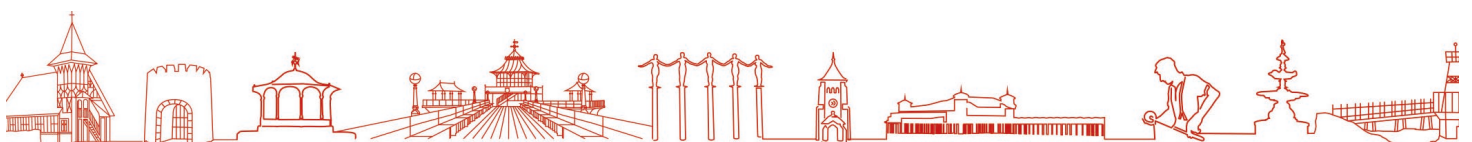




# North Somerset Local Plan 2039

## Site Selection Methodology Paper

November 2023



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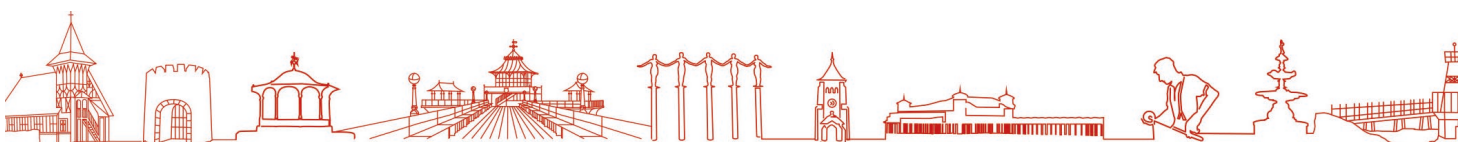
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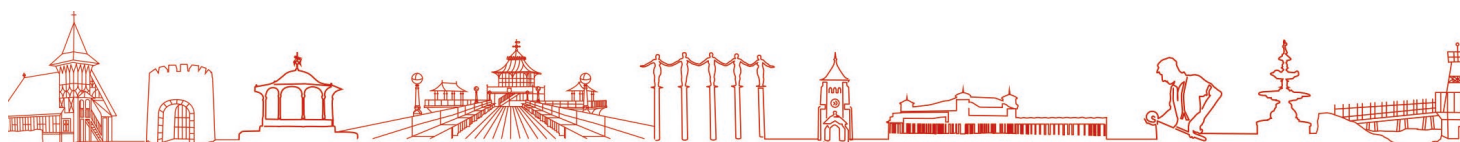


# 1. Introduction

- 1.1 This paper summarises the methodology for the identification, assessment, and selection of housing sites in the Pre-submission Local Plan.
- 1.2 The North Somerset Local Plan 2039 identifies that 14,902 new homes will need to be provided in North Somerset over the plan period to meet local housing needs.
- 1.3 This paper sets out the methodology used to select which sites should be allocated in the North Somerset Local Plan to meet the identified housing need. It also explains any changes in site selection between the previous Preferred Options (Regulation 18) stage, and the Pre-submission stage (Regulation 19) Local Plan.
- 1.4 The Pre-submission Local Plan sets out a spatial strategy in Policy SP3 to guide the location of development and selection of housing sites. The spatial strategy reads:

*Priority will be given to locating new residential and mixed-use development in or close to urban areas where there is an existing or proposed wide range of facilities, services and jobs, and there are opportunities to encourage active travel, particularly at locations which are currently, or have the potential to be, well served by public transport. Employment opportunities will be encouraged at accessible locations well-related to the urban areas and where sustainable transport opportunities can be maximised. Residential development in areas at risk of flooding will be minimised outside the towns. The amount of development at villages and in the countryside will relate to local community needs.*

- 1.5 A sequential approach, based on the spatial strategy, provides a framework to identify and assess the broad locations for growth. The sequential approach (as adjusted following Preferred Options) is:
- Step 1: Existing planning permissions
  - Step 2: Urban capacity
  - Step 3: Town expansion
  - Step 4: Rural areas
  - Step 5: Other opportunities
  - Step 6: Green Belt
- 1.6 This paper sets out the approach to the identification of opportunities to be considered through the sequential steps.

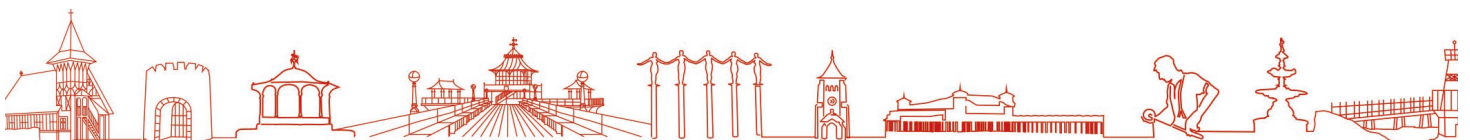


## 2. Methodology for site selection

### Stage 1: Identifying areas of search based on the preferred spatial strategy

- 2.1 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 Preferred Options local plan in the Spring of 2022. The spatial strategy states that the priority for new residential development is for it to be located in or close to urban areas where there is an existing or proposed wide range of facilities, services and jobs and there are opportunities to encourage active travel and are well served by public transport. However it is recognised that a proportionate amount of growth should be considered at the larger, more sustainable villages.
- 2.2 Establishing the preferred spatial strategy at the Preferred Options stage (Spring 2022) formed the starting point for considering where new housing allocations should be proposed.
- 2.3 In order to focus the assessment of specific sites in those locations likely to be most suitable for residential development, broad locations or search areas were identified at the main towns and the larger relatively more sustainable villages. These areas included land adjacent to the settlements encompassing known development opportunities. Locations identified as being appropriate for an area of search are:

- Wider Weston-super-Mare
- East of Weston-super-Mare (north of Banwell)
- Edge of Bristol
- Clevedon
- Nailsea and Backwell
- Portishead
- Banwell
- Bleadon
- Churchill/Langford
- Congresbury
- Sandford
- Winscombe
- Wrington
- Yatton and Claverham





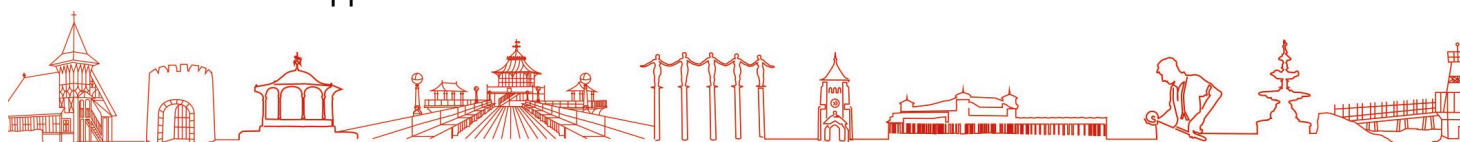
- 2.4 A boundary was defined for each of these areas of search as described in Section 3. These boundaries were drawn widely so as to ensure that all reasonable development opportunities well related to the settlements that had been identified through the SHLAA process were included.
- 2.5 An assessment of constraints affecting the areas of search has been carried out and a summary describing how those constraints affect each area is provided in each assessment in Section 3 of this paper.

## Stage 2: Assessing the outputs from the Strategic Housing Land Availability Assessment (SHLAA)

- 2.6 The SHLAA is a technical document that is used to support the plan making process by providing an understanding of the characteristics of residential land supply and opportunities available within North Somerset to meet the housing requirement. The approach ensures that all potential land supply options are assessed together to help inform which sites are potentially the most suitable and deliverable, taking into account constraints and other factors that influence delivery.
- 2.7 The SHLAA assesses all of the sites in terms of their achievability, availability and suitability and is reviewed and updated as the plan making process progresses. Through this assessment some sites are 'discounted' and the remaining sites are considered as having 'potential' for further consideration as potential housing allocations.

The criteria used for discounting sites through the SHLAA include:

- Sites not within an area of search as those sites are judged not to be consistent with the spatial strategy.
- Sites which are affected by flood zone 3, reservoir flood risk, or future sea level rise outside of the main towns given the spatial strategy requirement that areas at risk of flooding will be minimised outside the towns for residential development.
- Sites where there is considered to be an significant access constraint.
- Sites within the Mendip Hills Area of Outstanding Natural Beauty (AONB).
- Sites where there is an existing use in operation, particularly where these are expected to continue and development for residential would conflict with other policies.
- Sites where landscape harm has been demonstrated through an appeal decision.



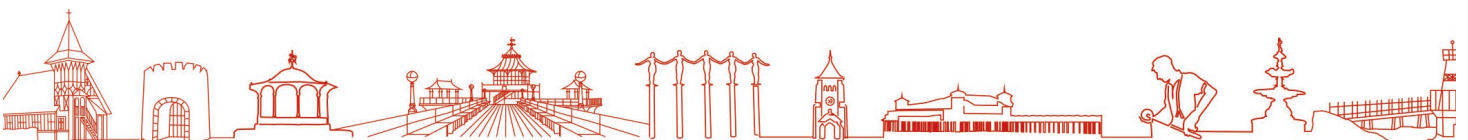
- Sites where heritage harm has been demonstrated through an appeal decision.
  - Sites within an existing or proposed Strategic Gap.
  - Sites where there are clear unresolvable ecology issues.
  - Sites where the topography of the site is a clear constraint.
- 2.8 The area of search methodology provides a process for assessing those sites identified in HLAA as having potential and then whether they should be proposed for allocation, taking into account wider factors.
- 2.9 A draft SHLAA was prepared in January 2022 and published alongside the Preferred Options (Reg 18) plan.
- 2.10 The SHLAA was subsequently updated to allow assessment of new sites submitted to the Regulation 18 consultation and to enable further site assessment. The revised document is published alongside the Pre-submission Plan (Regulation 19). It forms an important part of the evidence base in terms of identifying suitable sites for potential housing allocations and identifying site availability, suitability, and achievability.

### Urban sites

- 2.11 At earlier stages of the local plan preparation, urban sites located within the settlement boundaries of the four main towns were assessed through an urban intensification workstream, alongside the SHLAA. An Urban Intensification Interim Report was published in April 2021 and this identified urban sites considered to have potential over the plan period.
- 2.12 For the latest SHLAA, the urban sites have been reviewed and those considered to have potential have been carried into the SHLAA to enable a consistent site appraisal of them across the range of constraints considered through the SHLAA. These sites are assessed as part of the areas of search for the four towns.

## Stage 3: Broad location templates for the areas of search

- 2.13 For each area of search a Broad Location Template has been produced. An initial set were published at the Regulation 18 consultation stage. These templates considered each place, taking into account wider factors that influence the consideration of growth such as transport network issues, and constraints and opportunities.



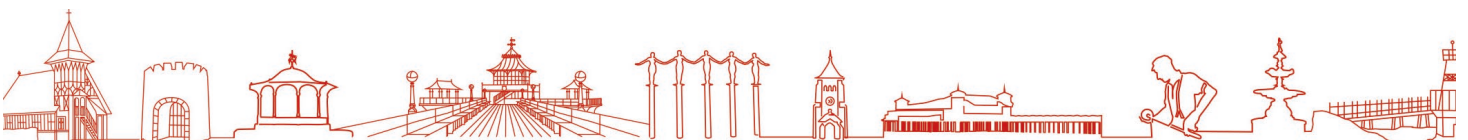
- 2.14 The templates have been reviewed and updated for the Regulation 19 consultation and include an explanation of why certain sites have been proposed for allocation in the Pre-submission plan, and why other sites within the area of search have been excluded.
- 2.15 Each updated template set out in Section 3 includes the following components:
- A description of the area of search boundary.
  - A summary of the key constraints present across the area of search.
  - A summary of the sites identified as having potential for residential development, drawing upon information from the SHLAA.
  - A summary of the sites that were proposed for allocation at Preferred Options stage.
  - An explanation for each potential site summarising why the site has been included or excluded from the Pre-submission plan. It should be noted that this is a high level summary and not all issues will have been identified and further assessment will be required if detailed proposals are brought forward.

## Stage 4: Identify proposed allocations in the Local Plan

- 2.16 The culmination of the work is the identification of the package of site allocations for inclusion within the Regulation 19 local plan.
- 2.17 This methodology provides a clear transparent framework for the consideration of alternative sites across the range of different locations consistent with the spatial strategy.

### Sustainability Appraisal

- 2.18 The Sustainability Appraisal, published separately, includes an assessment of each of the sites included within the SHLAA from a wider sustainability perspective. The outcome of this has been used to inform the consideration of sites for allocation however this is generally at a broader settlement scale.



## 3. Assessment of each area of search

### Background

- 3.1 The broad location templates summarise work carried out through the plan making process to consider sites for development at the settlements investigated for growth.
- 3.2 Following the Preferred Options consultation, work was progressed on the plan to develop the Pre-submission version. This version has some notable changes from the Preferred Options related to the approach to Green Belt and the overall dwelling need that the plan has to meet. These overarching issues haven't changed the underlying spatial strategy however they have had implications for the consideration of options for development across the broad locations. This is explained in the 'Plan Making stages' section for each location.
- 3.3 The areas of search identify those SHLAA sites identified as having potential. Sites discounted through SHLAA are not considered further and the reasons for not taking these forward can be found in the SHLAA published separately.
- 3.4 The analysis then considers the range of potential development sites, explaining the changes between the Reg 18 and Reg 19 plan, and provides a justification for the inclusion of sites within the Pre-submission draft, and reasons for excluding other sites.

### Constraints

- 3.5 Table 1 includes the constraints considered. These were set out at earlier stages of the local plan preparation, including the SHLAA and Broad Location Templates presented at Preferred Options stage. These include 'primary constraints' where development potential is ruled out due to the significance of the constraint, and 'secondary constraints' where development may be appropriate subject to local circumstances. A summary of how constraints affect each location is provided for each place, including details on how these have been addressed. The constraints listed below can be viewed on the North Somerset [Planning Map](#).

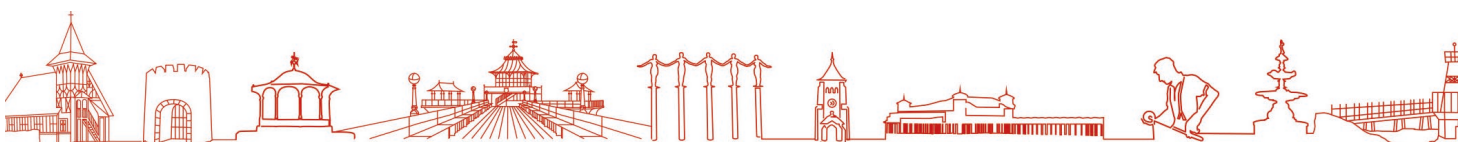
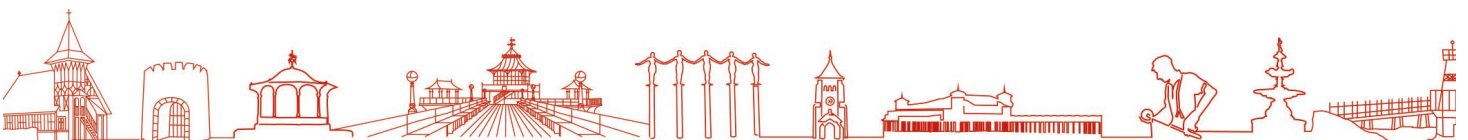


Table 1: Constraints considered based upon SHLAA analysis

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 (identified within the 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	

## Assessment templates

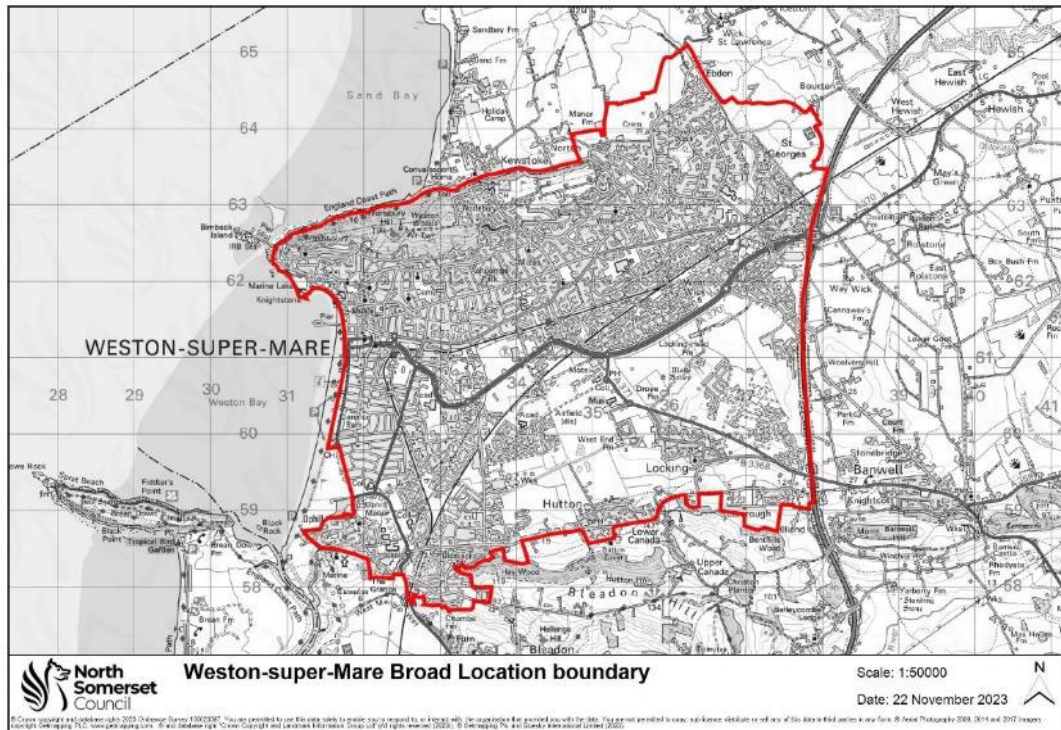
3.6 The following section of this paper sets out the detailed assessment for each area of search.





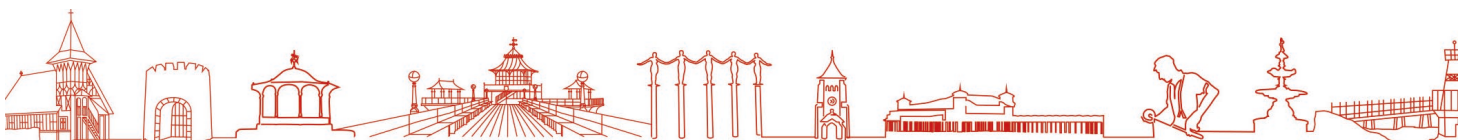
## Wider Weston-super-Mare Assessment

The area of search for the wider Weston-super-Mare area is shown below.



### Description of boundary

- The northern boundary extends from Birnbeck Pier and around the existing town edge encompassing Worlebury, Milton and Worle eastwards towards the M5.
- The M5 forms the eastern boundary from Bourton at the north, and south to Elborough.
- The southern boundary extends from the M5 and encompasses Elborough and the villages of Hutton, Locking and Uphill.
- The western boundary extends up from Uphill at the south, northwards along the seafront up to Birnbeck Pier.



## Primary constraints

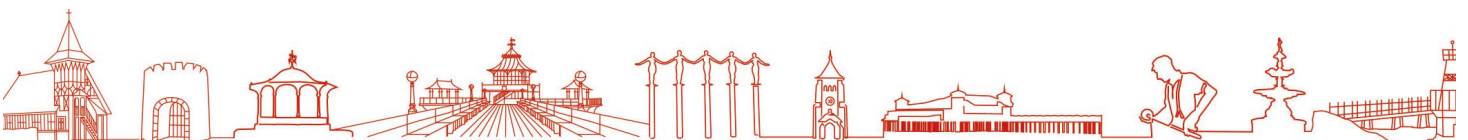
- Motte and Bailey Scheduled Monument and associated earthworks at Carberry Hill, south of Locking Head Farm
- Worlebury Camp: a large multivallate hillfort on Worlebury Hill
- Weston Woods and other designated woods in the town
- Worle Quarry Regionally Important Geological Site
- Parts subject to Flood zone 3b
- Severn Estuary

## Secondary constraints

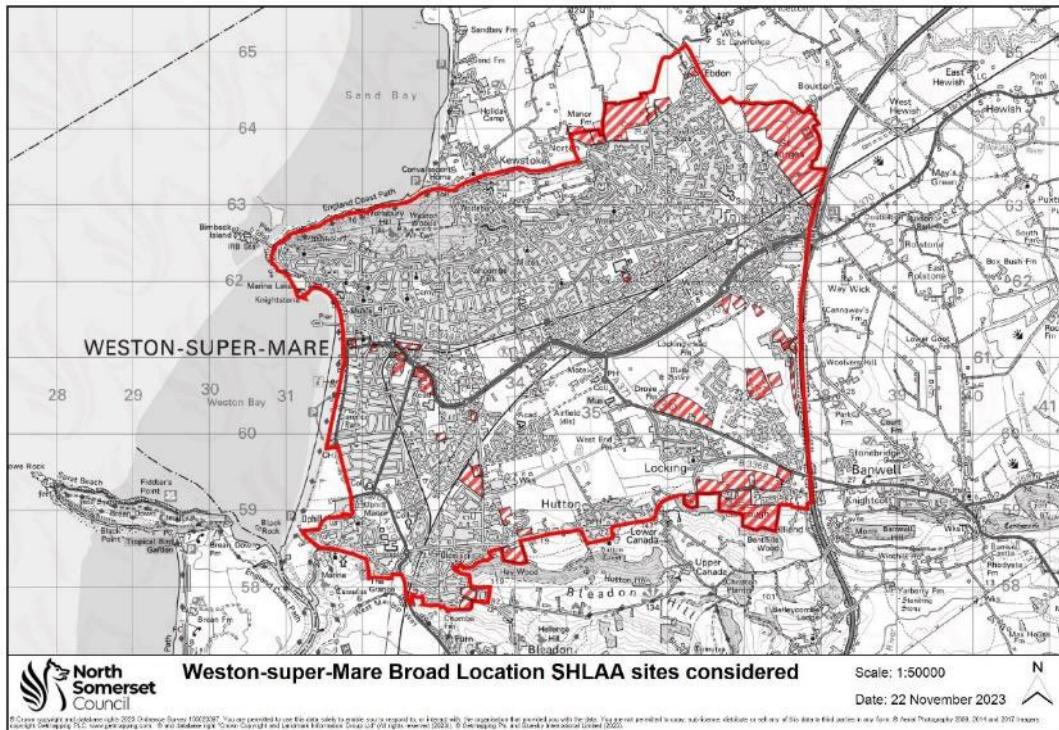
- Various Local Green Space designations including Uphill Recreation Ground, Jubilee Park, Land at The Tips, Broadway, Weston-super-Mare and Locking Green, Locking
- Grade 1 Agricultural Land along the southern boundary around Hutton and Elborough.
- Grumplepill Rhyne Wildlife Site runs through Parklands Village.
- Large part of town and wider Broad Location area subject to tidal flood zone 3a and smaller parts fluvial flood zone – further detail can be viewed on the Councils Strategic Flood Risk Assessment and the National Flood Map for Planning

## Development site opportunities

This section details the consideration of specific sites within the area of search drawing upon information contained within the SHLAA.



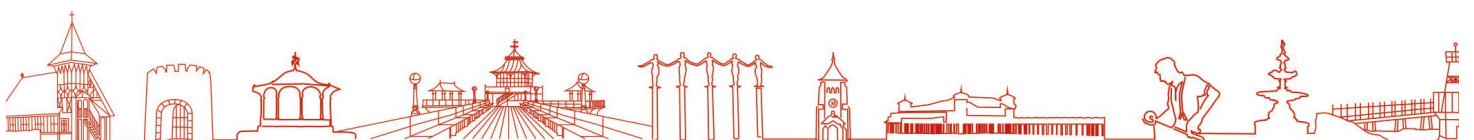
This area of search contains 44 sites considered through the SHLAA. Collectively the sites account for approximately 288ha of land.



### Sites with potential for further consideration

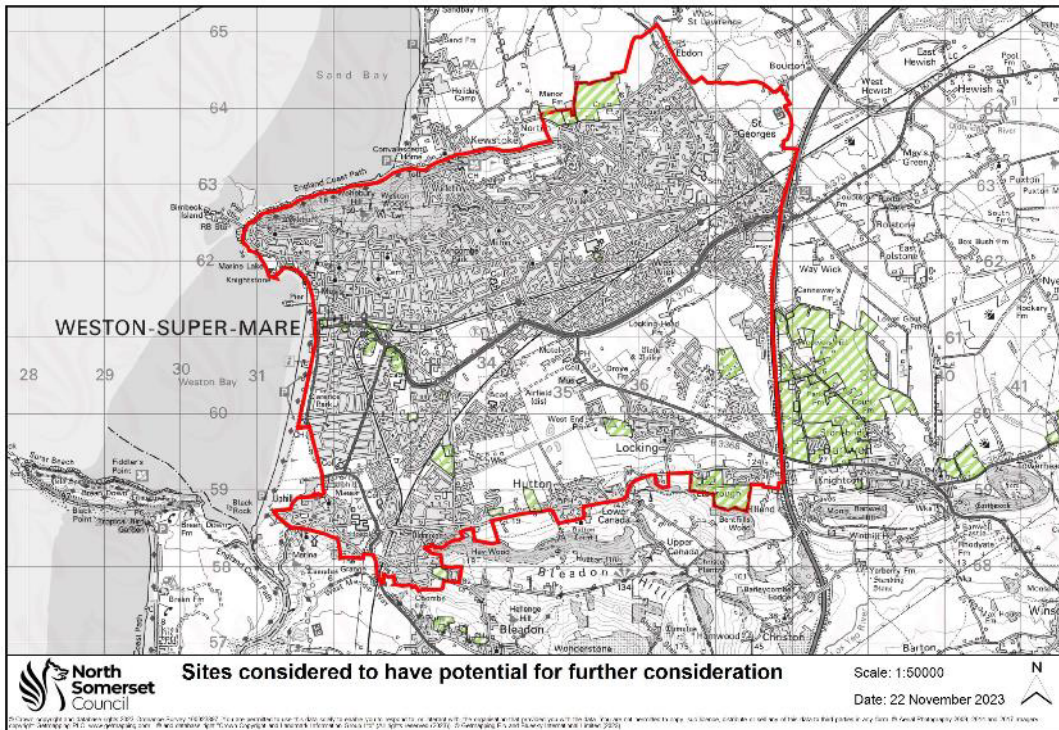
From this wider pool of sites, 24 sites have been identified as having potential for further consideration as set out in the table and plan below.

Site reference	Site name	Area ha	Capacity
HE2010113	Land north of Oldmixon Road	1.54	16
HE2027	Greenways Farm, Lyefield Road	24.7	80
HE20354	South of Manor Farm, North of Lyefield Road	2.57	60
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	3.64	109
HE201030	Leighton Crescent	2.69	81
HE201040	Land south of Elborough	22.86	70
HE202017	Grange Farm, Hutton	4.38	40
HE207	Elm Grove Nurseries	6.8	35
HE20U08	Sunnyside Road	1.18	120
HE20U09	Locking Road car park	2.34	230
HE20U10	Dolphin Square	0.83	80
HE20U11	Gas Works	5.65	95
HE20U12	Former Bourneville School Site	1.17	48
HE20U14	Rear of Locking Road	0.32	12





Site reference	Site name	Area ha	Capacity
HE20U15	Land at Nightingale Court	1	34
HE20U17	Hotels off Knightstone Road	0.43	40
HE20U18	Former Police Station	0.7	70
HE20U19	Sweat FA site	0.4	37
HE20U20	Rugby Club site	2.2	200
HE20U21	Woodspring Stadium	1.64	100
HE20U22	Former Police Depot	0.91	36
HE20U23	Leisuredome site	9.74	400
HE20U24	West of Winterstoke Rd	6.7	134
HE20U25	Former TJ Hughes store	0.12	19

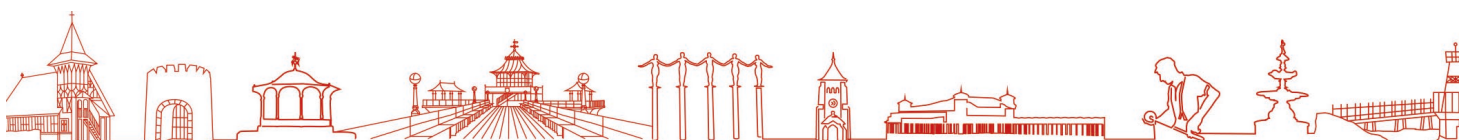


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and Pre-submission stages and explains the changes between these.

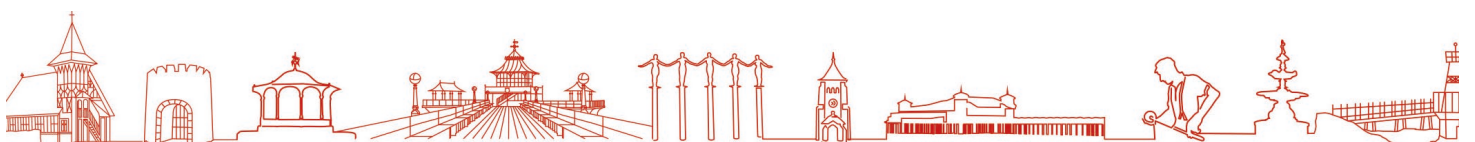
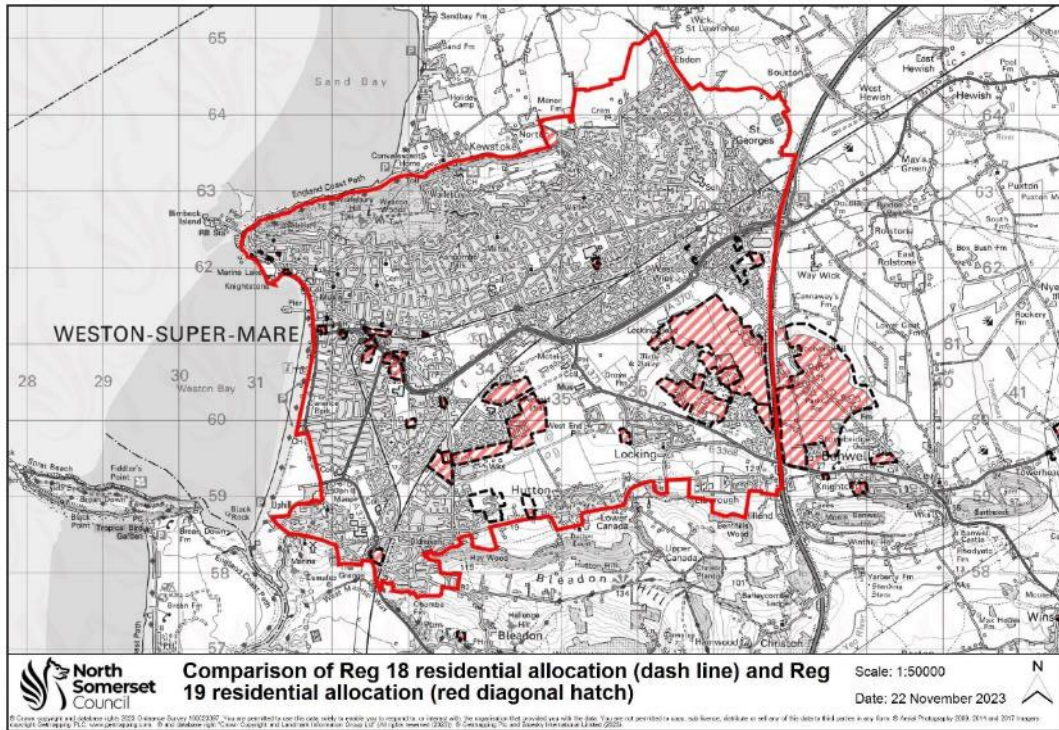
### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below identified with the dash line.



### Regulation 19 Pre-submission stage

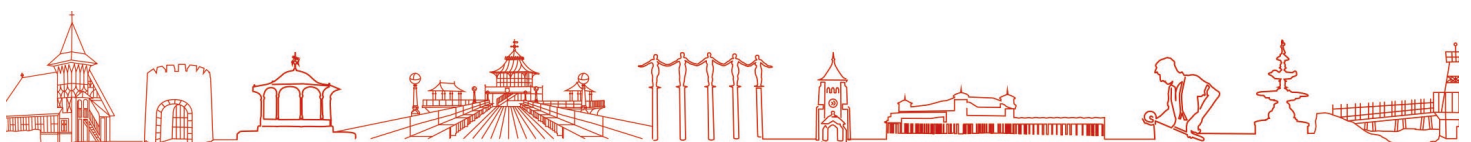
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. Some of the sites included in the Reg 18 plan have been removed as they have now been completed.



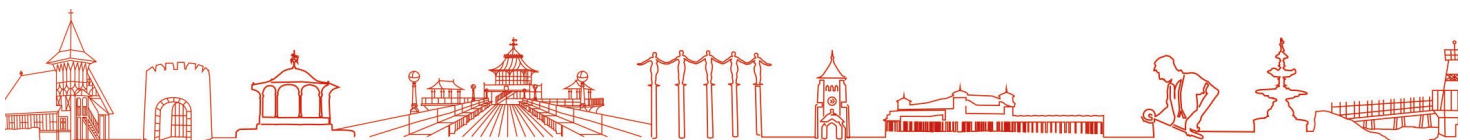
## Summary of site conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.

Site reference	Reg 18	Reg 19	Summary of conclusion
HE2010113 Land north of Oldmixon Road	Yes	No	The site does not contain any primary constraints. The site is located to the rear of existing residential development along Oldmixon Road. The site adjoins the existing settlement boundary, and has extant planning permission for 16 dwellings (21/P/0965/OUT).
HE2027 Greenways Farm, Lyefield Road	No	No	The site does not contain any primary constraints. However, a significant proportion of the site falls within flood zone 3a. Due to the location, the wider site would be unlikely to pass the sequential test. Given the flood constraints, it is not recommended the site is brought forward for allocation.

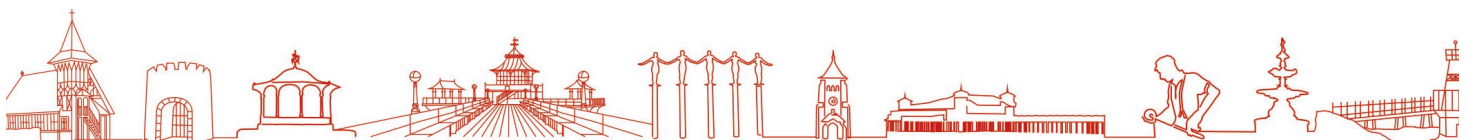


Site reference	Reg 18	Reg 19	Summary of conclusion
HE20354 South of Manor Farm, North of Lyefield Road	No	No	The site does not consist of any primary constraints. The existing site comprises of agricultural and equestrian land. The site adjoins the settlement boundary and is located next to residential development to the south and industrial development to the north. However, part of the site falls within flood zone 3a and it is indicated the site will be at greater risk in the future. The existing site contains some woodland, which would be removed if the site were to be developed. Development of the site would result in encroachment into the countryside. Given the risk of flooding and potential harm to the landscape, it is recommended the site is not brought forward as a site allocation.
HE20471 Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	No	No	The site does not contain any primary constraints. A small part of the site, in the north west corner, does fall within Flood Zone 3a and is at future flood risk. Although the site is on the edge of the settlement, it would fall within a rural location. Given the proximity to local services and the risk of flooding it is not recommended the site is brought forward.

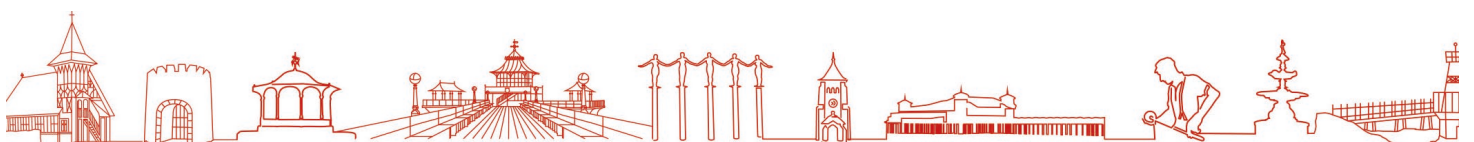




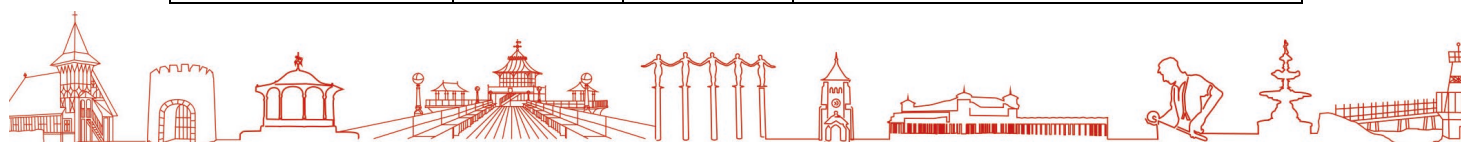
Site reference	Reg 18	Reg 19	Summary of conclusion
HE201030 Leighton Crescent	No	No	The site does not comprise of any primary constraints. The site is surrounded by development and adjoins the settlement boundary. However, the site has been subject to successive unsuccessful planning permission due to harm to the adjoining Area of Outstanding Natural Beauty (AONB) and limited nearby services. The circumstances of the site remain unchanged. Considering the above, it is recommended the site is not suitable to be brought forward as an allocation.
HE201040 Land south of Elborough	No	No	The site does not contain any primary constraints. However, the site does fall mainly within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and on High Grade Agricultural land. Part of the site would adjoin an existing industrial estate which has the potential to conflict with residential use. It is likely a green buffer would need to be created to mitigate against any noise/odour disturbance. The site does not adjoin a settlement boundary and therefore has access to a limited range of services. Given the above, it is not recommended the site is brought forward.



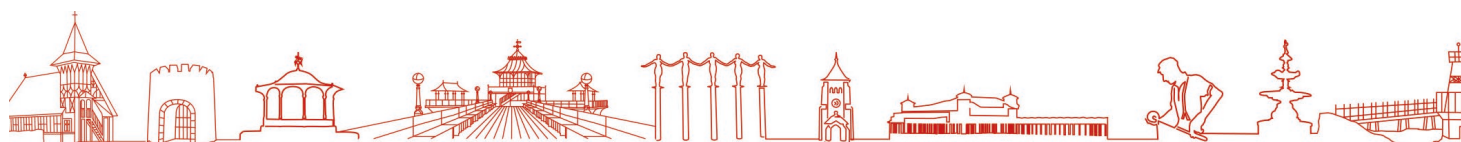
Site reference	Reg 18	Reg 19	Summary of conclusion
<p>HE202017 Grange Farm, Hutton</p>	<p>Yes</p>	<p>Yes</p>	<p>The site adjoins the settlement boundary for Hutton. The existing site is open pastoral land and comprises of equestrian/agricultural development.</p> <p>The site does not contain any primary constraints. However, in terms of secondary constraints, part of the site falls within Flood Zone 3a with an indication of greater future flood risk.</p> <p>Development of the site would have potential to impact on the strategic gap.</p> <p>Consequently, to mitigate against the constraints it is recommended a smaller part of the site is brought forward for allocation.</p>
<p>HE207 Elm Grove Nurseries</p>	<p>Yes</p>	<p>Yes</p>	<p>The site does not contain any primary constraints. However, the north part of the site is indicated to be at future risk of flooding. The western part of the site is considered to have a greater impact as the development would link to the nearby caravan park. Further consideration of drainage and vehicle access will be need prior to development. The site is in proximity to existing residential development and local services in Locking. It is therefore recommended the west part of the site only is brought forward for development.</p>



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20U08 Sunnyside Road	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U09 Locking Road car park	Yes	Yes	Large regeneration site within Weston-super-Mare Town Centre.
HE20U10 Dolphin Square	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U11 Gas Works	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U12 Former Bournville School Site	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U14 Rear of Locking Road	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U15 Land at Nightingale Court	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.

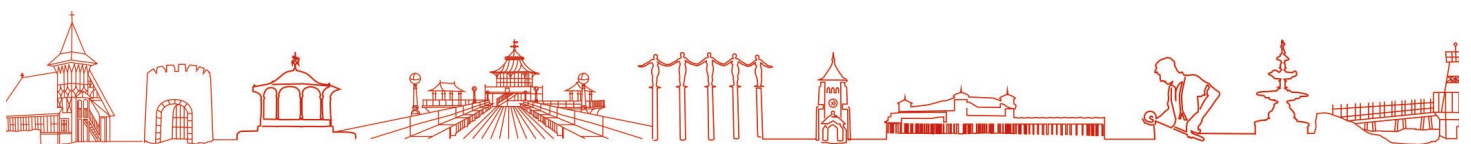


Site reference	Reg 18	Reg 19	Summary of conclusion
HE20U17 Hotels off Knightstone Road	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U19 Sweat FA site	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U20 Rugby Club site	Yes	Yes	Site has planning permission.
HE20U21 Woodspring Stadium	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U22 Former Police Depot	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U23 Leisuredome site	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20U25 Former TJ Hughes store	Yes	Yes	Regeneration site within Weston-super-Mare Town Centre.





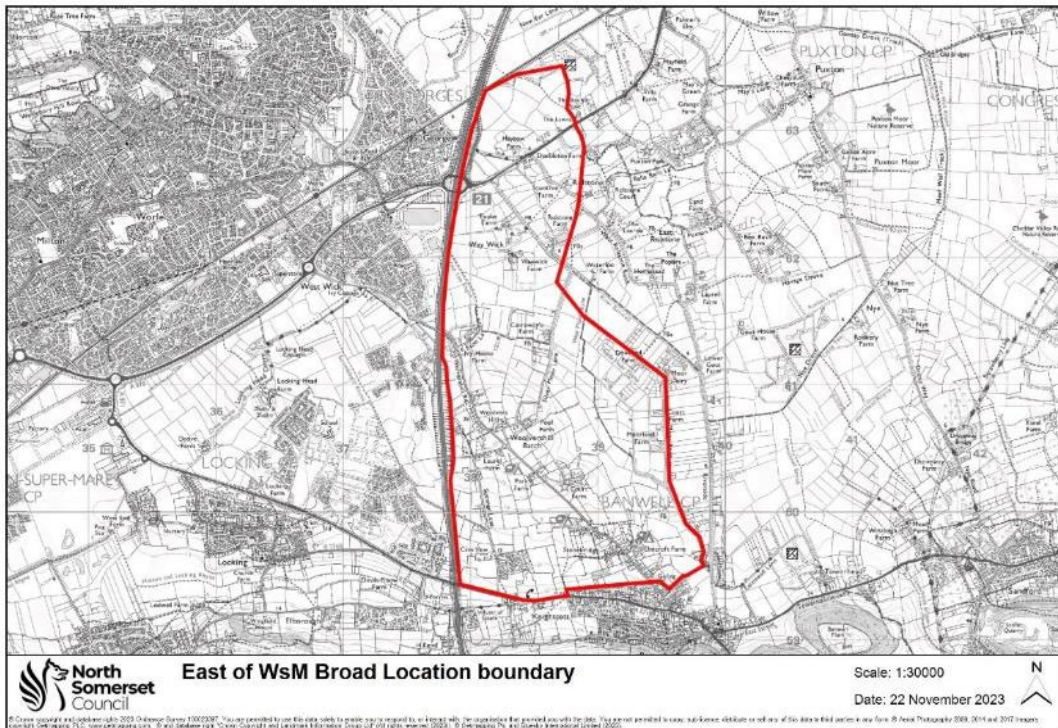
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20U24 West of Winterstoke Road	Yes	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location within the town of Weston-super-Mare.
HE20U18 Former Police Station	Yes	Yes	Large derelict regeneration site within Weston-super-Mare urban area. Former police station has been demolished and relocated to make way for development.



# Wolvershill (north of Banwell) Assessment

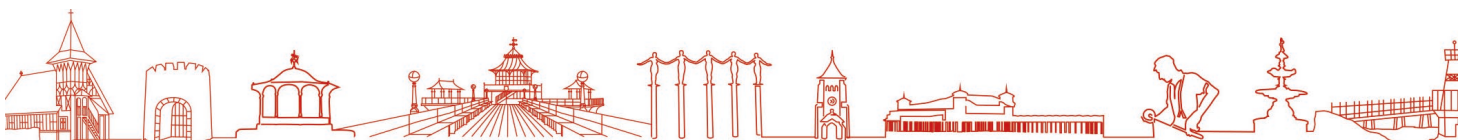
## Area of search

The area of search for Wolverhill is shown below.



## Description of boundary

- The area includes approximately 530ha of land.
- The M5 motorway forms the western boundary extending from the A371 in the south to the railway line at the north.
- The northern boundary has been drawn to enable consideration of opportunities on the east side of M5 J21, north of A370.
- The eastern boundary extends towards lower lying land taking in sites submitted to the local plan process.



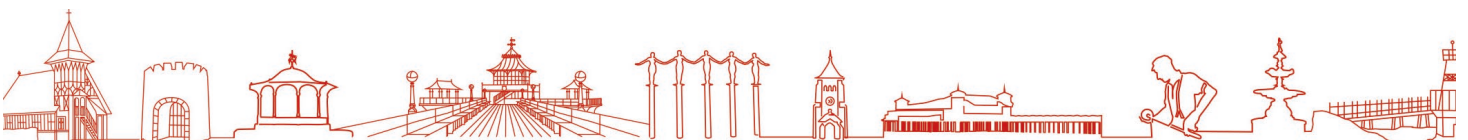
- The southern boundary follows the A371 and northern edge of Banwell, across Wolvershill Road to Goding Lane to join Moor Road near Riverside.
- The area includes a section of land being considered for the delivery of the Banwell Bypass. It also takes in safeguarded land for the J21 bypass. Both of these schemes are currently safeguarded in adopted plans and are proposed to be safeguarded in the new local plan under Policy LP8: Transport Infrastructure, allocations and safeguarding.
- The area has an undulating landscape gently sloping down from the village of Banwell towards the Wallymead Rhyne, 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 Weston-super-Mare/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.

## 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 M5 J21.
- Areas of Priority Habitat on lower lying land, including cattle-grazed pasture. These areas will be avoided with new development as they coincide with lower-lying land at risk of flooding.

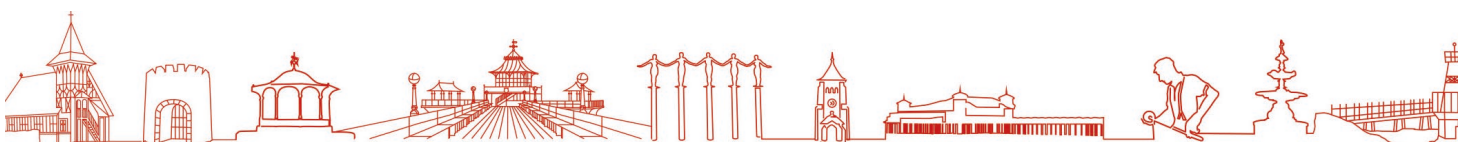


- Smaller pockets of land designated Areas of Critical Drainage are located throughout the area with the most extensive being along a depression running from the Grumblepill Rhyne at Parklands Village, across to Stonebridge and eastwards towards Cooks Lane. Applying the sequential test, the areas of critical drainage should be avoided, integrating them within the green infrastructure network.
- While the broad location does not include any land within the AONB, there may be a landscape impact to consider.

## Other constraints

An initial desktop appraisal identifies the following for further investigation:

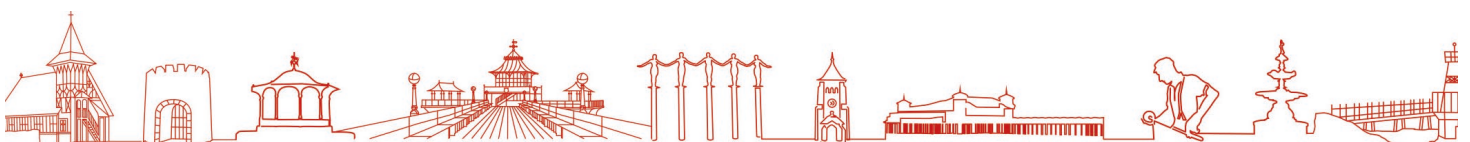
- Utilities infrastructure crossing part of the Broad Location including electricity distribution infrastructure. These are located within the northern part of the Broad Location that will be avoided due to flood zone status.
- Presence of the M5 motorway that acts as a barrier to movement between the town and new growth. This issue has been considered through transport and movement considerations – see Transport Assessment published alongside the Pre-submission Local Plan that addresses this issue.
- 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.
- Various heritage features including Conservation Areas and Listed Buildings. The setting of these features requires further consideration.

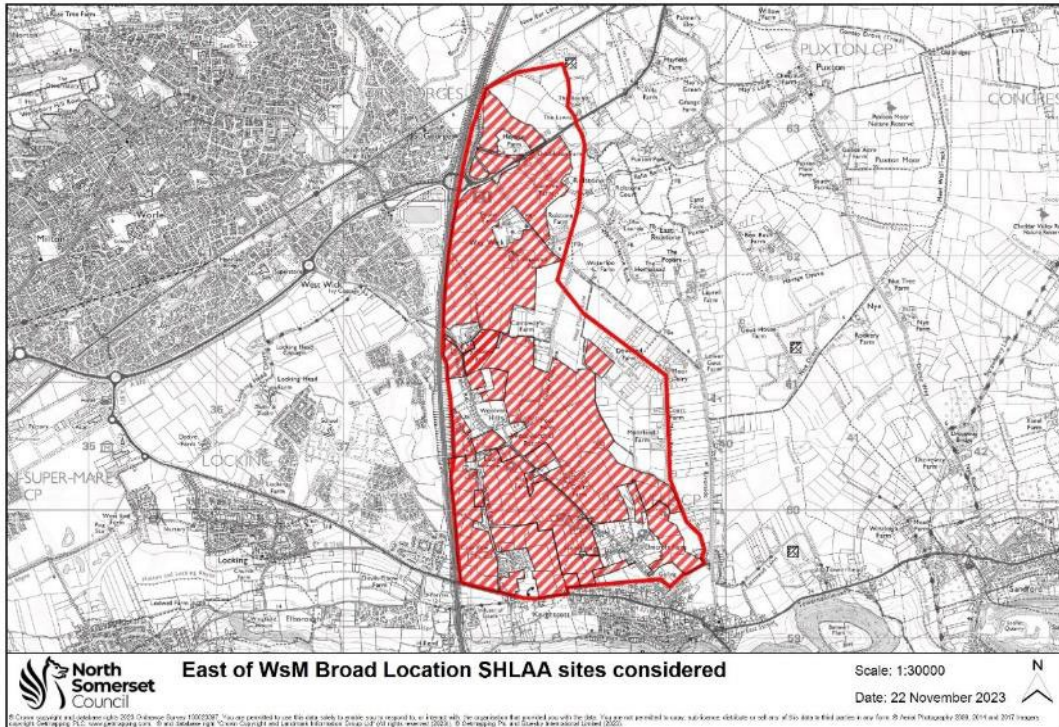
## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.





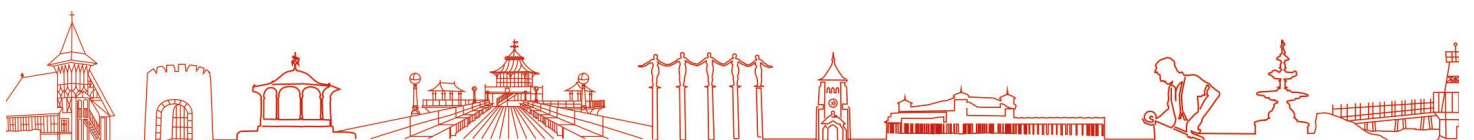
The area of search contains fifteen sites considered through the SHLAA. The sites account for approximately 377ha of land.



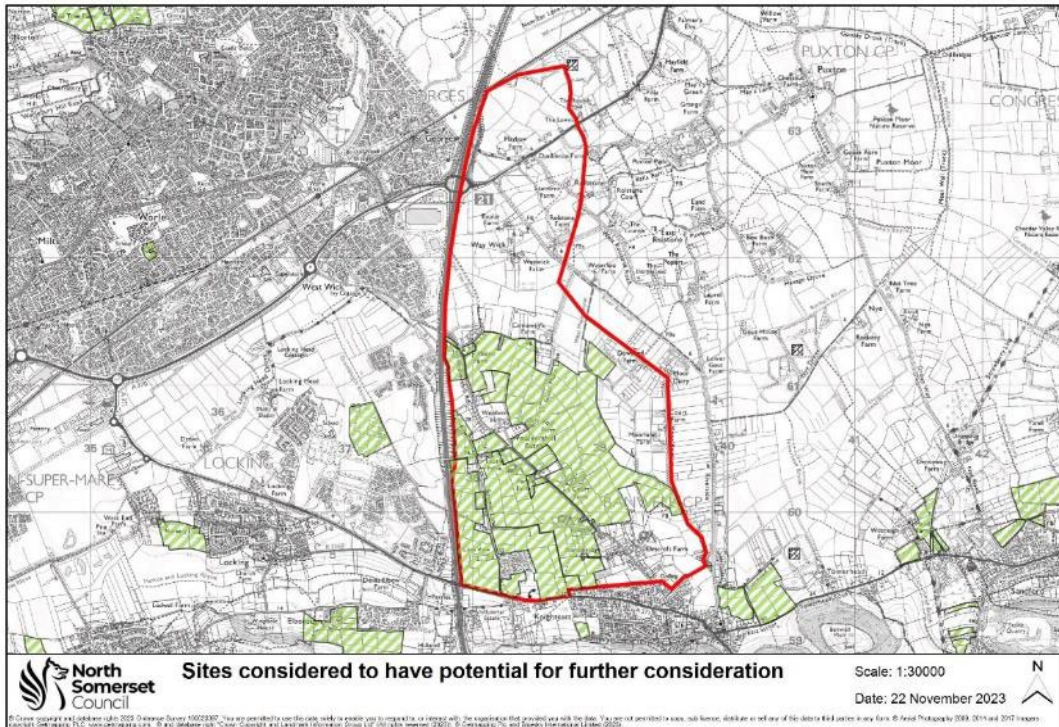
### Sites with potential for further consideration

From this wider pool of sites, twelve sites have been identified as having potential for further consideration as set out in the table below. Whilst an indicative site capacity is identified for each site, it is more appropriate to consider capacity across the wider strategic area taking into account requirements for other land uses. The capacities shown are therefore indicative only and subject to refinement following wider masterplanning.

Site reference	Site name	Area ha	Capacity
HE20594	Park Farm	1.3	44
HE201016	Myrtle Farm	1.3	30
HE20607	Land east of Wolvershill Road	99.2	800
HE201034	Land east of Wolvershill Road	2.8	84
HE203003	Land north of Wolvershill	3.3	100
HE20592	Summer Lane	2.9	85
HE201086	Land at East of M5	43.2	560
HE20500	Land adjacent to M5 and Summer Lane	41.4	700
HE202000	Land off Summer Lane	0.9	36



Site reference	Site name	Area ha	Capacity
HE203005	Land adjacent Summer Lane bridge	4.9	30
HE20498	Land adjacent to Summer Lane and Knightcott Road	2.6	78
HE203002	Land north of Summer Lane	4.4	10

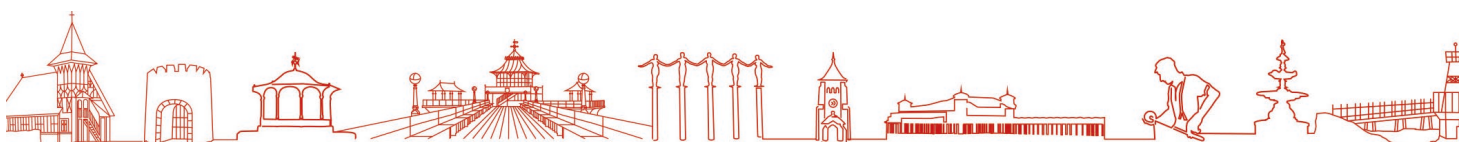


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages, and explains the changes between these.

### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below identified with the dash line. This does not suggest that residential development would be suitable on all of the land within the boundary and a broad assumption is that up to around half of the land will be required for residential development.

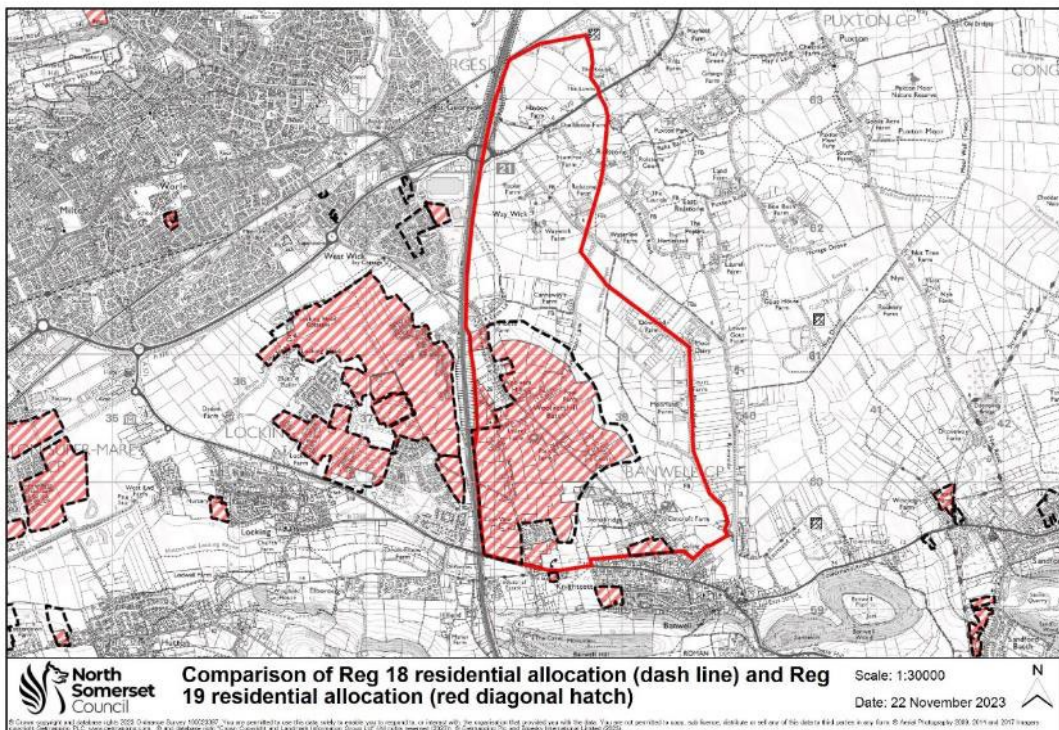




### Regulation 19 Pre-submission stage

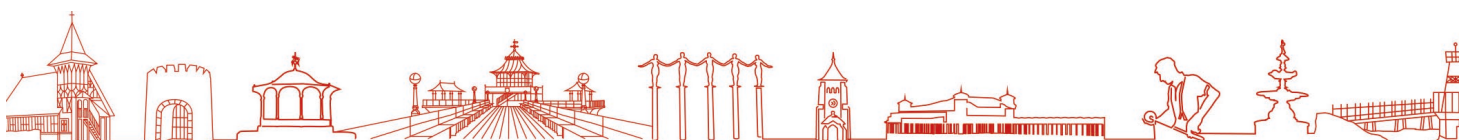
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. Whilst this includes a slightly revised development boundary, the overall scale of development is not increased as land will be required for a range of non-residential uses including green infrastructure.

The scale of employment land for this particular development has been reduced from 11ha to 6.5ha.



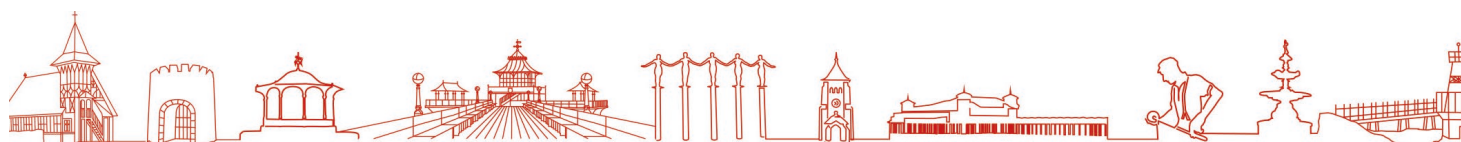
### Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.

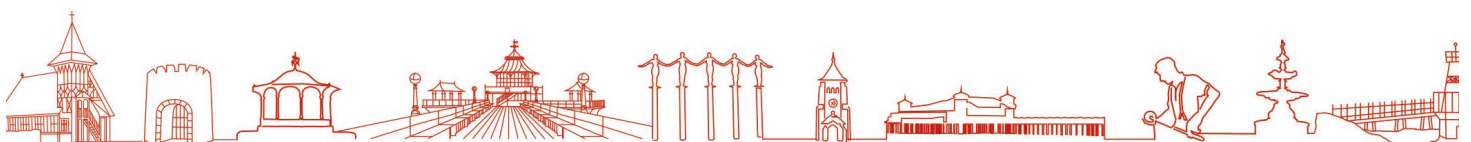




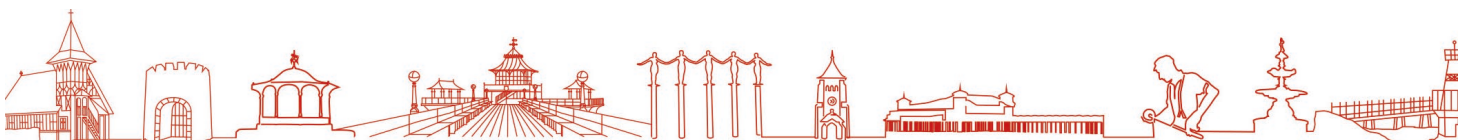
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20594 Park Farm	Yes	Yes	Small site occupying a central location within the proposed Wolvershill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE201016 Myrtle Farm	Yes	Yes	Small site occupying a central location within the proposed Wolvershill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE20607 Land east of Wolvershill Road	Mostly	Mostly	Large site adjacent and to the east of Wolvershill road. Site has lower lying parts within the flood zone however a large part is outside of the flood zone and makes up a large part of the proposed Wolvershill development. Land in lower lying areas may be used for green infrastructure, and ecological enhancement.
HE201034 Land east of Wolvershill Road	Yes	Yes	Small site occupying a central location within the proposed Wolvershill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE203003 Land north of Wolvershill	Yes	Yes	Small site occupying a central location within the proposed Wolvershill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20592 Summer Lane	Yes	Yes	Small site occupying location within the proposed Wolverhill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE201086 Land at East of M5	Mostly	Mostly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolverhill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the Banwell Bypass and Banwell. The site also includes an area identified as having a surface water flood risk and development should be avoided on this part in line with the sequential approach to development and flood risk (para. 162 of the NPPF).
HE20500 Land adjacent to M5 and Summer Lane	Mostly	Mostly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolverhill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the bypass and Banwell. The Strategic Location boundary is taken up to the M5 edge however it is anticipated that noise attenuation as part of a larger land scaped feature will be required in this area of the allocation (see proposed Policy LP1: <i>Wolverhill Strategic Location</i> ).



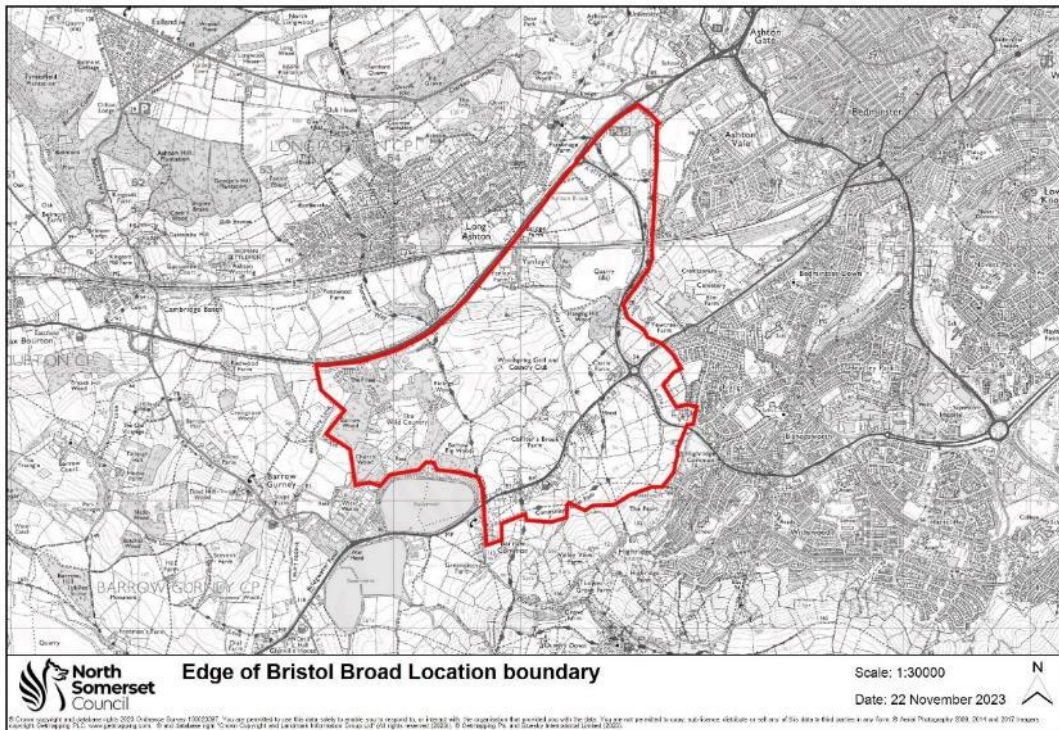
Site reference	Reg 18	Reg 19	Summary of conclusion
HE202000 Land off Summer Lane	Yes	Yes	Site included as part of wider Wolvershill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE203005 Land adjacent Summer Lane bridge	No	Yes	Site located adjacent to the M5 bridge crossing. Whilst residential development may not be achievable on this site, it may be used for other purposes required for the wider Wolvershill Strategic Location.
HE20498 Land adjacent to Summer Lane and Knightcott Road	No	Yes	Site located at the junction between the A371 and Summer Lane. Site potential to form part of wider Wolvershill Strategic Location although use of land to be confirmed through wider masterplanning.
HE203002 Land north of Summer Lane	No	Mostly	Site potential to form part of wider Wolvershill Strategic Location, however uses likely to be only suitable on southern part of site due to flood risk affecting northern parts. Residential may not be permissible subject to noise constraint and will be confirmed through wider assessment and masterplanning.



## Edge of Bristol Assessment

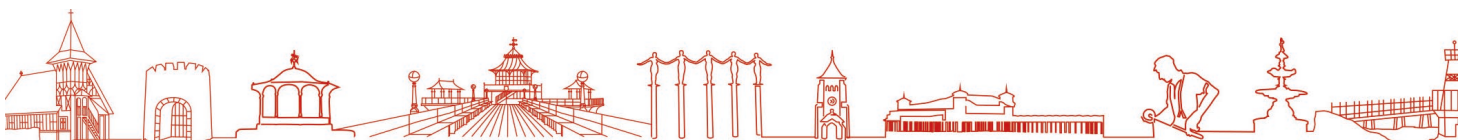
### Area of search

The area of search for the Edge of Bristol assessment is shown below.



### Description of boundary

- The area covers approximately 490ha of land.
- The boundary on the east coincides with the unitary boundary between North Somerset Council and Bristol City Council.
- To the north it follows the A370, Long Ashton Bypass.
- It follows Wildcountry Lane southwards and adjacent to Barron and Church woodlands.
- To the south the boundary skirts the reservoir along Common Wood and Barrow Big Wood, then follows Dundry Lane before following field boundaries on the Dundry hillside just below the ridge line.



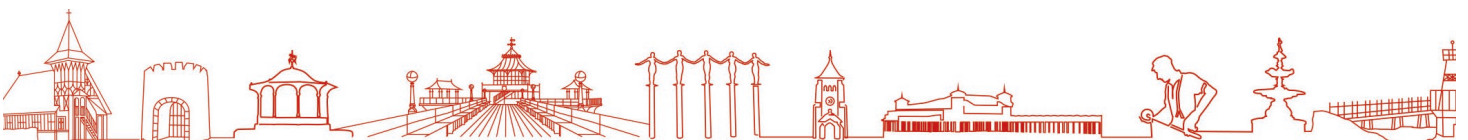
- The area includes some of the key routes into the city, including the railway from Weston-super-Mare and beyond, the A370 and the A38. It also includes the recently constructed A4174 Colliters Way from Highridge to the A370. It also includes the park and ride site at Long Ashton.
- The land rises steeply to the south of the A38 towards Dundry Hill and The Peart.
- A ridge line crosses the area from east to west, north of the golf club, which includes the former landfill site at Yanley Quarry before becoming the land known as Bedminster Down in Bristol.
- Colliter's Brook, Ashton Brook and other smaller streams and ponds drain the area. Main water mains from the reservoirs cross the site.
- Extensive views across the site can be seen from higher ground. There are views to and from the Ashton Court Estate from various locations and glimpses of the Suspension Bridge and other city landmarks can be seen from certain points.
- The main land uses are agriculture, woodland and a golf course. Development is mainly concentrated along the A38 and at Yanley which is a conservation area. There is also some new development on the site of the former hospital buildings.

## Primary constraints

- Ancient woodland adjacent to the reservoir and Wildcountry Lane.
- A regionally important geological site where the A370 is cut into the embankment
- Flood Zone 3b to the south of the park and ride, along Ashton Brook and the Lower Court Farm area.

## Secondary constraints

- The entire area is included in the current Green Belt.
- An area of designated Local Green Space is located to the north of the railway.
- Various wildlife sites covering the extensive woodlands at Barrow Hospital and Hanging Hill Wood as well as neutral grassland sites on





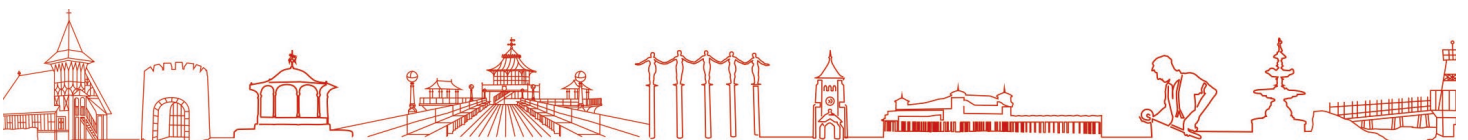
Dundry Hill, north of the A38, near Birdwell School, Ashton Brook and south of the former quarry.

- Areas of land classified as 3a flood risk and areas of SFRA Level 1 critical drainage.

## Other constraints

An initial desktop appraisal identifies the following for further investigation:

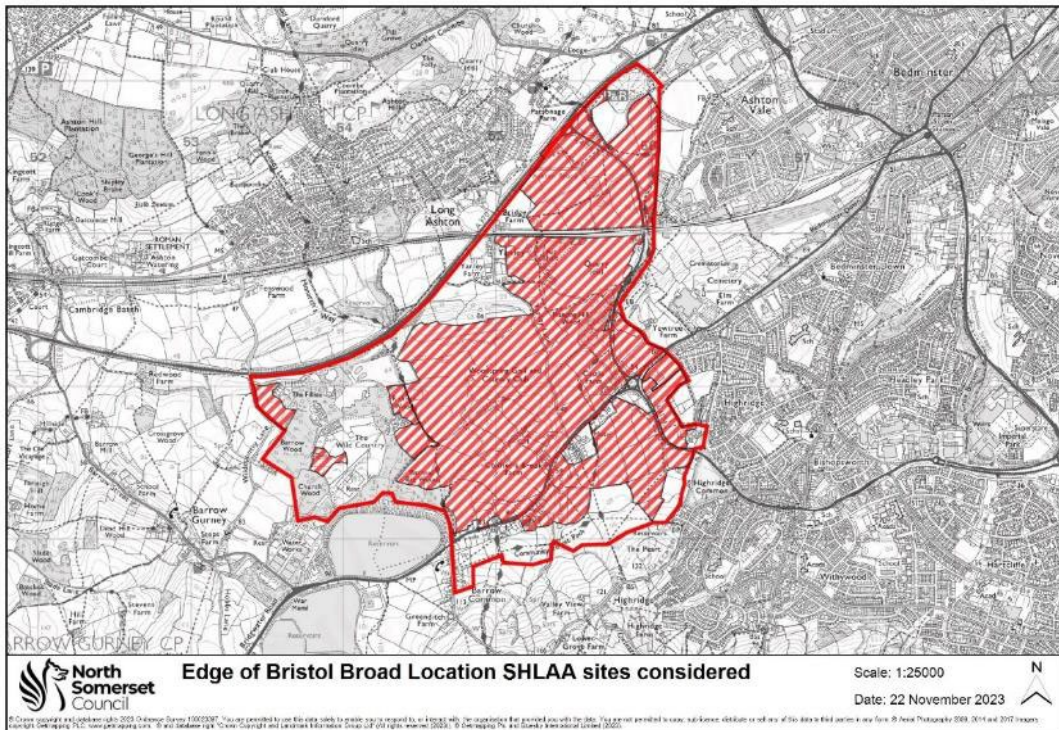
- The Barrow hospital estate is an unregistered historic park and garden
- Views of the 'borrowed landscape' into this area are seen from Ashton Court.
- A conservation area extends northwards from Yanley to Long Ashton
- There are listed buildings at Lower Court Farm House, Parsonage Farmhouse, and on Church Lane Long Ashton, as well as Castle Farm and Colliter's Brook Farm on the A38.
- Bat consultation zones.
- Long distance footpaths, the Monarch's Way and the Community Forest path as well as other rights of way cross the area.
- The majority of the area is assessed as having high landscape sensitivity to development, with smaller parcels near the southern section of the A4174 Colliter's Way as medium sensitivity.
- Level 2 SFRA affecting the northern part of the area
- Flood risk from the reservoirs – reservoir flood risk forms one of many flood risk sources and in line with national policy should be subject to the sequential approach to development in flood risk areas. The Reg 18 allocation policy LP3 included the need to safeguard flood extent corridors associated with the reservoir however it is likely that this would exclude an extensive area from the development, reducing the extent of developable area compared to that identified in the Reg 18 draft.
- Mains water supply pipes cross the site.
- An area of landfill and mineral workings unsuitable for development.
- Some steep sided hillsides.



## Development site opportunities

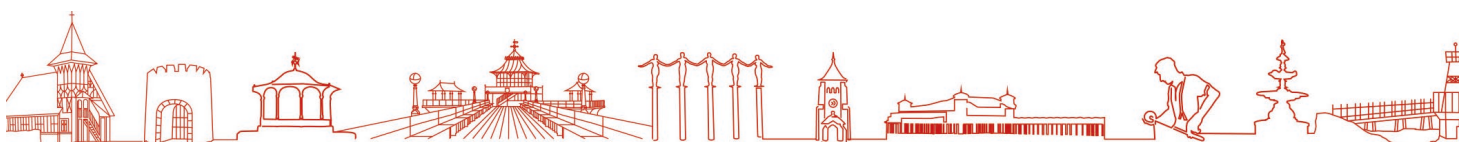
This section identifies the specific sites within the area of search, that have been considered through the SHLAA .

The area of search contains eight sites considered through the SHLAA. The sites account for approximately 327ha of land.



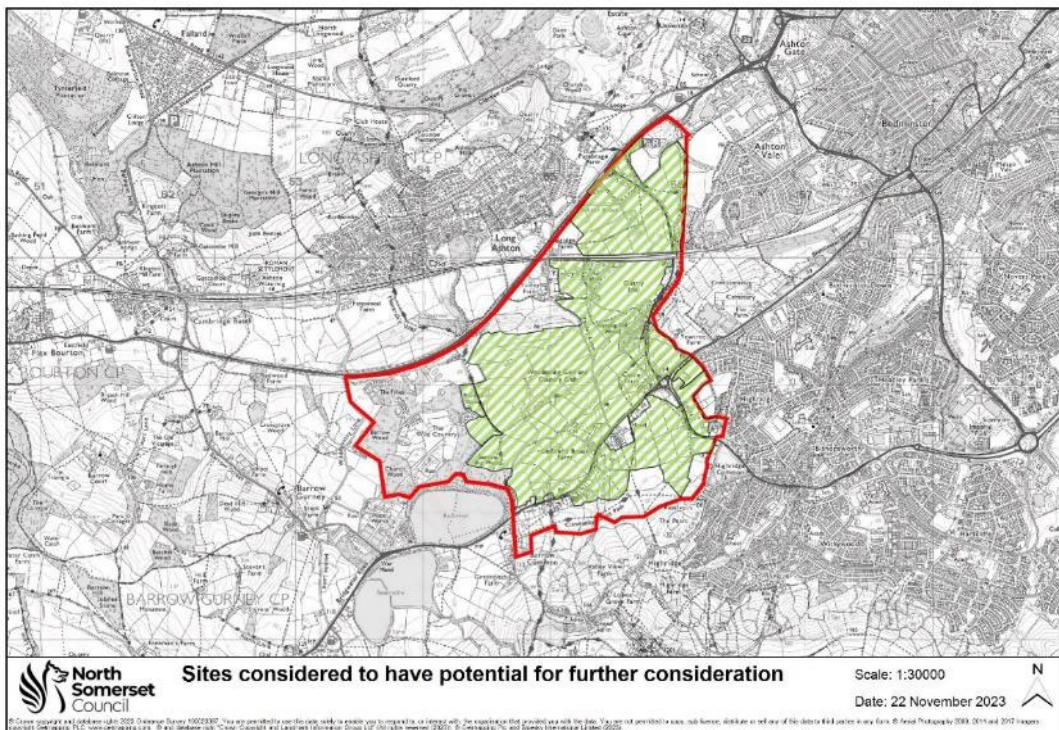
## Sites with potential for further consideration

From this wider pool of sites, five sites have been identified as having potential for further consideration as set out in the table and plan below. Whilst an indicative site capacity is identified for each site, because this area has been considered as a single development opportunity (Yanley Lane, as proposed in the Preferred Options stage) it is more appropriate to consider capacity across the wider strategic area taking into account requirements for other land uses.





Site reference	Site name	Area ha	Capacity
HE20110	The Vale	290.36	1600
HE20286	South east of A38/A4174 roundabout, Dundry	2.7	80
HE203009	Land at Barrow Wood a	2.82	85
HE203010	Land at Barrow Wood b	3.68	110
HE20615	Land north of Colliters Way	7.05	200

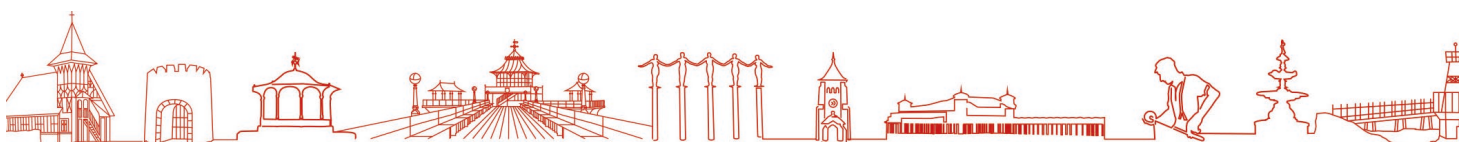


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below identified with the dashed line. For the larger site, this boundary represented the gross development area within which further work would be required to masterplan the development taking into account more detailed assessment of constraints and opportunities.

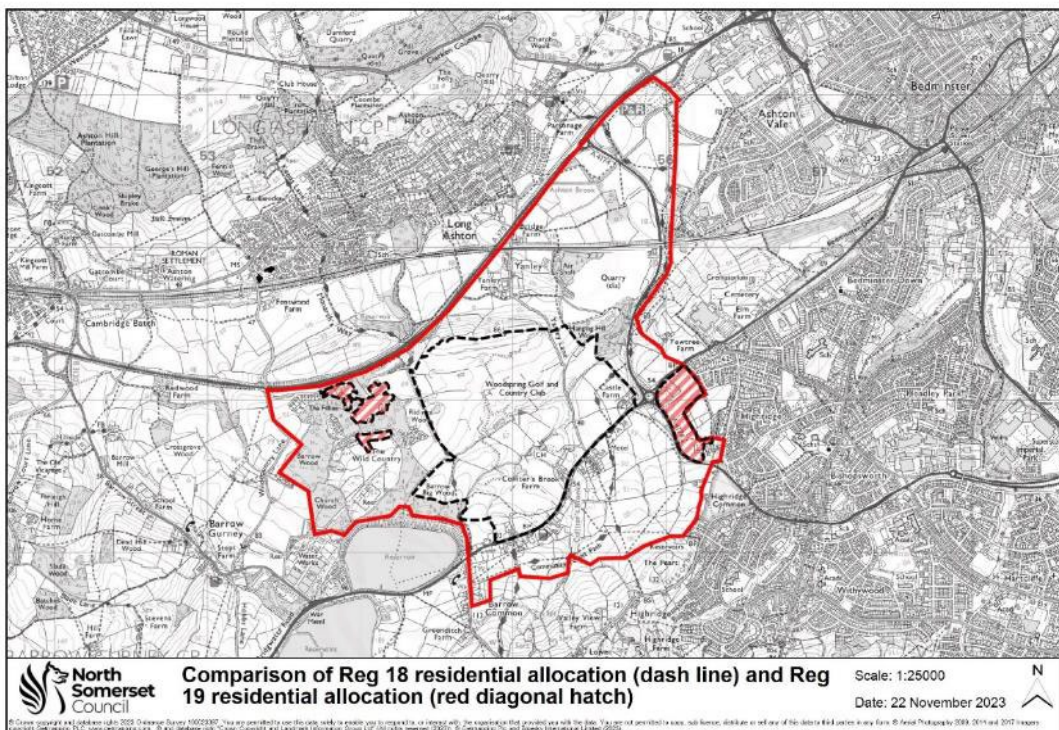




### Regulation 19 Pre-submission stage

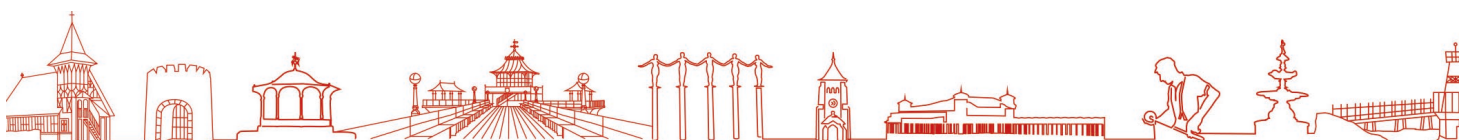
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. This follows the decision to significantly reduce the allocation of development within the Green Belt. The remaining sites in this broad location are committed sites at the former Barrow Hospital and a new proposed site between Colliters Way and the Bristol fringe.

Similarly the employment allocation that featured within the Reg 18 draft is also removed.

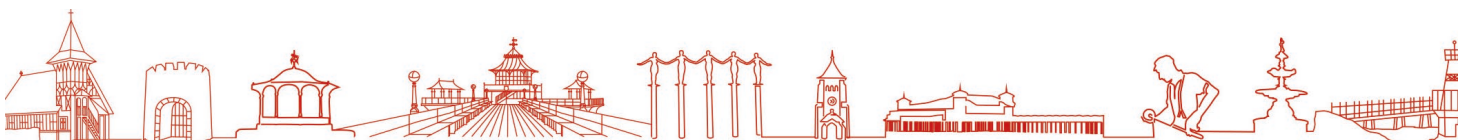


### Summary of sites conclusions

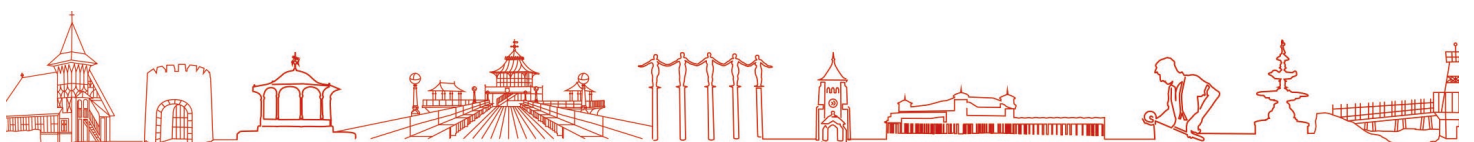
The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.



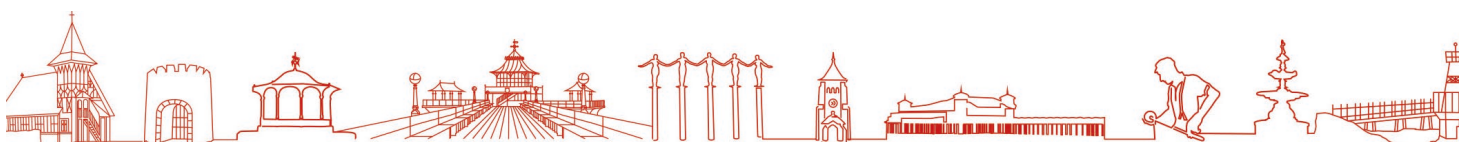
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20110 The Vale	Yes	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20286 South east of A38/A4174 roundabout, Dundry	Yes	Yes	<p>Site identified as having potential for consideration in the SHLAA and to the east of Colliter's Way. Site forms part of a larger proposed allocation along with site HE20615 in addition to an adjacent proposed site in the Bristol local plan.</p> <p>The Green Belt Review, Part 1 (Jan 2022) included this site within a sub-area '12' for the purposes of a comparative analysis across the area. The overall conclusion was that this area scored 'moderate/ low' in terms of harm to the Green Belt, the least harmful of all areas assessed.</p>



Site reference	Reg 18	Reg 19	Summary of conclusion
HE203009 Land at Barrow Wood a	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203010 Land at Barrow Wood b	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20615 Land north of Colliters Way	Mostly	Yes	<p>Site identified as having potential for consideration in the SHLAA and to the east of Colliter’s Way. Site forms part of a larger proposed allocation along with site HE20286 in addition to an adjacent proposed site in the Bristol local plan.</p> <p>The Green Belt Review, Part 1 (Jan 2022) included this site within a sub-area ‘12’ for the purposes of a comparative analysis across the area. The overall conclusion was that this area scored ‘moderate/ low’ in terms of harm to the Green Belt, the least harmful of all areas assessed.</p>

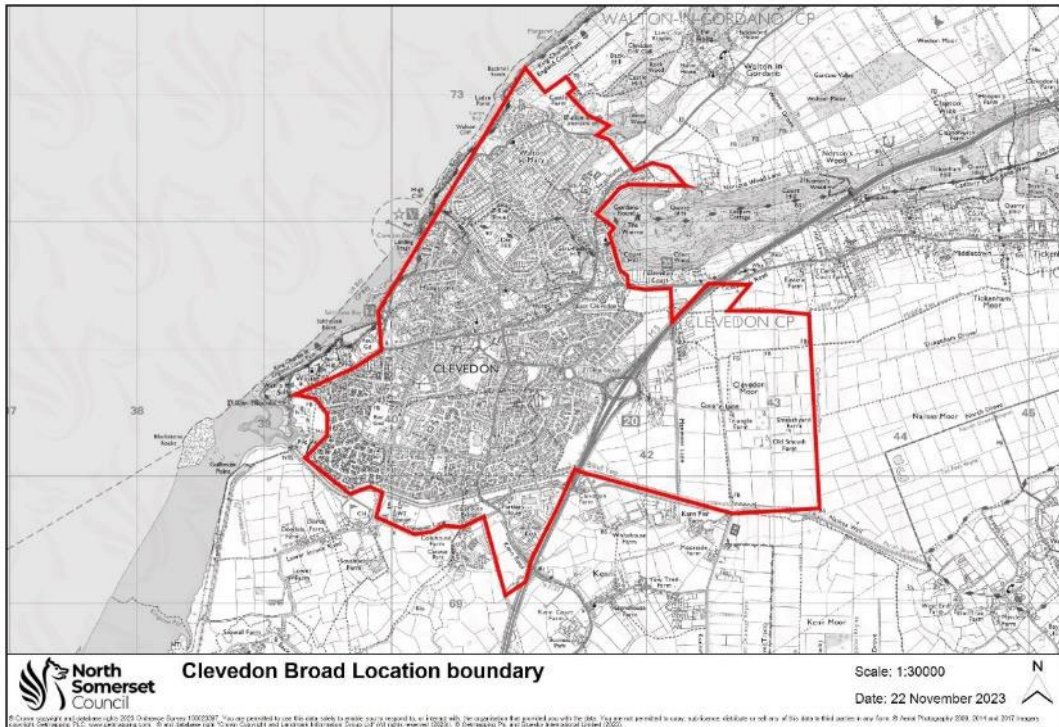




# Clevedon Assessment

## Area of search

The area of search for Clevedon is shown below.

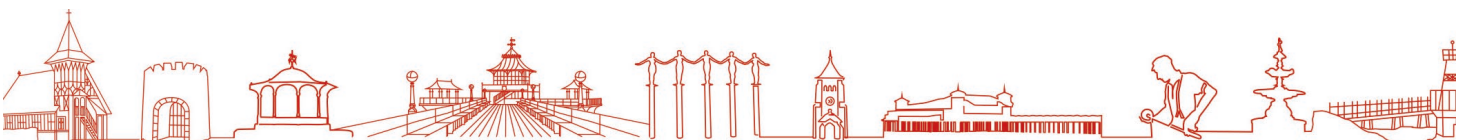


## Description of boundary

Clevedon is a coastal town bounded by the Bristol Channel to the west, with ecological designations such as Special Protection Area and Ramsar.

The area of search consists of approximately 838 ha of land and takes in J20 of the M5. Its key characteristics are as follows:

- It includes SHLAA sites submitted, for example a very large proposal to the east of M5 junction 20.
- The north east and eastern boundaries are drawn to enable assessment of that and other SHLAA sites, (including two between Clevedon Court and the M5, east of Brookfield walk), while the M5 motorway forms the southern part of the east side boundary.
- The western edge follows the settlement boundary along the coast.



- The southern boundary partly follows the River Blind Yeo, but has also been drawn to enable assessment of two SHLAA sites in the south east corner, one north of Colehouse Lane and one west of the Kenn Road Business park.
- The area is generally flatter south of and including the town centre, and more undulating to the north, rising to relatively high-lying areas such as at Dial Hill.
- There are two SHLAA sites on the north and north east extremity at Walton Castle and north of the disused Conygar Quarry.
- The very large SHLAA site east of the M5 is relatively flat, being part of a very extensive area of zone 3a tidal flood land which covers the relatively low-lying southern part of the town and includes most of the submitted SHLAA sites in that area.

## Primary constraints

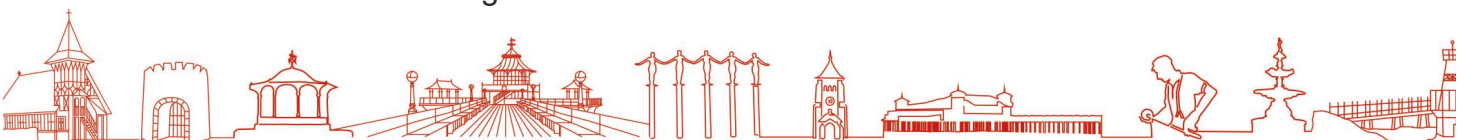
- Areas of fluvial flood zone 3b (the functional floodplain where water has to flow or be stored in times of flood) lie to the east of the town, and affect the NE part of the large SHLAA site directly east of M5 J20.
- Severn Estuary (SSSI, SPA, RAMSAR, Wildlife Site)
- Gordano Valley (National Nature Reserve) lies north east of Clevedon
- Conygar Quarry (RIGS) lies east of the area of search

## Secondary constraints

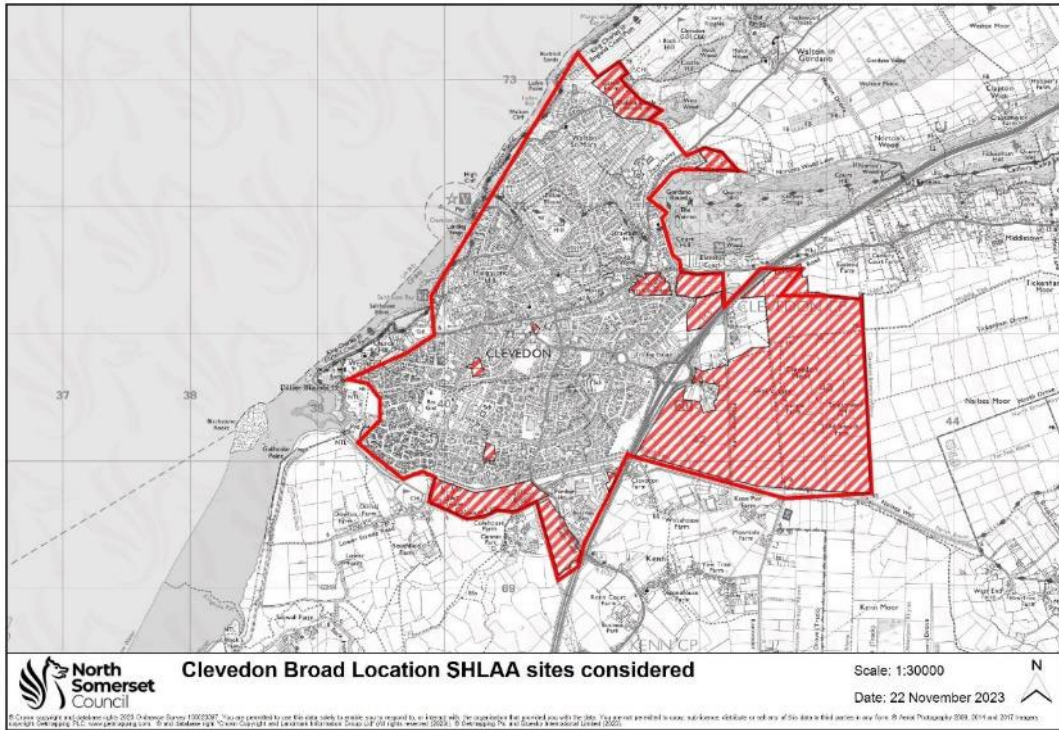
- Tidal flood zone 3a is very extensive, affecting much of Clevedon including land at and south of the town centre, and most of the large SHLAA site directly east of M5 J20.
- Clevedon is bounded by land designated as Green Belt to the north east.
- Numerous examples of ecological sites including Salthouse Fields, Wains Hill, Strawberry Hill, etc.
- Various examples of historic assets including Clevedon Court Estate immediately east of the town, and Walton Castle area to north.
- There are extensive areas of Grade 1 Agricultural Land to the east of Clevedon.

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.



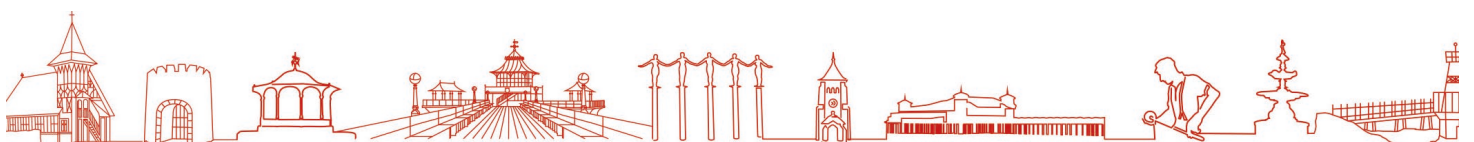
The area of search contains twelve sites considered through the SHLAA. The sites account for approximately 258ha of land.



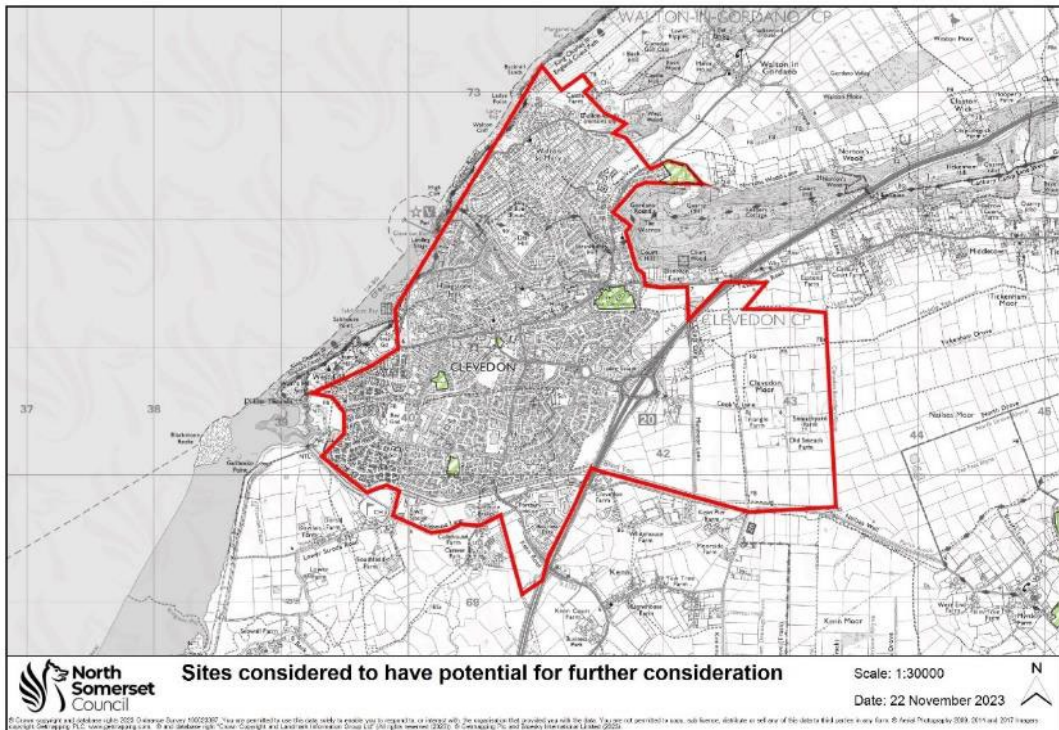
### Sites with potential for further consideration

From this wider pool of sites, 5 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE20328	North of Nortons Wood Lane	3.46	20
HE20U01	Land off Millcross	1.1	67
HE20U02	Land north of Churchill Avenue	1.1	44
HE20U03	Great Western Road	0.26	39
HE20U26	Castlewood	4.23	120







## Plan making stages

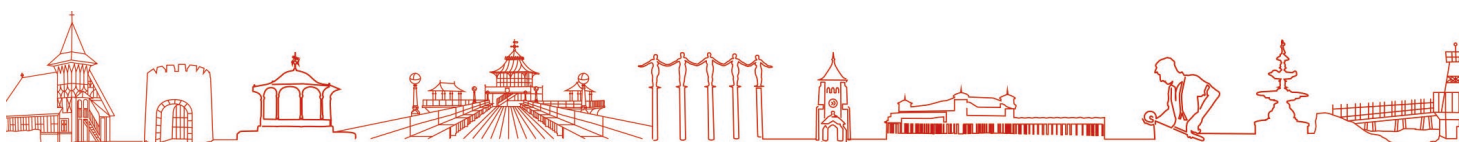
This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

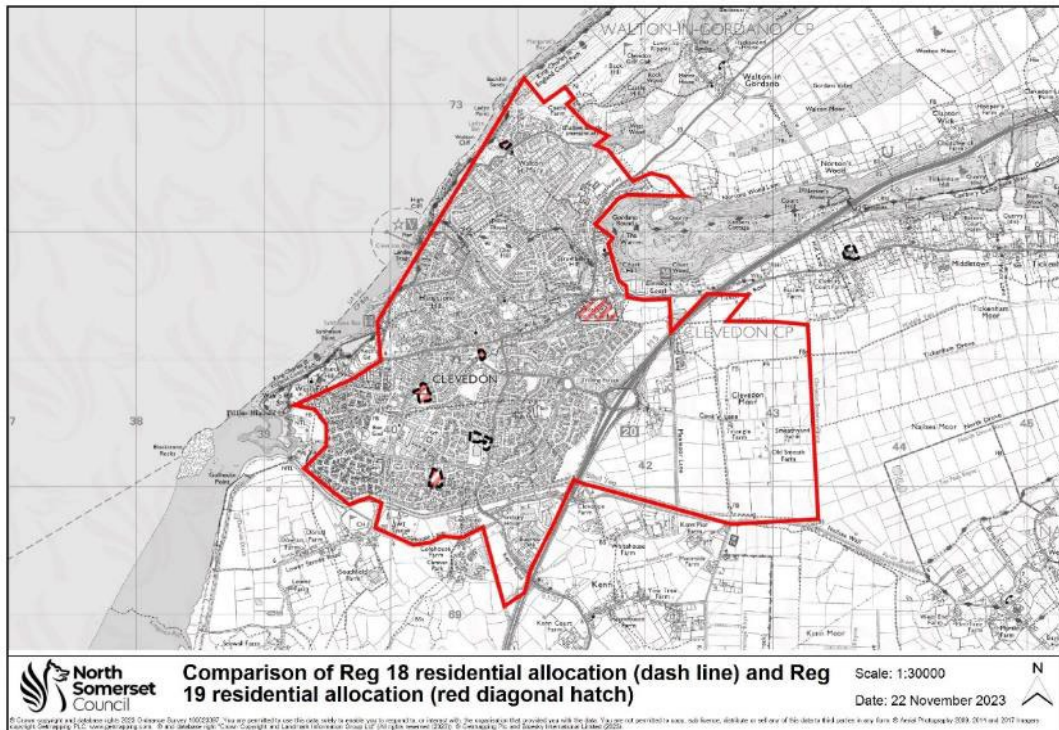
The Preferred Options included the land set out in the plan below identified with the dash line. This does not suggest that residential development would be suitable on all of the land within the boundary and a broad assumption is that up to around half of the land will be required for residential development.

### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. Whilst this includes a slightly revised development boundary, the overall scale of development is not increased as land will be required for the range of non-residential uses including green infrastructure.



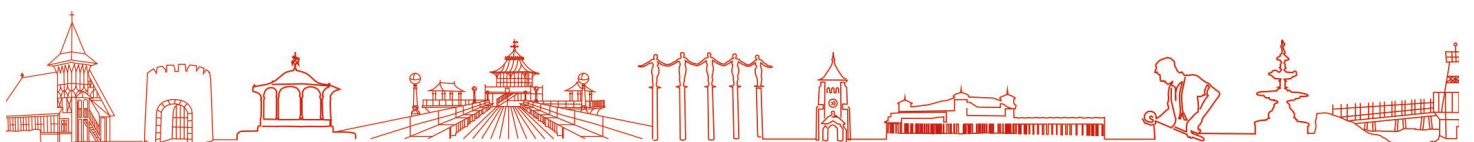




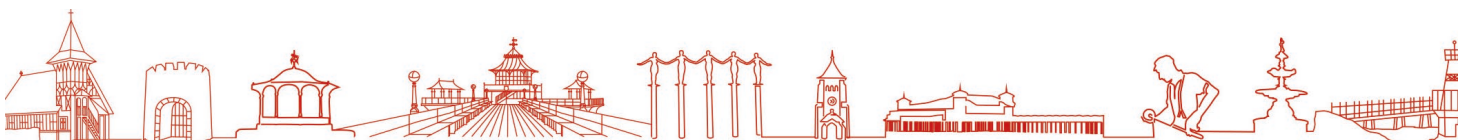
## Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.

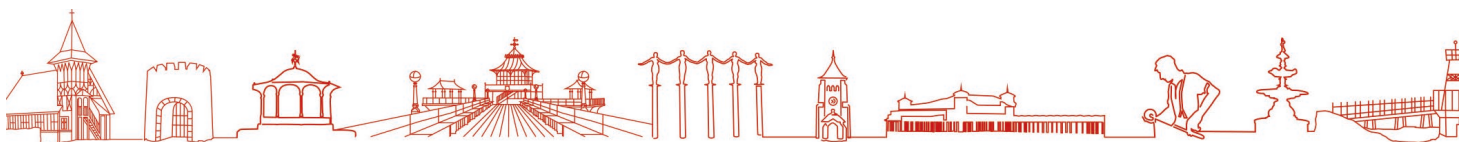
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20328 North of Nortons Wood Lane, Clevedon	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the Preferred Options stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20U01 Land off Millcross	Yes	Yes	<p>The site was allocated for residential development in the Preferred Options, and prior to that the adopted Site Allocations Plan, and is considered appropriate for that in Reg 19 Plan. It is a previously developed site with bus stops within 20m although the sole bus service within 400m walk of the site is the demand led WESTlink South. There is a Public Right of Way footpath link from the site to the Strode Road employment area.</p> <p>The site is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions tests as appropriate.</p>
HE20U02 Land north of Churchill Avenue	Yes	Yes	<p>The site was allocated for residential development in the 'Preferred Options', and prior to that the adopted Site Allocations Plan, and is considered appropriate for that in Reg 19 Plan. The site is fairly centrally placed in Clevedon, and just within 400m walk of the Town Centre area. There are bus stops within 20m of the site, although the sole bus service within 400m of the site is the demand led WESTlink South. The site is within 300m walk of the Strode Road employment area.</p> <p>The site has limited constraints, but is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions test as appropriate.</p>



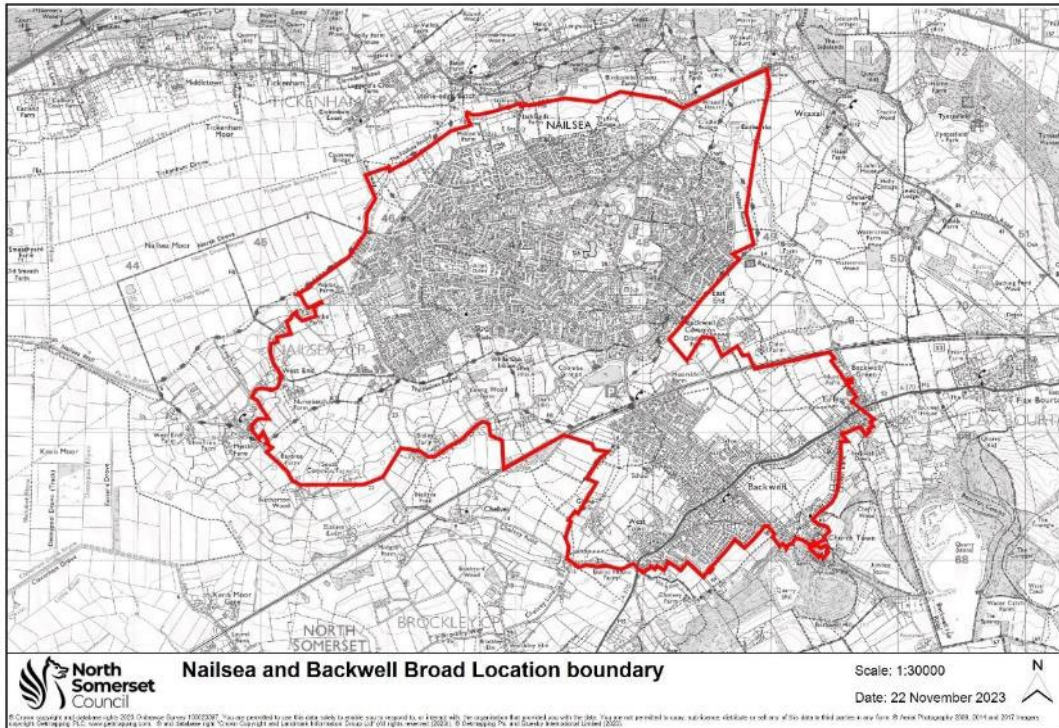
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20U03 Great Western Road	Yes	Yes	Site has planning permission.
HE20U26 Castlewood	No	Yes	This site is previously developed land and is considered appropriate for residential allocation in the Reg 19 Local Plan. The site is fairly centrally placed in Clevedon, within 630m walk of the Town Centre area. The site has limited constraints but is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions test as appropriate.



# Nailsea and Backwell Assessment

## Area of search

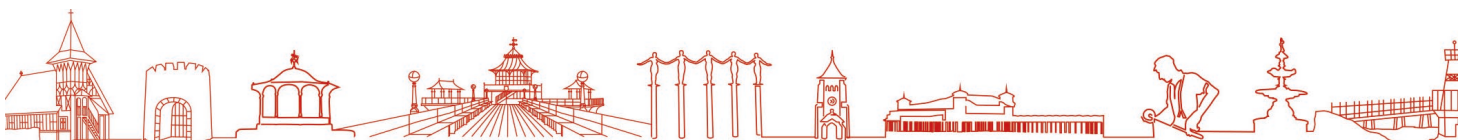
The area of search for Nailsea and Backwell is shown below.



## Description of boundary

### Nailsea

- To the south of Nailsea, the southwestern boundary includes all land up to Nethererton Wood 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

- Around Backwell, the boundary is drawn to Chapel Hill Lane to the east and is then drawn tightly along the southern boundary of the village.
- The railway forms the northern boundary.

## Primary constraints

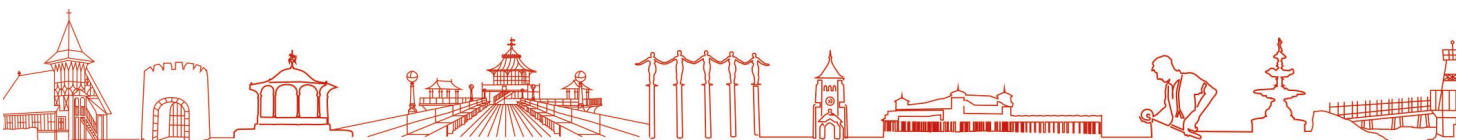
- Scheduled Monument to the northeast – a deserted medieval settlement.
- A designated Local Nature Reserve at Bucklands Pool/ Backwell Lake to the north of Nailsea and Backwell train station.
- SSSI watercourse features to the west of the area of search - potential to adversely impact upon these from 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.
- Land subject to flood zone 3a in a band around Nailsea on lower ground associated with the River Kenn and its tributaries. Beyond sites already committed with planning permission, no new allocations are proposed adjacent to Nailsea.
- Land in the Green Belt to the north/east of Nailsea and Backwell.
- Various sensitive wildlife sites and habitats, particularly to the south/southwest of Nailsea.

## Other constraints

An initial desktop appraisal identifies the following for further investigation:

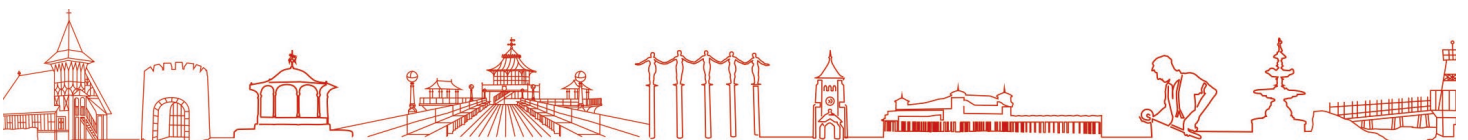


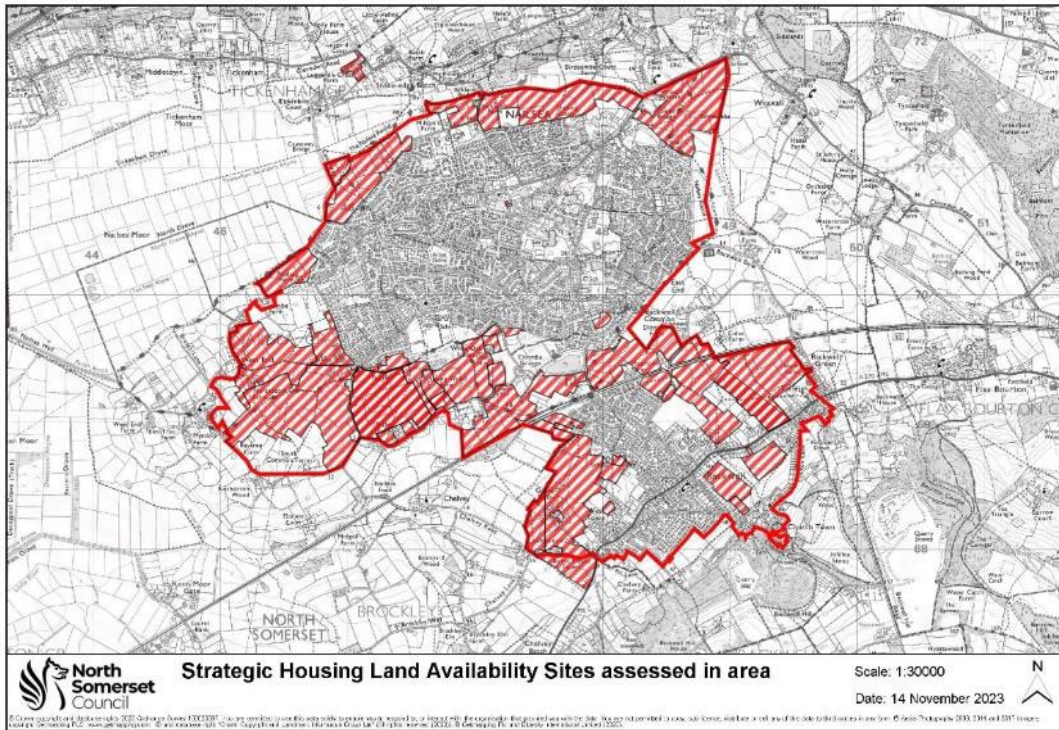
- Utilities infrastructure crossing part of the Nailsea Broad Location including electricity distribution infrastructure, and underground utilities infrastructure.
- Presence of the railway that creates barriers to movement between Nailsea and Backwell due to the throttling effect of the railway bridge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

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.

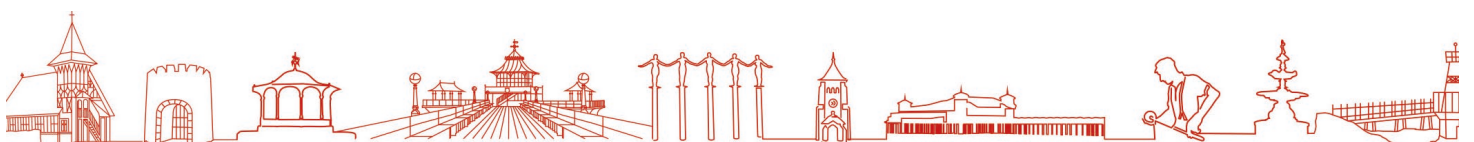
The combined areas of search contain twenty-nine sites considered through the SHLAA. Once duplicate site records are removed (e.g. where site records have been updated), the sites account for approximately 400ha of land.



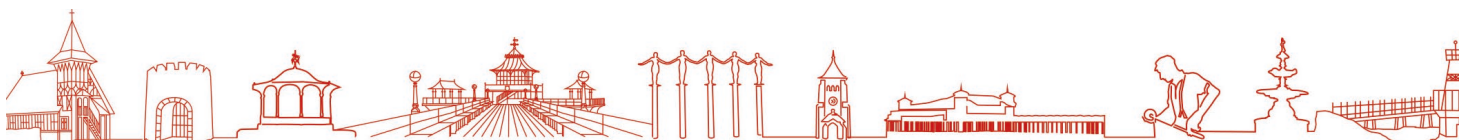


### Sites with potential for further consideration

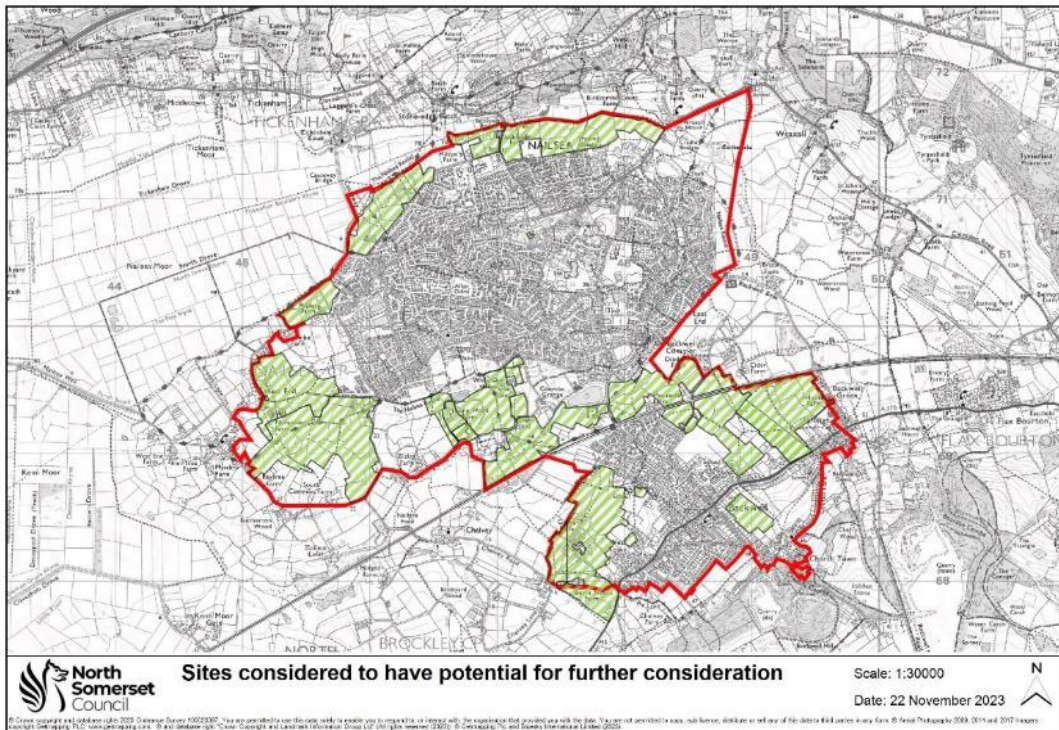
From this wider pool of sites, 21 sites have been identified as having potential for further consideration (sites shown in green hatch), including six sites that have potential subject to requirement and the necessary policy justification (see SHLAA for further explanation).



Site reference	Site name	Area ha	Capacity
HE202008	Land off Rushmoor Lane	0.64	23
HE20U05	Weston College Site	0.15	28
HE20595	Land around Grove Farm	44.77	515
HE20504	Land at West End	22.69	375
HE20591	Land south of Nailsea	4.68	130
HE20611	West of Netherton Wood Lane	45.66	350
HE202016	Land at Youngwood Lane	2.22	66
HE203007	Land north of Youngwood Lane	2.61	78
HE203013	Western part of Farleigh Fields	6.09	125
HE203016	Land at Youngwood Lane b	1.8	36
HE203020	Land near the Perrings	1.19	32
HE203034	Land off Westfield Drive	0.61	15
HE203006	Land north of West End Lane	8.22	70
HE20612	North and south of Youngwood Lane	37.05	316
		17.96	
HE20273	Land at northwest Nailsea		75
HE20136	Land north of Nailsea	25.1	236
HE20225	Land off Pound Lane	5.63	100
HE201061	Wooleys Farm	3	90
HE202012	Land east of Backwell	46.11	500
HE203001	Land near Wooleys Farm	0.77	14
HE203035	Additional land at east of Backwell	28.59	340





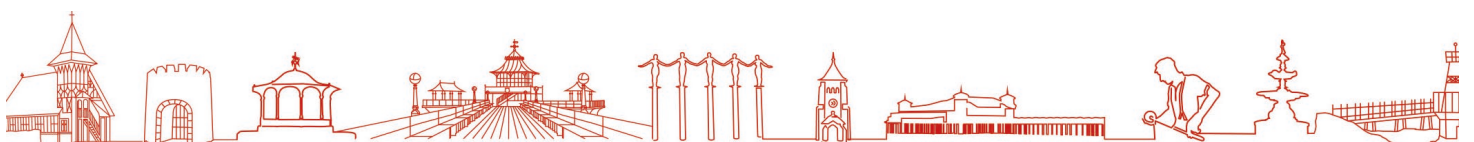


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

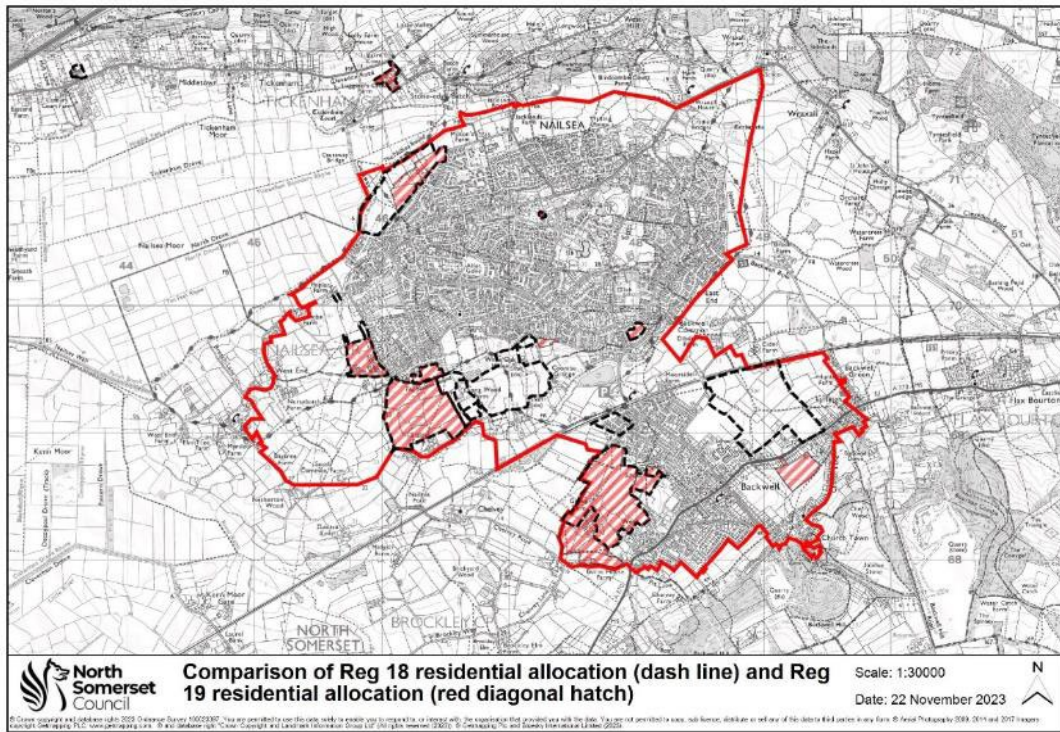
### Regulation 18 Preferred Options stage

The Preferred Options included the sites set out in the plan below identified with the dash line. This included land within the Green Belt to the east of Backwell, and a large allocation to the south of Nailsea. Draft Policy LP3 identified the critical link to transport infrastructure required to enable this scale of development.



### Regulation 19 Pre-submission stage

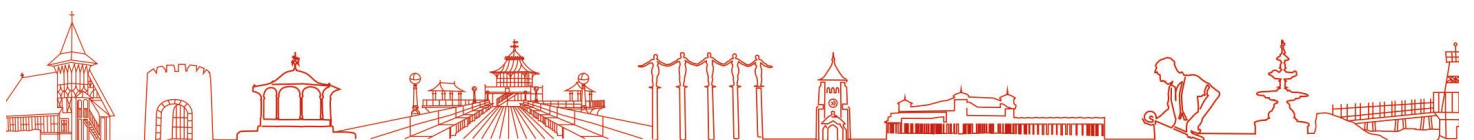
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. This presents a reduced scale of development compared to the previous stage and the removal of land diagonal south of Nailsea and east of Backwell.



### Reasons for removing sites from the Reg 18

The provision of the package of sites set out within the Preferred Options plan required extensive strategic transport infrastructure including a bridge crossing of the railway to the east of the station. The delivery of this infrastructure was required to enable housing to the south of Nailsea (including site HE20612) to come forward and in turn housing to the east of Backwell would have facilitated its delivery thereby unlocking a greater scale of development in the Nailsea and Backwell area.

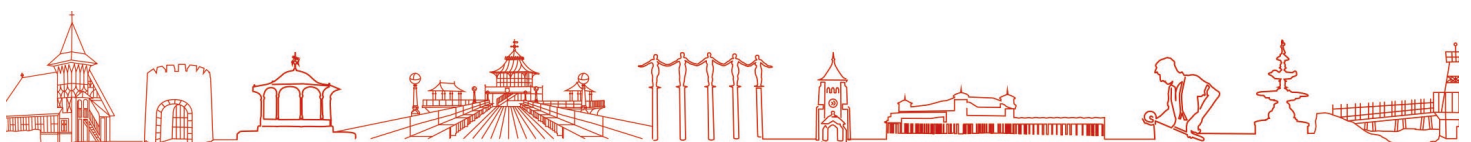
There is uncertainty surrounding the environmental impact and deliverability of the transport infrastructure required to facilitate the scale of growth presented at the Preferred Options stage and this has particularly influenced the decision to remove the large site to the south of Nailsea. The Pre-submission plan has also reviewed the appropriateness of using Green Belt.



## Summary of sites conclusions

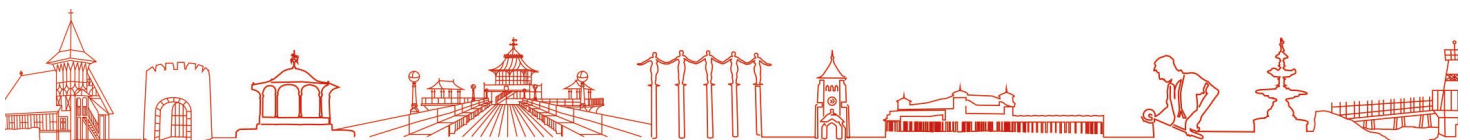
The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.

Site reference	Reg 18	Reg 19	Summary of conclusion
HE202008 Land off Rushmoor Lane	Yes	Yes	Site included as part of the larger Grove Farm allocation at Backwell.
HE20U05 Weston College Site	Yes	Yes	Urban regeneration site within Nailsea.
HE20595 Land around Grove Farm	Yes	Yes	<p>Whilst the site is retained in the Reg 19, it has been enlarged to extend the boundary to Chelvey Lane.</p> <p>Overall the site is not subject to any overriding constraints and is located in good proximity to the railway station and Nailsea town. It is also located on the A370 corridor that has good public transport services.</p> <p>Southern part of site falls within the Horseshoe bat juvenile sustenance zone and development should not be permitted in this area. The proposed allocation only extends to Chelvey Lane so does not include this more sensitive area.</p>



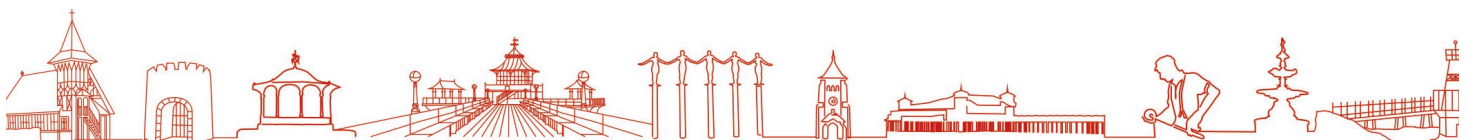


Site reference	Reg 18	Reg 19	Summary of conclusion
HE20504 Land at West End	No	No	<p>Reliant upon strategic transport infrastructure within the Green belt, the deliverability of which is uncertain in terms of viability and deliverability.</p> <p>Site is located within an area identified as being one of the main commuting and foraging routes for horseshoe bats, and has other identified constraints recorded within the SHLAA.</p>
HE20591 Land south of Nailsea	Yes	No	<p>This is a site to the south of Nailsea that was proposed in the Preferred Options stage of the local plan. Its removal from the Pre-submission plan is largely due to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.</p>
HE20611 West of Netherton Wood Lane	No	No	<p>Reliant upon strategic transport infrastructure within the Green belt, the deliverability of which is uncertain in terms of viability and deliverability.</p> <p>Site is located within an area identified as being one of the main commuting and foraging routes for horseshoe bats, and has other identified constraints recorded within the SHLAA.</p>

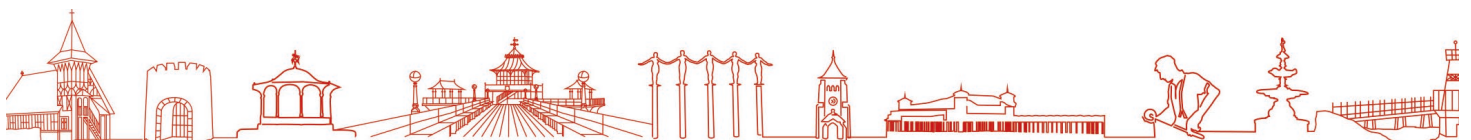




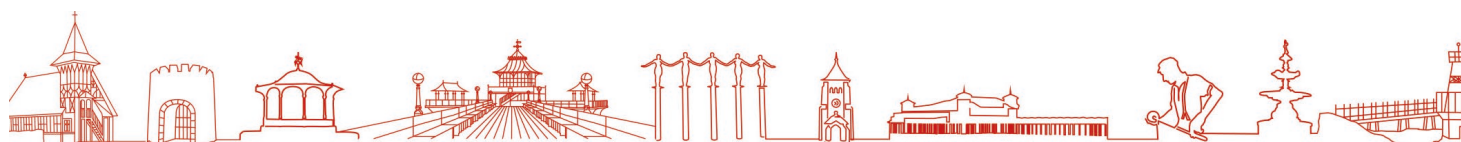
Site reference	Reg 18	Reg 19	Summary of conclusion
HE202016 Land at Youngwood Lane	Yes	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203007 Land north of Youngwood Lane	Yes	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203013 Western part of Farleigh Fields	No	No	Site close to parcel recently gaining planning consent following appeal for 125 dwellings. SHLAA identifies other constraints on this parcel.
HE203016 Land at Youngwood Lane b	Yes	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.



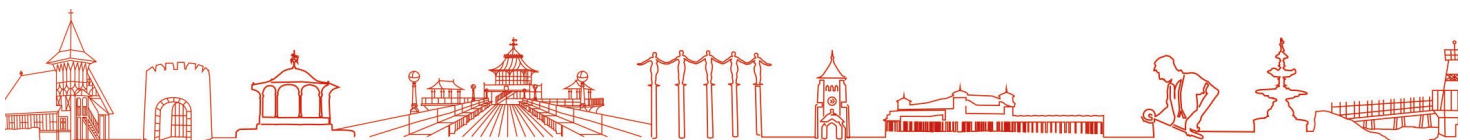
Site reference	Reg 18	Reg 19	Summary of conclusion
HE203020 Land near the Perrings	No	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203034 Land off Westfield Drive	No	Yes	Site included as part of an enlarged 'Grove Farm' allocation.
HE203006 Land north of West End Lane	No	No	Site is identified as being subject to increased flood risk in future.
HE20612 North and south of Youngwood Lane	Yes	No	This is a large site to the south of Nailsea that was proposed in the Preferred Options stage of the local plan. Its removal from the Pre-submission plan is largely due to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20273 Land at northwest Nailsea	Yes	Partly	This site is an extant allocation in the current Development Plan albeit for a much larger development. Review of more recent flood risk mapping indicates that a large part of the site will be subject to increasing flood risk over time, so accordingly the local plan proposes a small allocation to enable residential development to avoid this area in line with the sequential approach to flood risk.
HE20136 Land north of Nailsea	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20225 Land off Pound Lane	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.

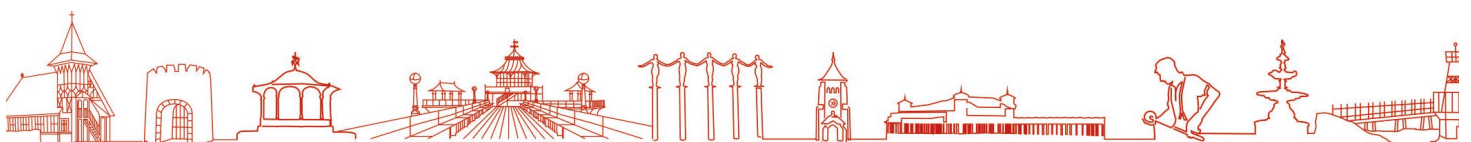


Site reference	Reg 18	Reg 19	Summary of conclusion
HE201061 Wooleys Farm	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE202012 Land east of Backwell	Yes	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203001 Land near Wooleys Farm	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.





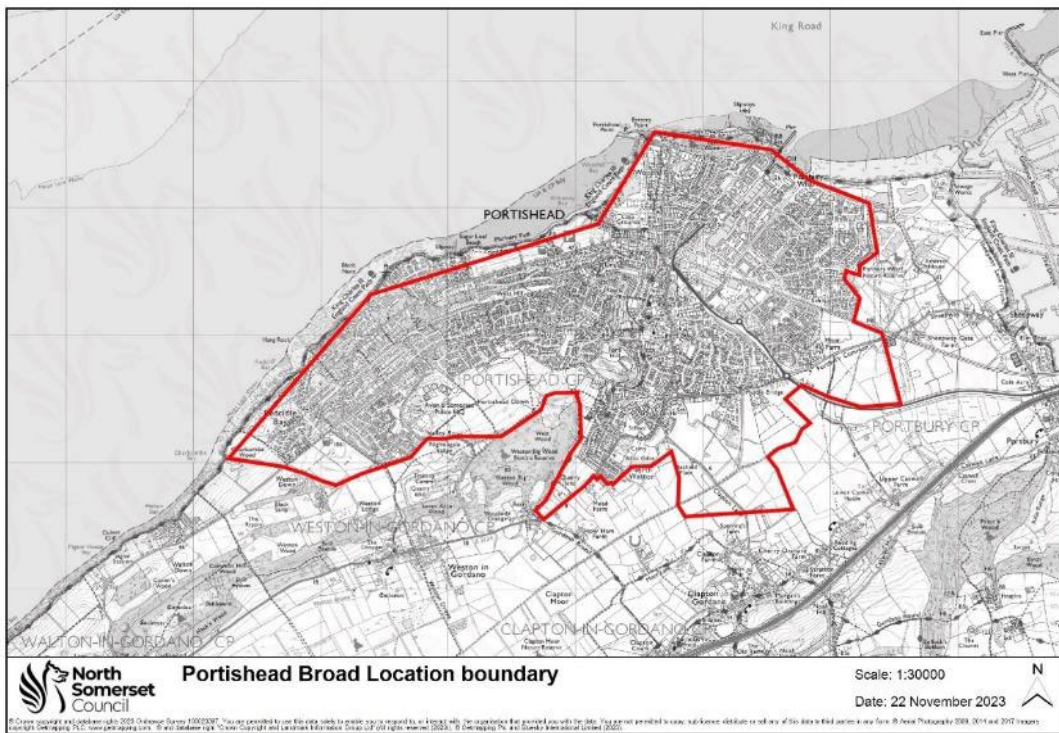
Site reference	Reg 18	Reg 19	Summary of conclusion
HE203035 Additional land at east of Backwell	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.



# Portishead Assessment

## Area of search

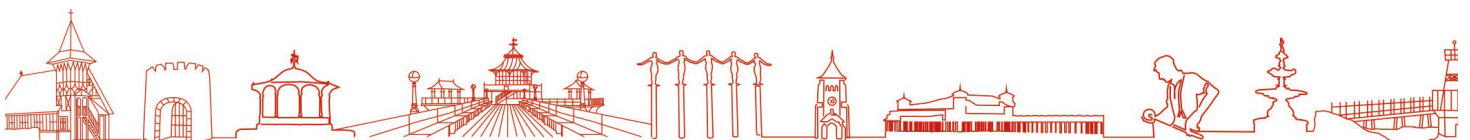
The area of search for Portishead is shown below.



## Description of boundary

Portishead is a coastal town which is bound by Bristol Channel to the north and north-west along with a number of sensitive ecological designations. To the east, there is Portbury Wharf Local Nature Reserve and agricultural fields beyond which are the Royal Portbury Docks. The historic parts of the town were built on the hills, whilst most of its modern development have occurred on low-lying land to the east. Portishead is linked to Bristol via A369 and is located close to Junction 19 of the M5. The re-opening of the MetroWest Portishead Branch Line has been subject to a DCO process and if approved by the Secretary of State, it would offer an hourly train service to Bristol.

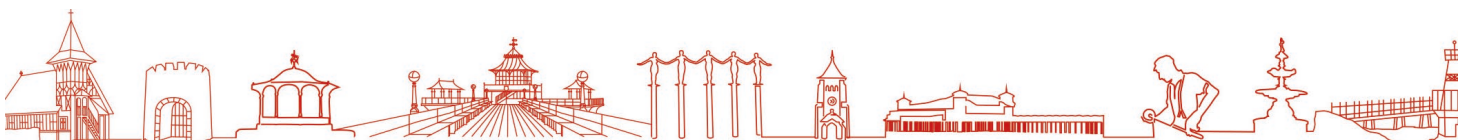
The area of search consists of approximately 850ha of land and is defined as follows:



- The settlement boundary is largely dictated by the coastline to the west, extending up to the open air pool to continue eastwards following the southern boundary of the Severn Estuary SSSI and the Eastwood and Battery Point Local Nature Reserve and Ancient Woodland designations and including the Marina and the Marine Port expansion, while safeguarding the Portbury Wharf Local Nature Reserve designation and other Green Infrastructure sites to the north-west.
- The southern and south-eastern boundary is now drawn to enable assessment of opportunities adjacent to and close to its existing boundary, while excluding the North Weston Ancient Woodland.
- To the south-west, the boundary appears extended to enable assessment of opportunities lying adjacent to the existing boundary.

## Primary constraints

- Some small parts identified as flood zone 3b, including Portishead Marina which is the only area of Tidal Flood Zone 3b in the town. Further area of flood risk extends northeast to Portbury Wharf, where some areas around the seafront and the Royal Portbury Dock Flood Storage Area (FSA) are included in Tidal Flood Zone 3b.
- The Portbury Ditch, which is a corridor of functional floodplain (Fluvial Flood Zone 3b), flows from the Clevedon hills, through Portishead, and outfalls into the Bristol Channel at Portishead Marina affecting a number of SHLAA sites south of Portishead.
- Severn Estuary (SSSI, SPA, RAMSAR, Wildlife Site)
- Land adjacent to Severn Estuary (Portbury) (SSSI)
- Portishead Pier to Black Nore (SSSI)
- Weston Big Wood (SSSI)
- Eastwood and Battery Point, Portishead (Local Nature Reserve)
- Portbury Wharf Nature Reserve
- Fore Hill Wildlife Site
- Ancient woodlands including Eastwood, Woodhill, Weston Big Wood



- Monuments including Coastal Defense Battery Point, Elizabethan Watch Tower, Portishead Fort, Remains of WW2 marine defence.

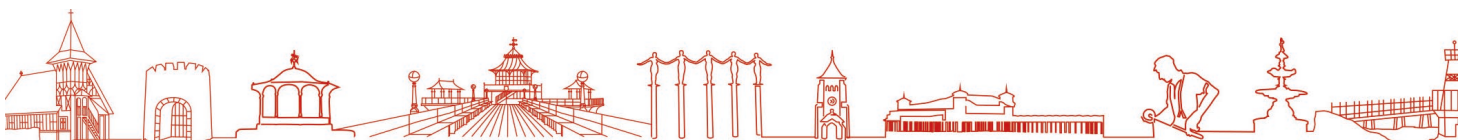
## Secondary constraints

- A large area of the town, including the marina and area south to it, lies within Tidal Flood Zone 3a. Tidal Flood Zone 3a extends southwest through the Gordano Valley as far as Walton, parts of which are also fluvial in nature.
- Portishead is surrounded by land designated as Green Belt to the east and south.
- Various land designated Local Green Space including Merlin Park, Eastwood and Battery Point
- Various Wildlife Sites including Portbury Wharf, Weston Big Wood – Nightingale Valley area, Drove Rhyne, Gordano Valley, Clapton Moor, Middle Bridge and rhyne, Fields west of Lower Caswell House, Fields on Caswell Moor, Portishead Down.
- Portishead is surrounded mainly by land Grade 3 Agricultural Land
- Strip of Grade 1 Agricultural Land stretching from the edge of North Weston to Clevedon either side of Clevedon Road

## Other constraints

An initial desktop appraisal identified the following for further investigation.

- Landscape Sensitivity: Most land surrounding Portishead including land which is subject to this assessment has been assessed as of high sensitivity in terms of landscape.
- Transport considerations – Junction 19 is considered a notable area of congestion and potential adverse impacts at and around this area due to potential development.
- Potential sensitive ecological features to the southwest of Portishead associated with the Bats SAC. Part of Weston Big Wood falls within Horseshoe Bat Zone B where bats may be found.
- Various heritage features including Conservation Area and Listed Buildings
- Proximity to Royal Portbury Dock – The Port is in proximity to the north-east boundary of Portishead from which is separated by an important ecological corridor. This corridor links important protected sites, including the multi designated Severn Estuary SAC with nature reserves Portbury Wharf Nature Reserve and agricultural land/woodland to the south.

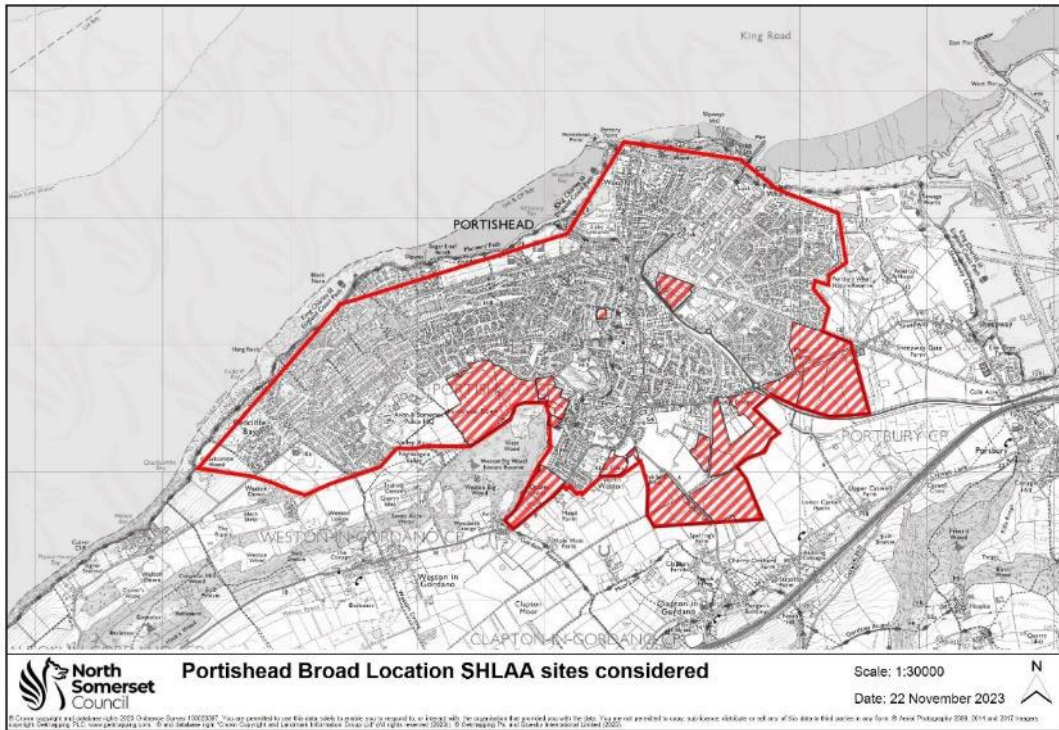




## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.

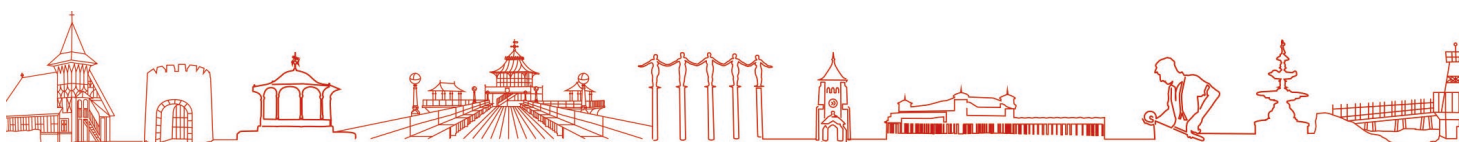
The area of search contains eleven sites considered through the SHLAA. The sites account for approximately 129ha of land.

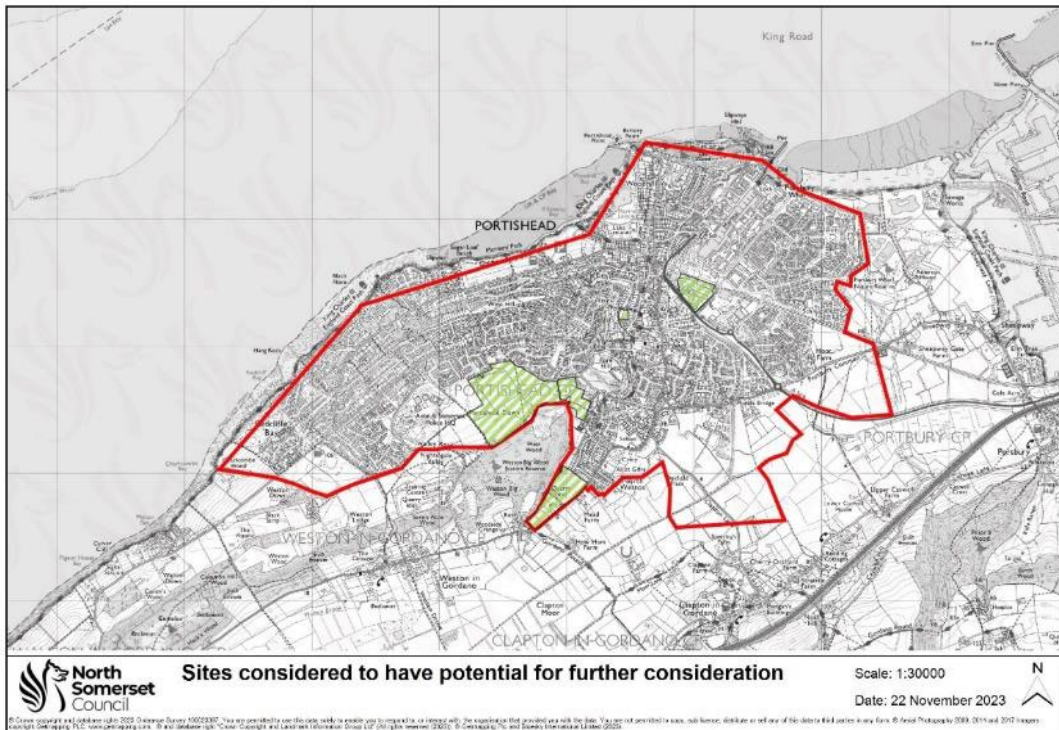


### Sites with potential for further consideration

From this wider pool of sites, 5 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE20U06	Downside	0.57	24
HE2068	Land at Tower Farm	27.97	478
HE20124	North of Clevedon Road	8.54	156
HE20U07	Old Mill Road	5.19	350
HE20133	South of Cedar Way	4.5	135



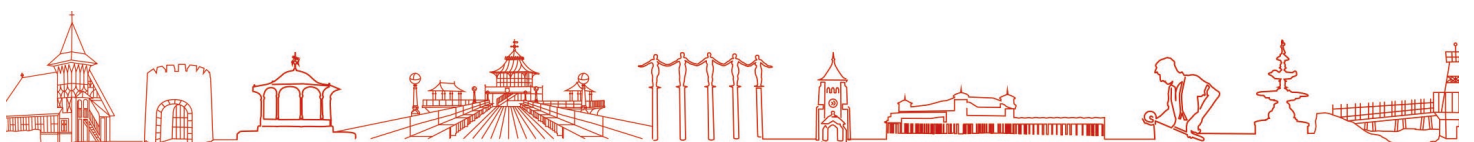


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

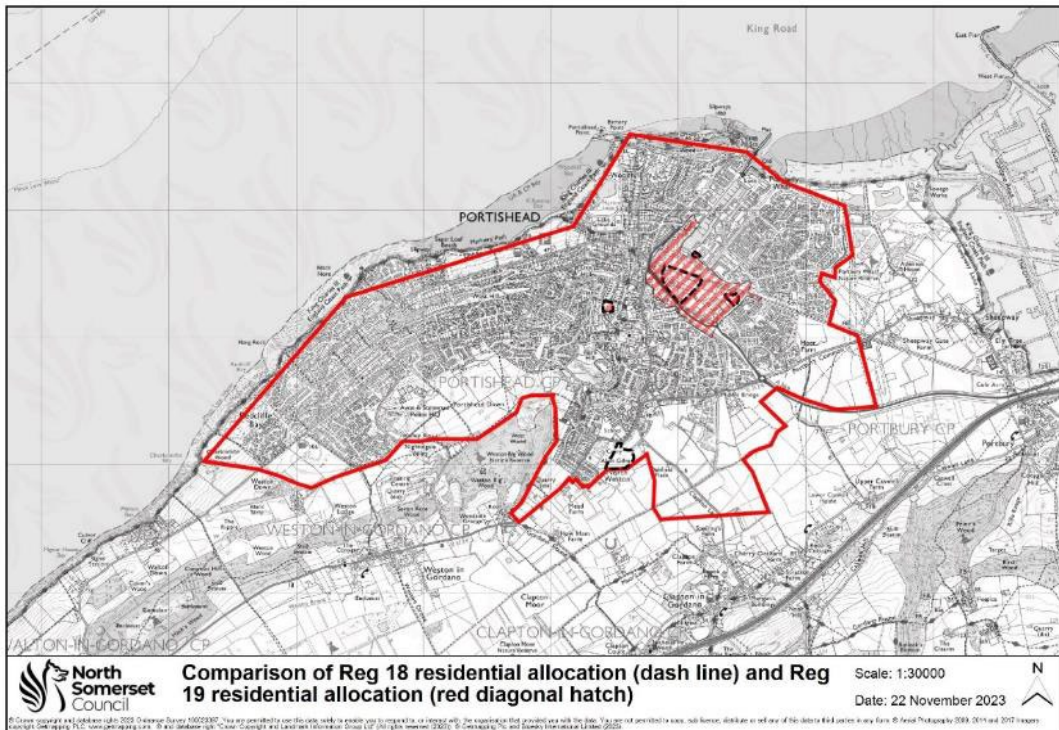
### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below identified with the dash line. This included the Old Mill Road site in Portishead Town Centre and some smaller sites in and around the centre.



### Regulation 19 Pre-submission stage

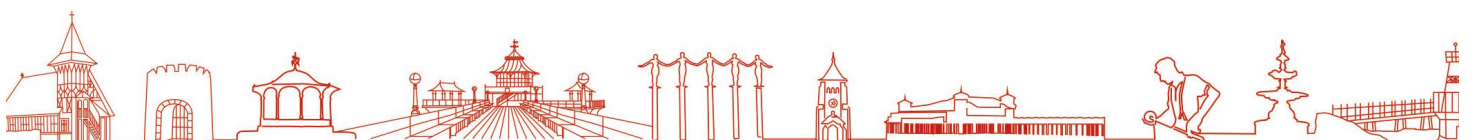
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. This now includes a new Broad Location proposed for the Wyndham Way area that comprises residential, employment and other uses. This larger area encompasses the former Old Mill Road site.



### Summary of sites conclusions

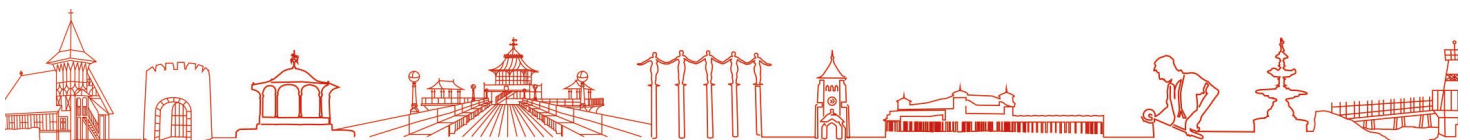
The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.

Site reference	Reg 18	Reg 19	Summary of conclusion
HE20705 Land at Downside	Yes	Yes	This undeveloped site is located within the settlement limits of Portishead, and has limited constraints.



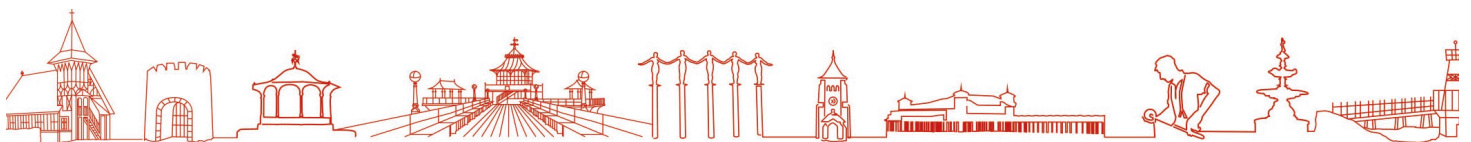


Site reference	Reg 18	Reg 19	Summary of conclusion
HE20549 Old Mill Road Portishead	Yes	Yes – within broad location	<p>Site proposed as part of larger Wyndham Way Broad Location. Part of this site was allocated in the ‘Preferred Options’ Local Plan for mixed use redevelopment as an urban intensification opportunity. The site is now proposed in the Reg 19 Local Plan to be part of a mixed use area to accommodate new town centre uses, new homes and a net increase in employment space.</p> <p>The site is a sustainable, accessible location being previously developed land in Portishead town centre, within just 50m of the Primary Shopping Area.</p>
HE2068 Tower Farm Portishead	No	No	<p>Site located within the Green Belt within a sub-area that overall scored low in terms of Green Belt harm. However the local plan has set out a supply of sites that largely avoid the need for Green Belt release.</p>
HE20124 North of Clevedon Road, Portishead	No	No	<p>The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the ‘Preferred Options’ stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.</p>





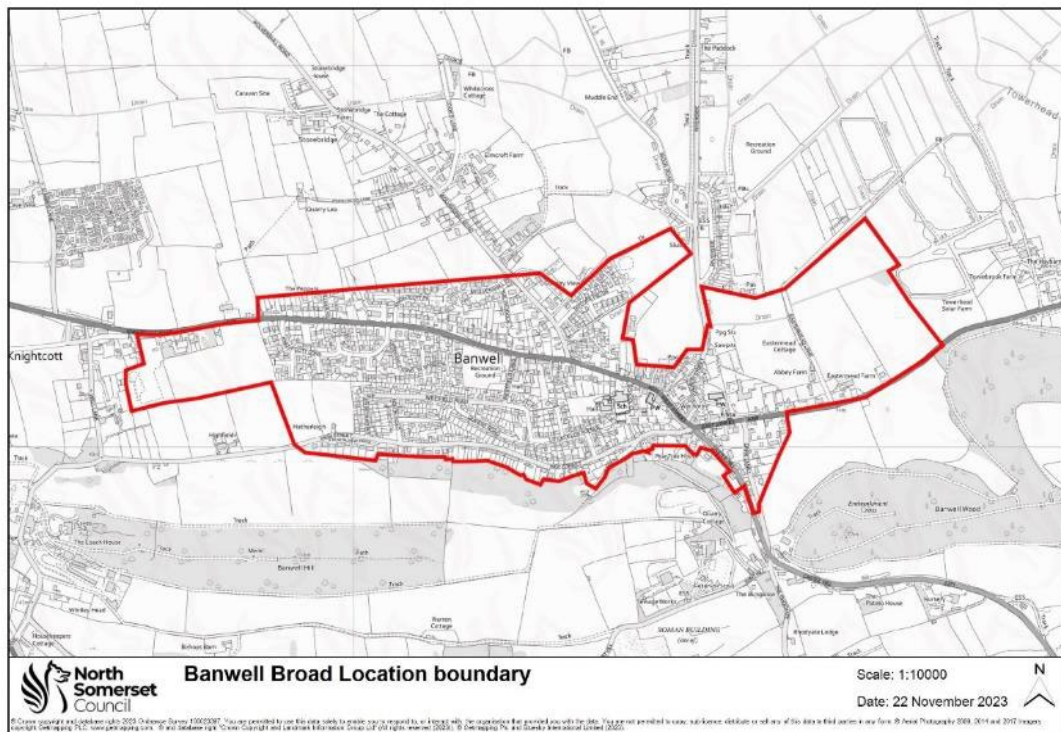
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20133 South of Cedar Way, Portishead	No	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.



# Banwell Assessment

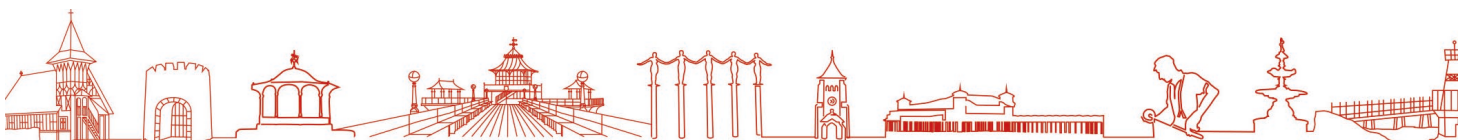
## Area of search

The area of search for Banwell is shown below.



## Description of boundary

- The northern boundary encompasses the existing village settlement and includes residential developed accessed via the main through road, the A371. The boundary includes sites north of the A368 adjoining Eastermead Lane.
- The eastern boundary extends to the east boundary of Eastermead Farm.
- The southern boundary extends from the A368 along the south of the existing village settlement adjacent to the Mendip Hills AONB boundary.
- The western boundary extends to Knightcott and includes the Western Trade Centre.



## Primary constraints

- Scheduled monument north of boundary adjacent to Church Street.
- Ancient Woodland, SAC and SSSI at Banwell Wood adjacent to the south eastern boundary.

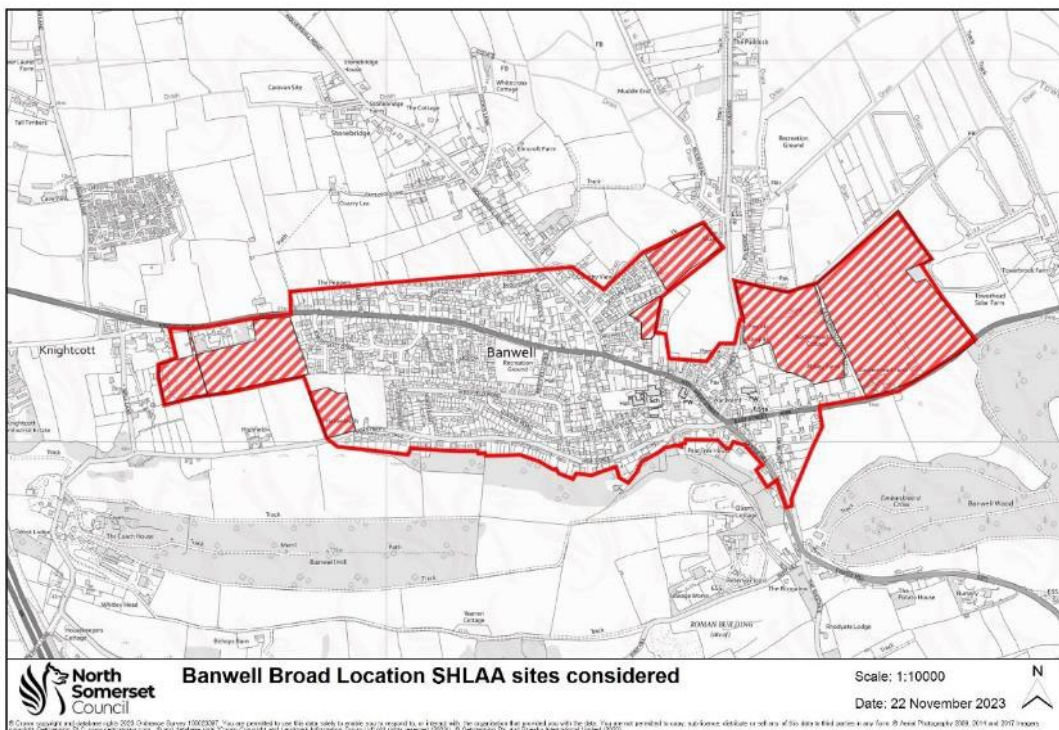
## Secondary constraints

- Flood Zone 3a parallel to River Banwell.
- Wildlife Site at Banwell Wood adjacent to south eastern boundary.
- Mendip Hills AONB along southern boundary.

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA (published separately).

The area of search contains 7 sites considered through the SHLAA. The sites account for approximately 25ha of land.

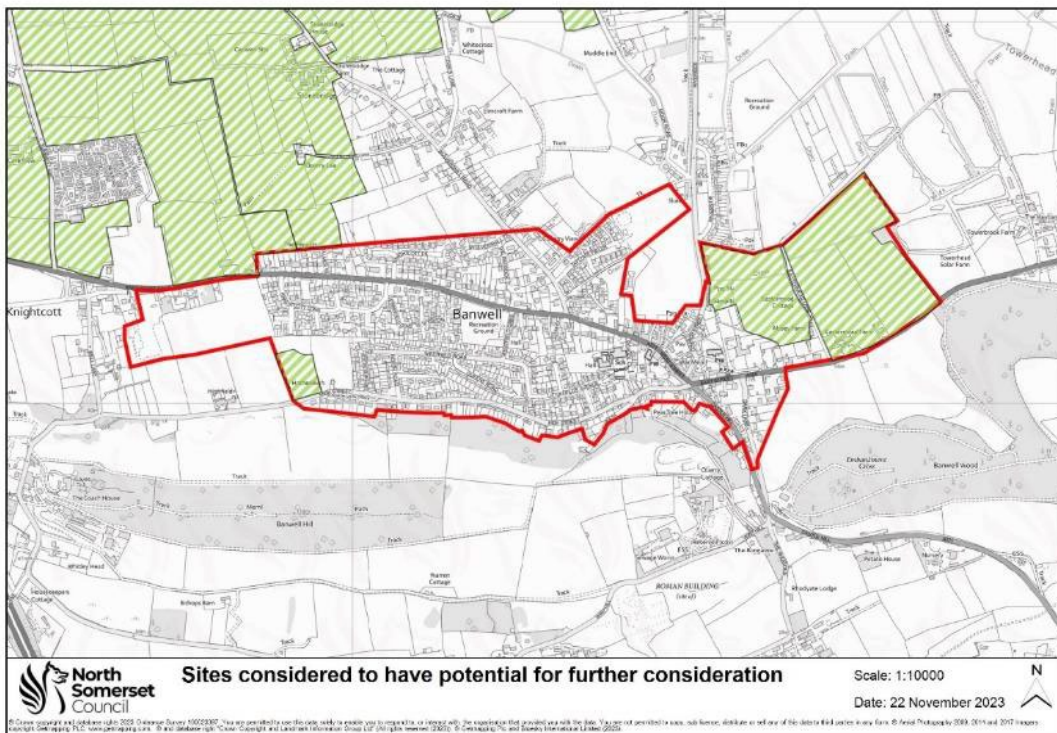




### Sites with potential for further consideration

From this wider pool of sites, 3 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE20358	South of Knightcott Gardens	2.82	66
HE20195	East of Riverside	4.8	30
HE201055	Eastermead Lane	10.74	135

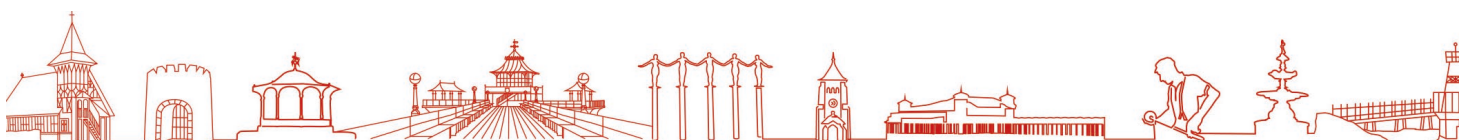


### Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

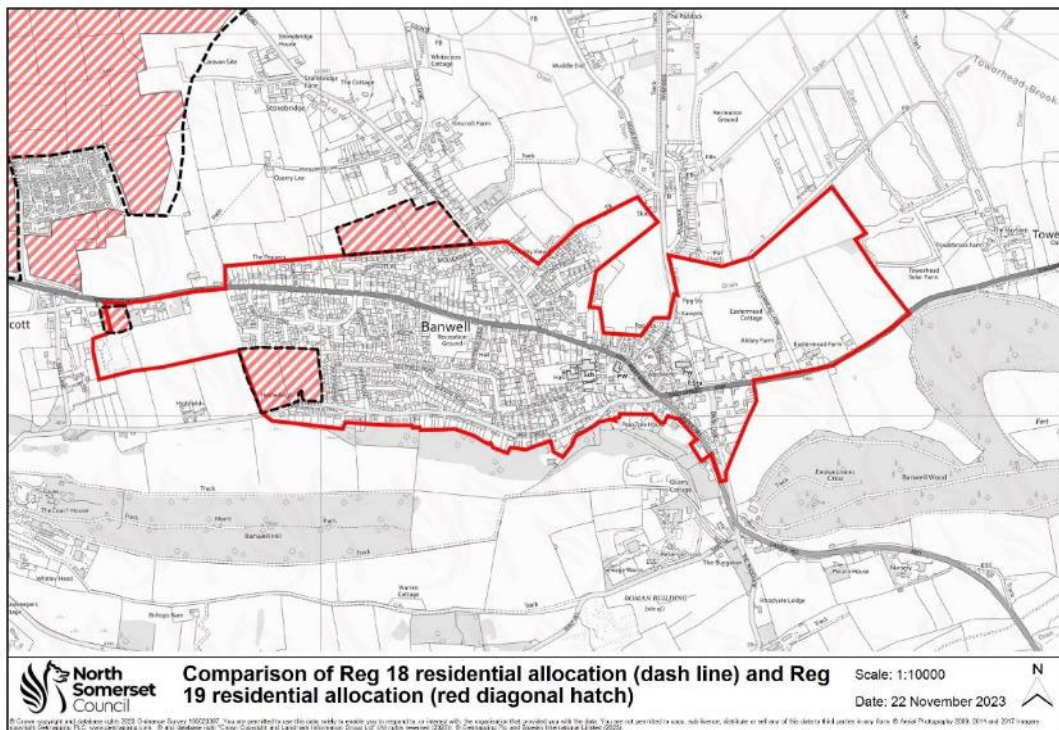
The Preferred Options included the land set out in the plan below identified with the dash line. This included three sites with planning permission.





### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. There is no change proposed to the proposed allocations at Pre-submission stage.

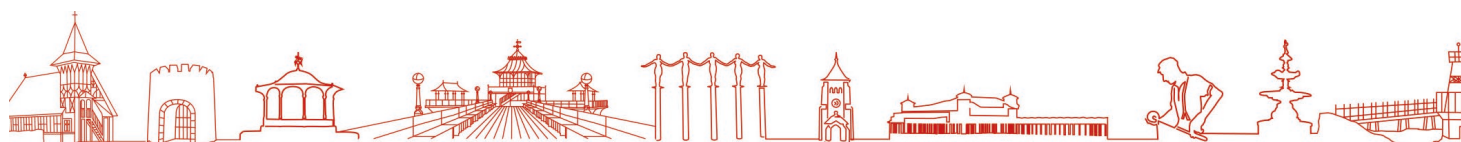


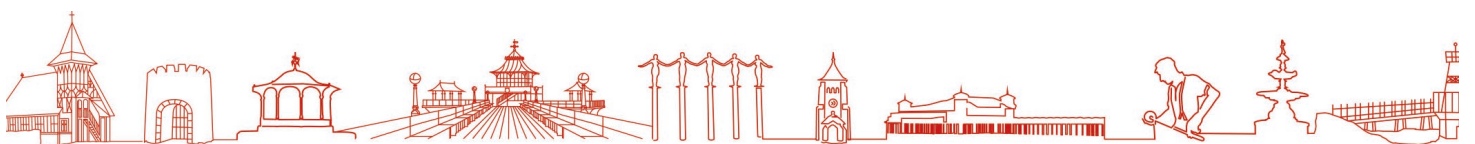
### Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20358 South of Knightcott Gardens	Yes	Yes	Smaller site, part of site has consent, and additional parcel follows the general extent of the village boundary on its western edge.
HE20195 East of Riverside	No	No	The site does not comprise of any primary constraints. The existing site consists of agricultural land and adjoins the Banwell settlement boundary. The site partially falls within flood zone 3a, including the potential site access. A larger area of the site falls within an area at future flood risk. It is unlikely the sequential and exceptions tests would be passed. The site contains High Grade Agricultural Land and part of a critical area of drainage.
HE201055 Eastermead Lane	No	No	The site comprises of agricultural land. The site itself does not contain any primary constraints, but it is in close proximity to a North Somerset and Mendip SAC and Ancient Woodland. Therefore, any development would potentially affect these sensitive constraints. The site partially falls within flood zone 3a and greater future flood risk. North part of the site is indicated to be within reservoir flood risk extent. An area of critical drainage also falls within the northern part of the site. Part of the site is proposed for Banwell Bypass infrastructure.



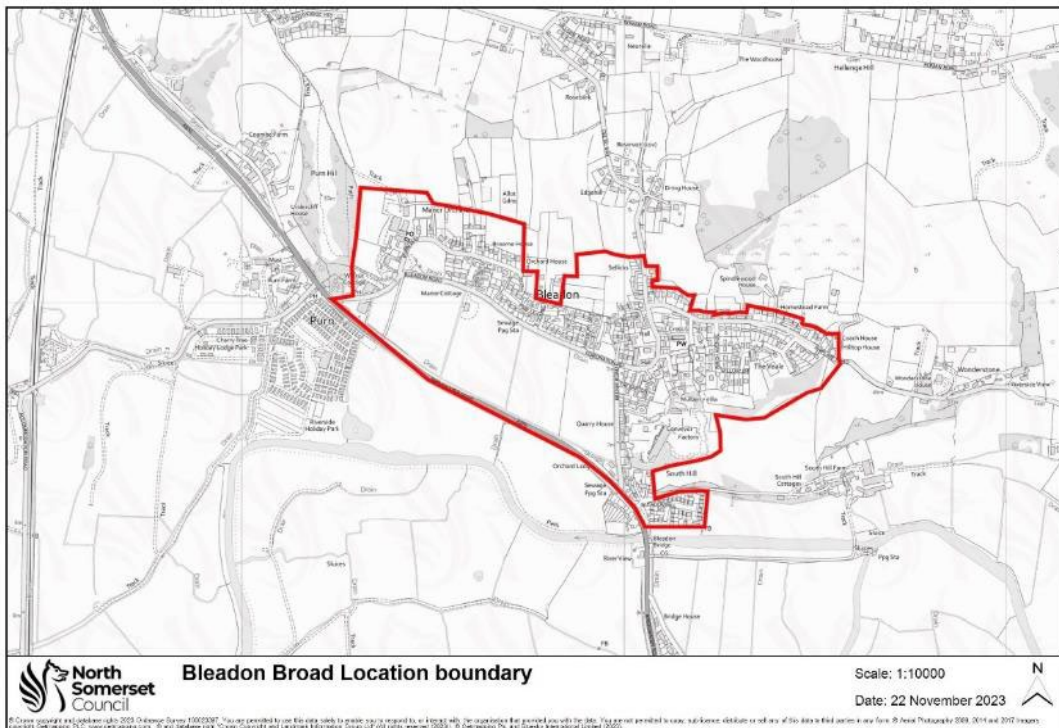


# Bleadon Assessment

## Area of search

The area of search for Bleadon is shown below.

## Description of boundary



- The area of search boundary extends to the south along the A370 incorporating SHLAA sites submitted to the Local Plan process to the south of the village.
- To the west the boundary follows Purn Hill and to the north to enable the assessment of opportunities adjacent to and close to the existing boundary.
- To the north-east of Bleadon the lies the AONB and the area of search boundary follows the existing settlement boundary around this part.



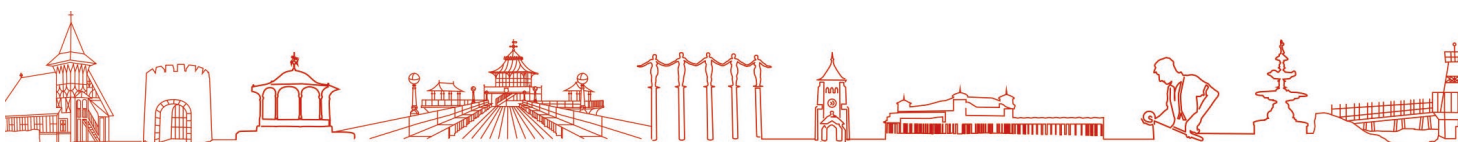


## Primary constraints

- There are no primary constraints within the village itself. To the south of the village, there is an area of Fluvial Flood Zone 3b and wildlife site associated with River Axe.

## Secondary constraints

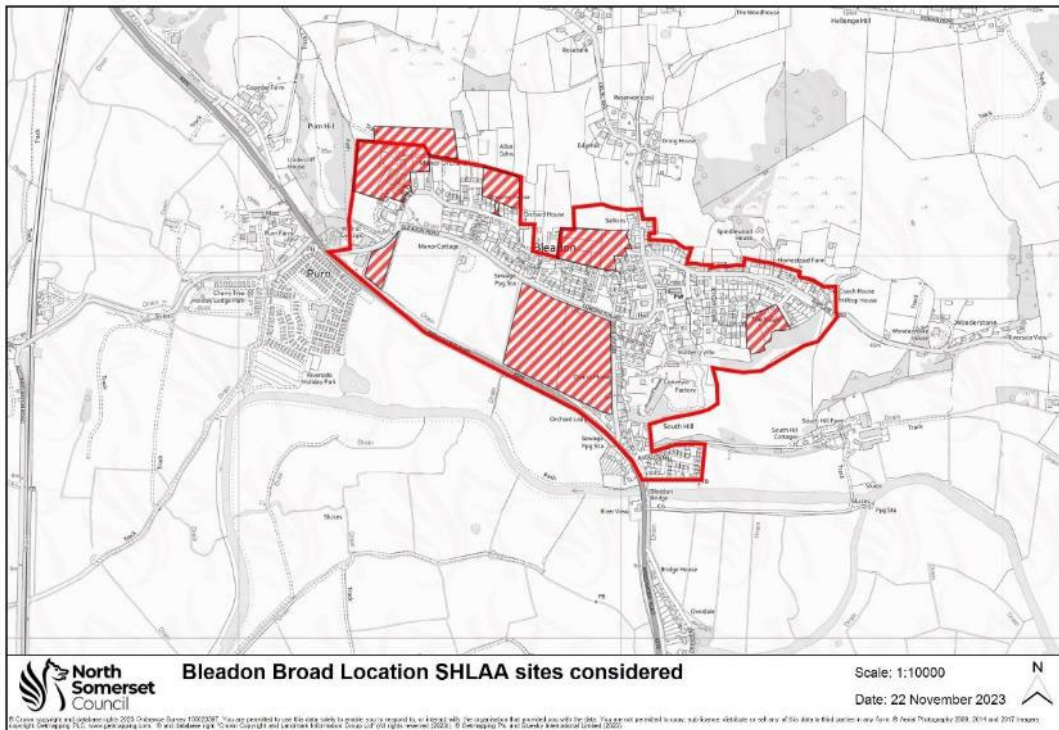
- The area between the A370 and River Axel immediately south-west of the area of search boundary falls in Flood Zone 3a.
- To the north-east of Bleadon and east of Celtic Way, there is the Mendip Hills AONB.
- There are numerous wildlife sites around the village. These are:
  - Hellenge Hill to Loxton Wood Complex
  - South Hill
  - River Axel
  - Purn Hill
  - Bleadon Hill Fields



## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.

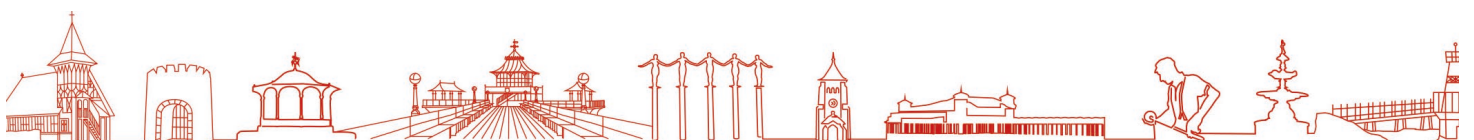
The area of search contains 6 sites considered through the SHLAA. The sites account for approximately 13ha of land.

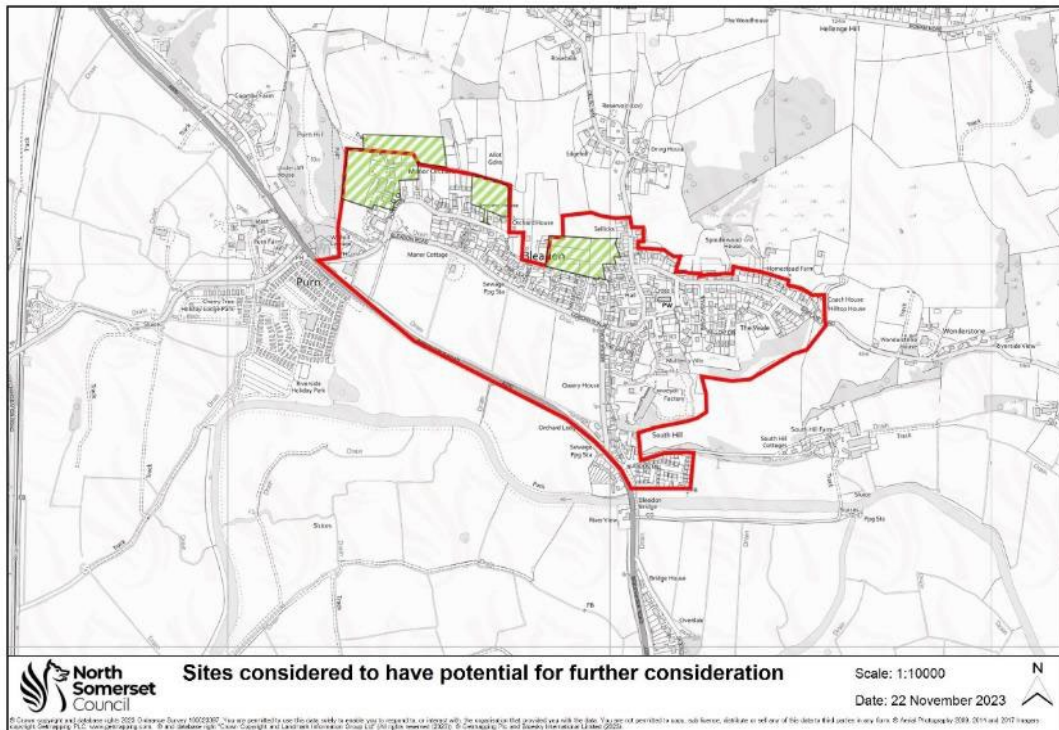


## Sites with potential for further consideration

From this wider pool of sites, 3 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE2024	Land north of Purn Way	0.82	14
HE2051	Land north of Amesbury Drive	1.64	65
HE2083	Purn House Farm Industrial Estate	3.55	60



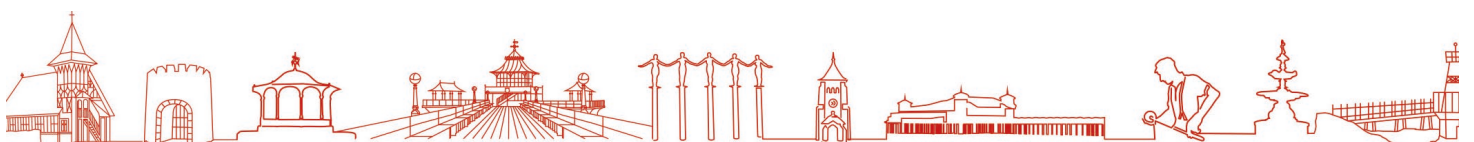


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

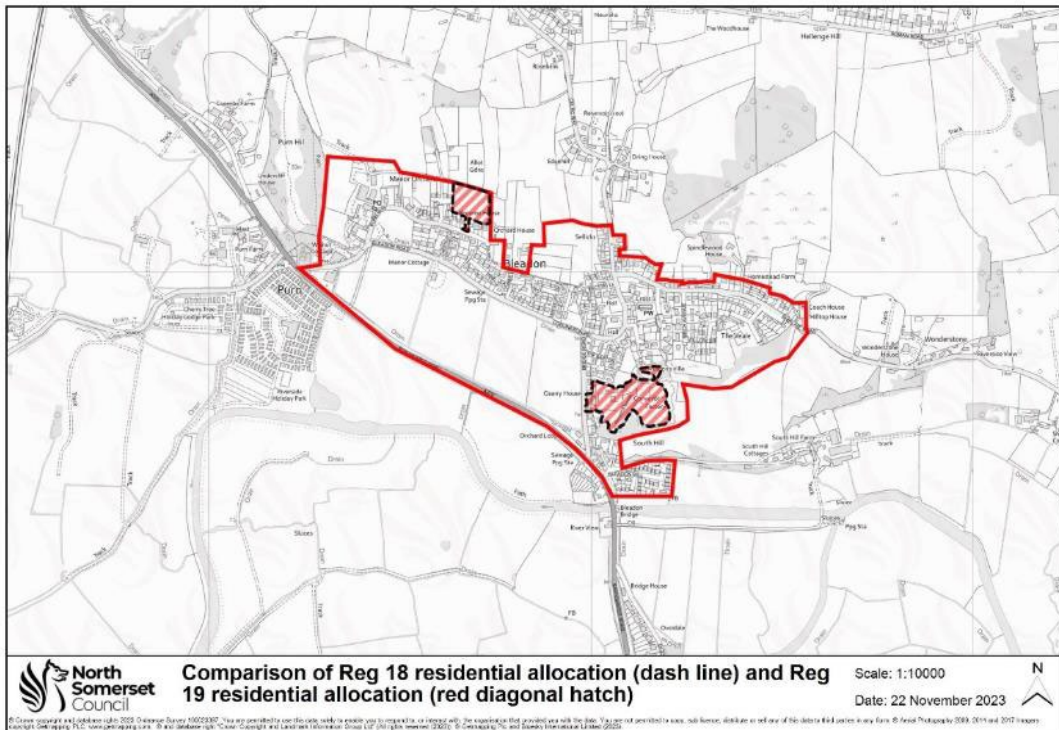
### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below identified with the dash line. This included one site from the SHLAA *Land north of Purn Way* and also a site at Bleadon Quarry. The latter is not recorded in the above table of SHLAA potential as the site was not considered in SHLAA.



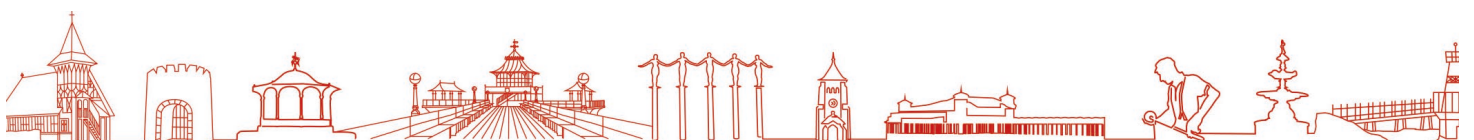
### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. There is no change proposed to the proposed allocations at Pre-submission stage.



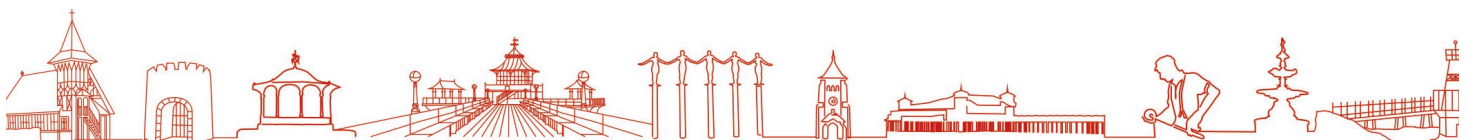
### Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.

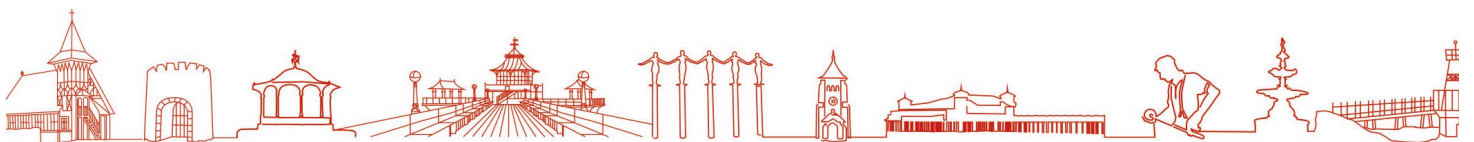




Site reference	Reg 18	Reg 19	Summary of conclusion
HE2024 Land north of Purn Way	Yes	Yes	This site lies adjacent to the settlement boundary for Bleadon. It is unconstrained and away from designated wildlife sites and areas prone to flooding. It was proposed as a housing allocation in the Preferred Options consultation in March/April 2022 for 14 dwellings. Subsequently an outline planning permission (21/P/0527/OUT) was granted in July 2022 for 14 dwellings, although this has not been implemented and a full planning application has been submitted for nine homes on the site.
HE2051 Land north of Amesbury Drive	No	No	This site is located adjacent to the settlement on the north of Bleadon adjacent to the Area of Outstanding Natural Beauty (AONB). Development on this site would be highly visible from Public Right of Way to the north which provides a route into and out of the AONB compromising enjoyment of its beauty and potentially affecting the setting and character of the village. Development of this site would be of a disproportionate scale for the village in combination with the allocations already proposed on more suitable sites.



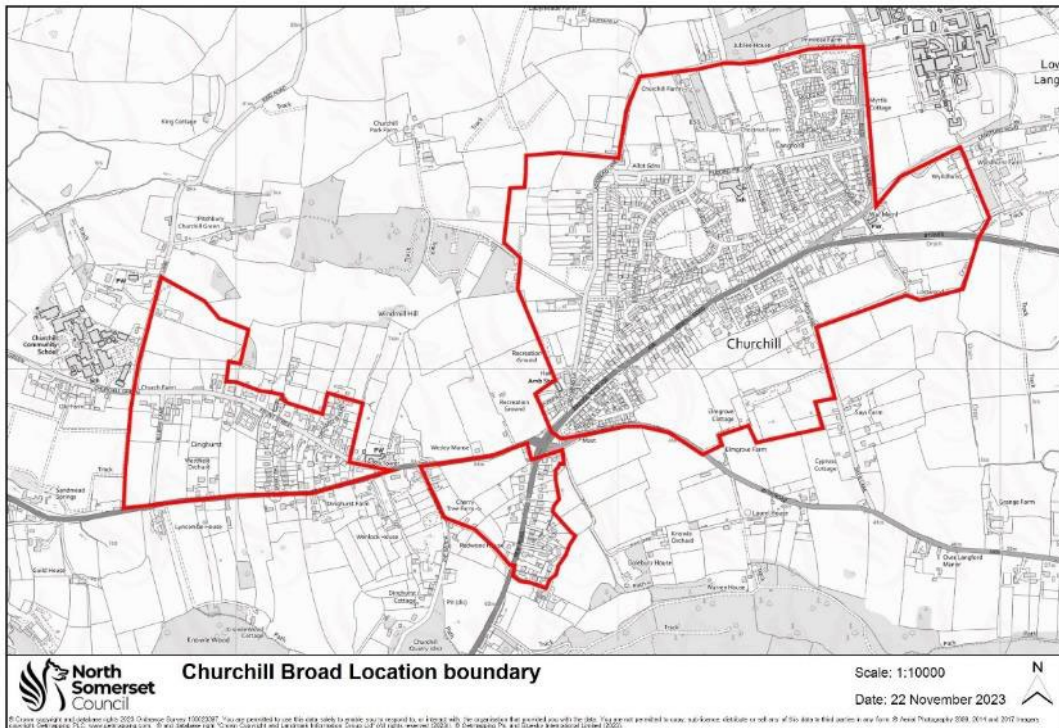
Site reference	Reg 18	Reg 19	Summary of conclusion
HE2083 Purn House Farm Industrial Estate	No	No	<p>This site includes Purn House Farm industrial estate as well as fields to the north and west of the industrial estate. This is a well occupied and well managed industrial estate on the western side of the village. Developing this site for housing would result in the loss of employment space and the businesses which are currently located here as well as thriving community facilities which would affect the vitality and sustainability of Bleadon.</p>



# Churchill/Langford Assessment

## Area of search

The area of search for Churchill is shown below.



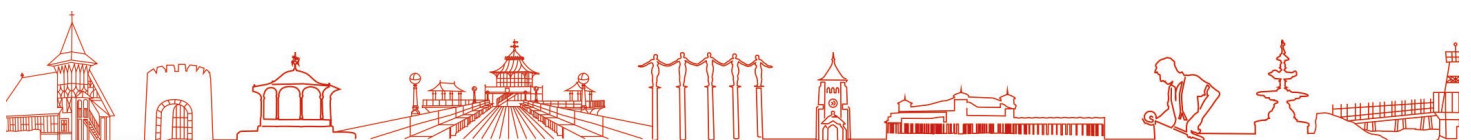
## Description of boundary

The area of search boundary for Churchill has three parts each based largely on the existing settlement boundary.

The area of search boundary includes sites that have been submitted to the council for consideration as potential housing allocations. The three areas of search are as follows:

Churchill area:

- The boundary around Churchill to the west follows Church Lane to the east of the secondary school down to Dinghurst Road. It does not include the secondary school as it is felt that to include the school and leisure centre complex would extend the area of search too far to the west away from the main built-up form of the settlement.



- It then follows the back of the houses on the northern side of Front Street including two sites that have been submitted for consideration – one on the corner of Churchill Green and Churchill Lane and one on the corner of Hilliers Lane and Dinghurst Road.

Dinghurst area:

- The second area of search for Churchill straddles New Road and follows the built form to the east of New Road and follows Skinners Lane to the west and the A368 to the north incorporating another submission site.

Langford area:

- The area of search around Langford largely follows the built-up form of the settlement including sites that have been submitted for consideration adjacent to the settlement.
- Along the southern side of the A38 the area of search includes six submission sites adjacent to the built-up area.
- To the west the boundary follows Stoke Lane. The area of search does not extend to include the Veterinary Collage as it is felt that would extend the area of search too far to the east away from the main built-up form of the settlement.
- The area of search boundary follows Jubilee Lane to the north and Ladymead Lane to the east extending behind properties on Ladymead Lane to incorporate a submission site on this western side.

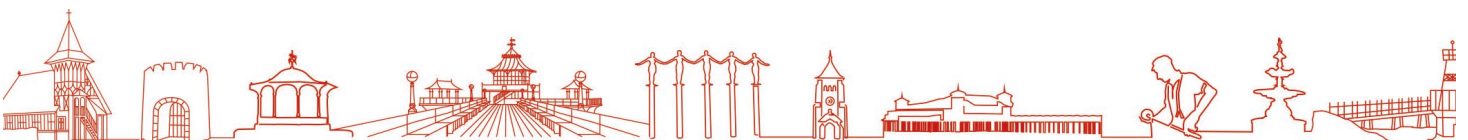
## Primary constraints

There are no primary constraints present within the village itself.

To the south of the village there are a number of constraints including:

- The Regionally Important Geological Site of Dolebury Levy.
- Dolebury Camp scheduled monument
- Dolebury Warren which is a Site of Special Scientific Interest.
- Churchill Rocks Regionally Important Geological Site.
- The ancient woodlands of Lyncombe Wood and Knowle Wood

To the east of the village along Langford Brook some land is in Flood Zone 3b.





## Secondary constraints

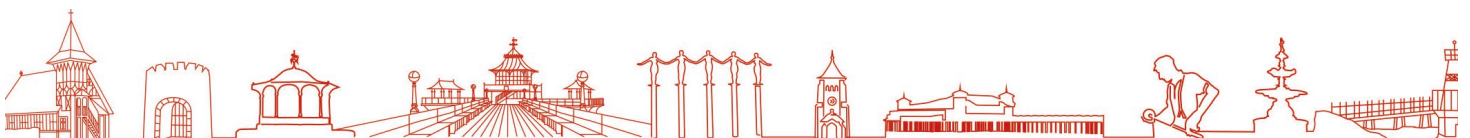
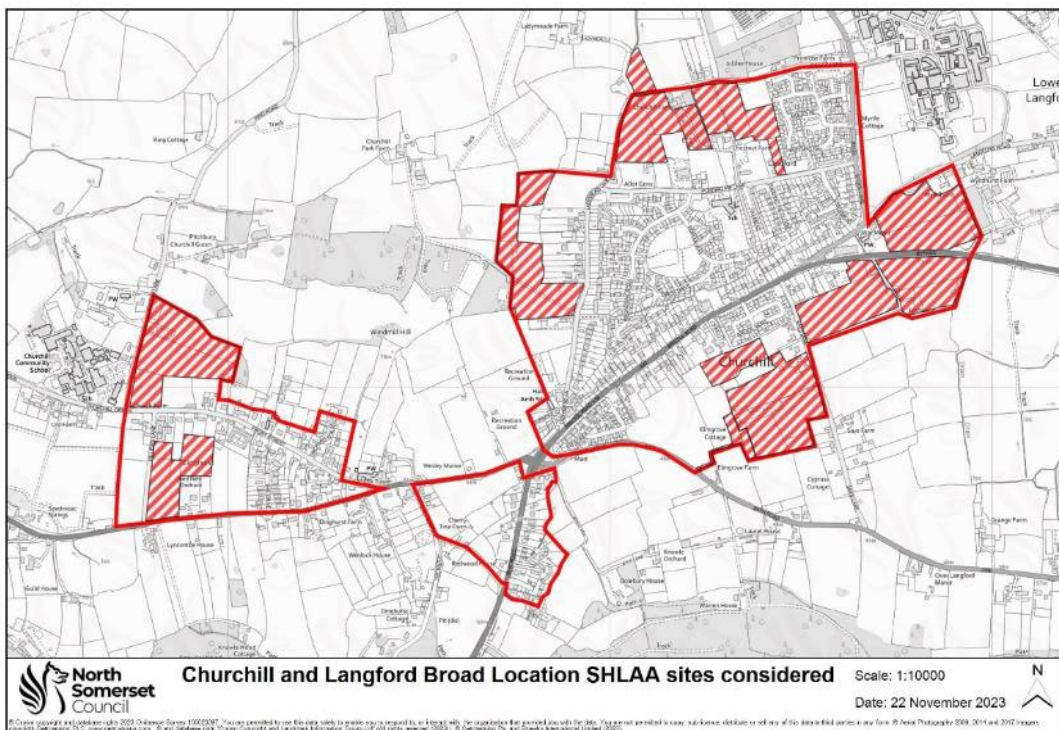
There are very few secondary constraints in the village of Churchill/ Langford. The following have been identified:

- An area of designated Local Green Space
- A priority habitat (Lowland calcareous grassland) to the east of Church Lane.
- Land to the south of Dinghurst Road is in the AONB
- Land to the south of Dinghurst Road and is classified as Grade 1 agricultural land.

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA (published separately).

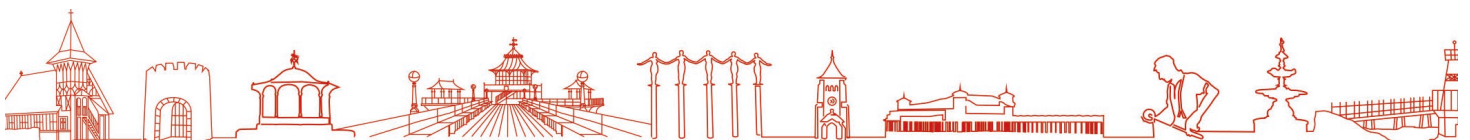
The area of search contains 10 sites considered through the SHLAA. The sites account for approximately 36ha of land.

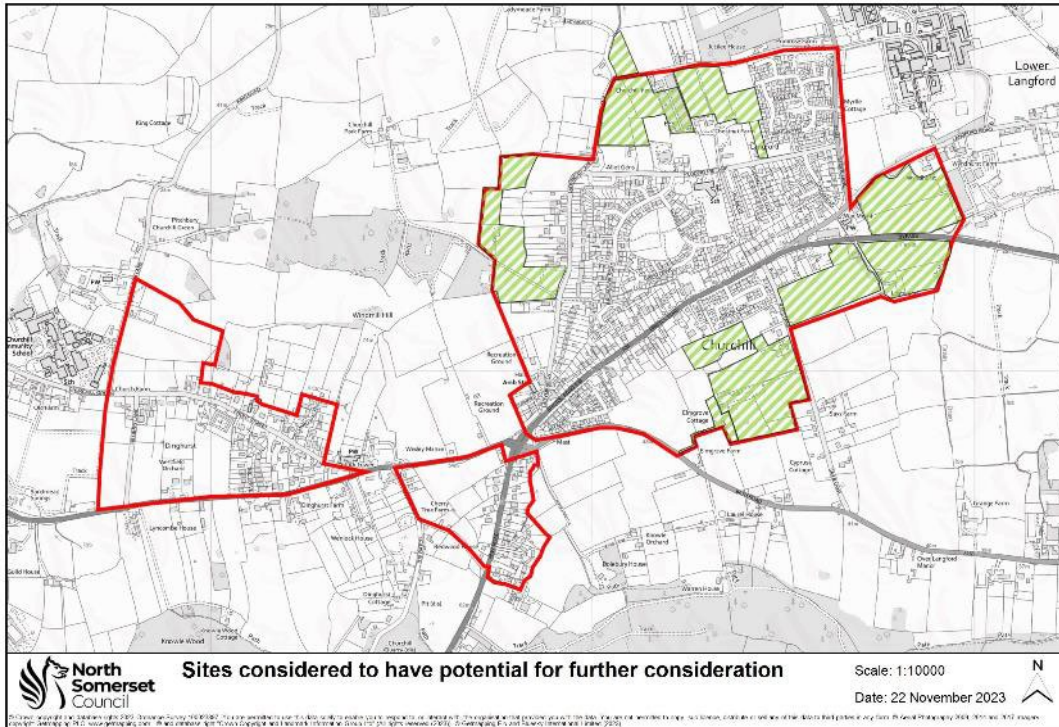


## Sites with potential for further consideration

From this wider pool of sites, 8 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE20590	Land to west of Wyndhurst Road	3.5	100
HE2023	Land east of Ladymead Lane	3.45	90
HE201074	North of Pudding Pie Lane	2.41	65
HE20122	Land south of A38	5.6	168
HE20196	Land to southeast of Langford	2.6	78
HE20608	West of Ladymead Lane	3.8	114
HE20629	Bath Road	0.5	18
HE201013	Land off Says Lane	2.9	87





## Plan making stages

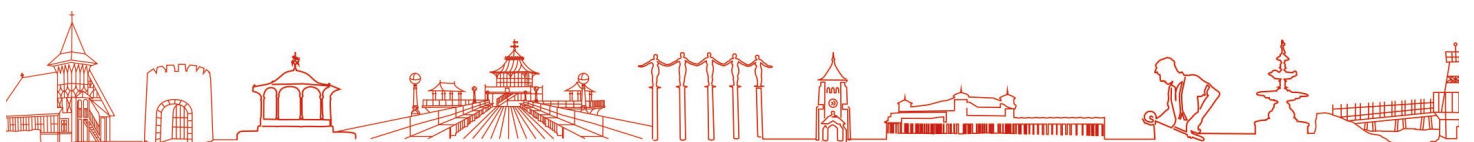
This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

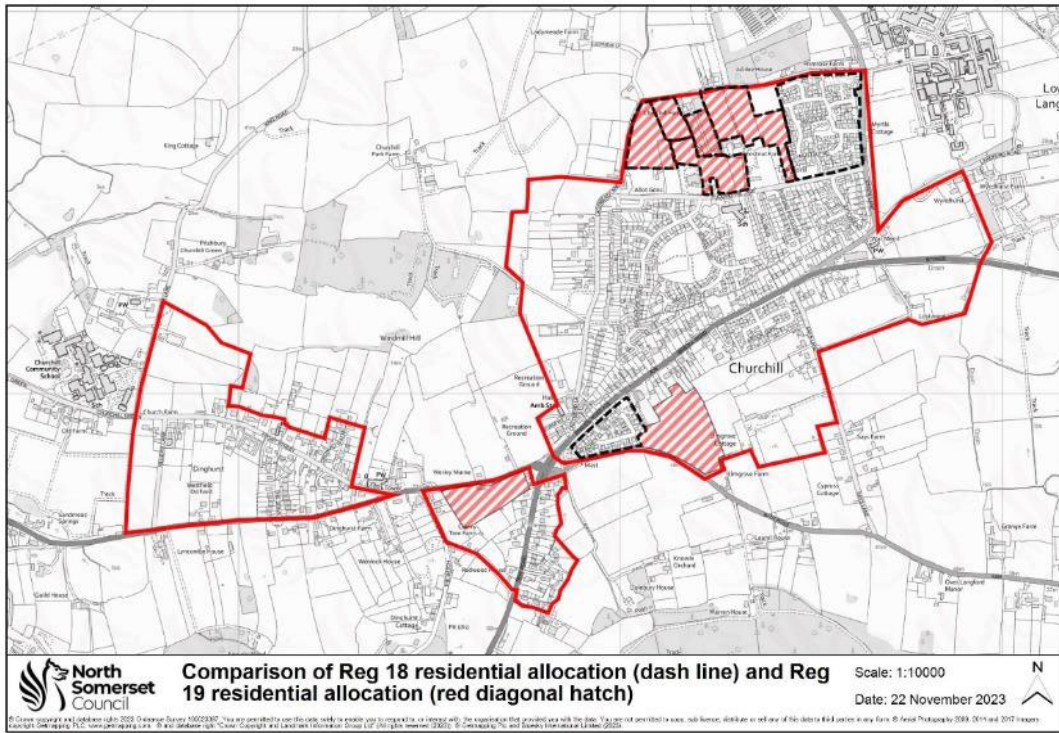
The Preferred Options included the land set out in the plan below identified with the dash line.

### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. This included the removal of land at Pudding Pie Lane and along the A38 due to these being completed, and included two additional sites to the south of the A38 reflecting them having been granted planning permission.

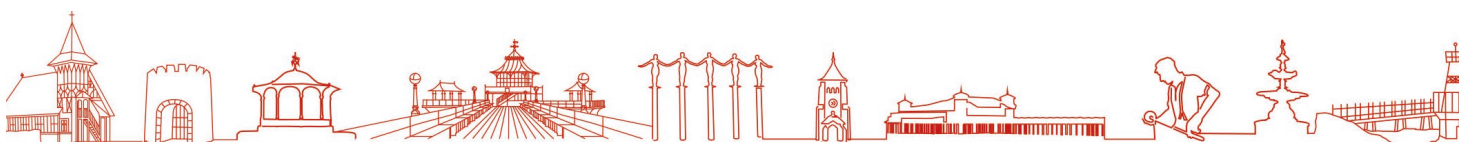






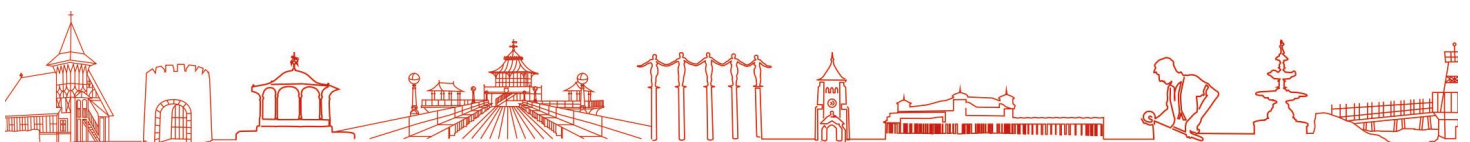
## Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.

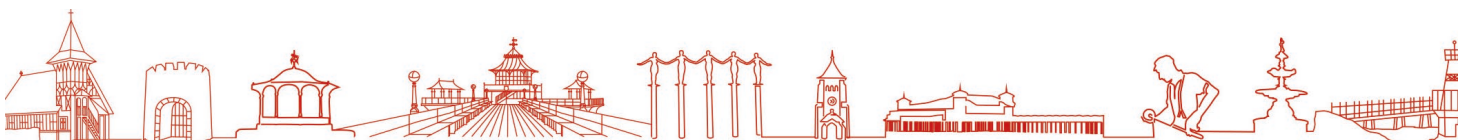




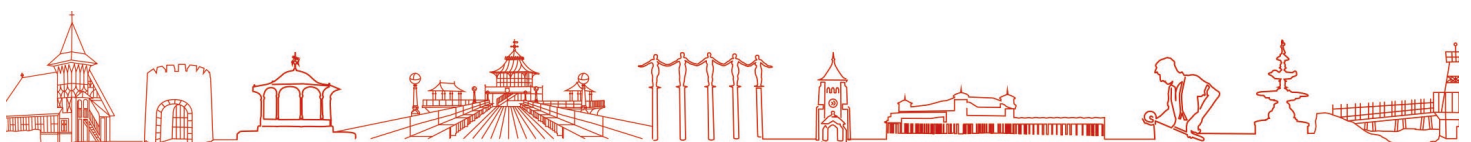
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20590 Land to west of Wyndhurst Road	No	No	The site is outside settlement boundary with a distinctive rural character providing a clearly defined separation between the area of Churchill centred around Bristol Road and Pudding Pie Lane, and the smaller settlement of Lower Langford to the east. Due to the impact on the landscape and potential impact on heritage assets, it is not considered appropriate to take this site forward as a housing allocation.
HE2023 Land east of Ladymead Lane	Yes	Yes	Majority of this site was proposed for allocation in the 'Preferred Options' plan and this remains the case for the Reg 19 plan. This site does not have any primary or secondary constraints. It is located in Langford which has a number of services and facilities including the primary school, health centre and convenience store all of which are within safe, convenient walking distance from the site. Therefore this site benefits from the ability of being able to access service and facilities easily by safe walking and cycling routes.



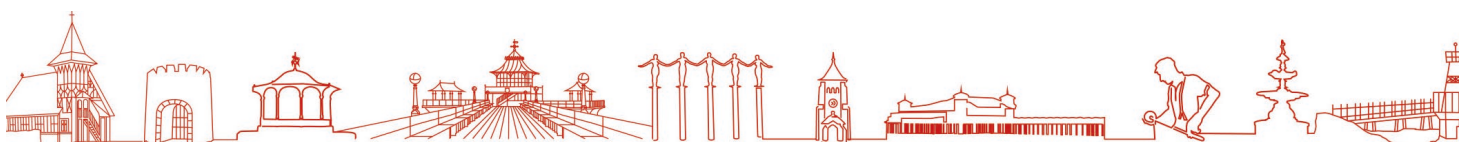
Site reference	Reg 18	Reg 19	Summary of conclusion
HE201074 North of Pudding Pie Lane	Yes	Yes	This site was proposed for allocation in the 'Preferred Options' and this remains the case for the Reg 19 plan. This site is also located between Jubilee Lane and Pudding Pie Lane adjacent to the new housing development being built off Stock Lane (Pudding Pie Lane (East)). It has no primary or secondary constraints. It is located in Langford which has a number of services and facilities including the primary school, health centre and convenience store all of which are within safe, convenient walking distance from the site with paved routes to all these facilities. Therefore this site benefits from the ability of being able to access service and facilities easily by safe walking and cycling routes.
HE20122 Land south of A38	No	No	Nb. The boundary of this site has changed to reflect a resolution to approve part of it. This site is located behind residential properties on the Bristol Road between the Bath Road and Says Lane. Development of this site would extend the built form of the village too close to the Mendip Hills Area of Outstanding Natural Beauty (AONB) and would result in a significant visual intrusion to south of the village resulting in a negative impact on the wider landscape setting.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20196 Land to southeast of Langford	No	No	This site is located off the A38 to the southeast of Langford. It is an important landscape on approach to village, and is considered sensitive in landscape terms. For these reasons it is not considered suitable to take forward as a potential housing allocation.
HE20608 West of Ladymead Lane	No	No	This site is located to the west of Ladymead Lane in Langford behind existing residential properties. Due to the highways and access issues linked to this site which cannot be mitigated against, plus potential landscape impacts, this site is not considered suitable to take forward for residential development.
HE20629 Bath Road	No	No	This site is located between the Bath Road and Says Lane. Development of this site, particularly if part of a larger allocation, would extend the built form of the village too close to the Mendip Hills Area of Outstanding Natural Beauty (AONB) and would result in a significant visual intrusion to south of the village resulting in a negative impact on the wider landscape setting.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE201013 Land off Says Lane	No	No	This site is located to the south of Langford behind properties fronting the Bristol Road. Development of this site would extend the settlement south towards the Area of Outstanding Natural Beauty (AONB) which could result in a negative impact on the setting and character of Langford, particularly if in combination with the development of other sites on this side of the village.

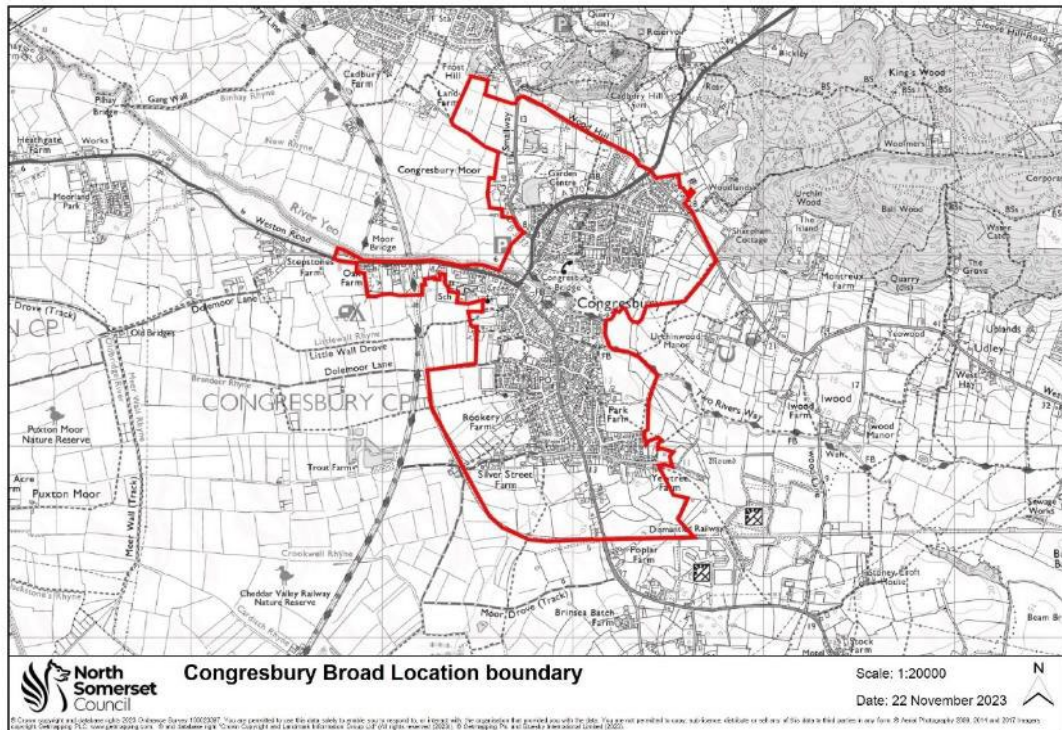




# Congresbury Assessment

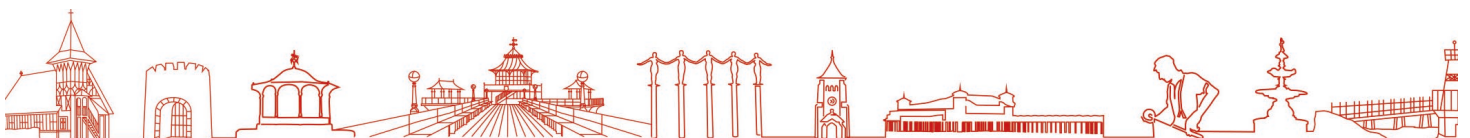
## Area of search

The area of search for Congresbury is shown below.



## Description of boundary

- The area of search boundary for Congresbury takes in the existing village in addition to the triangular area of land north of the A370, including Cadbury Garden Centre and up to Wood Hill.
- The area of search boundary includes sites that have been submitted to the council for consideration as potential housing allocations. As such the area of search extends to the south and west along the line of the dismantled railway incorporating a number of sites that have been submitted in this area.
- To the west the boundary takes in development which extends to the west along the A370.



- To the north, the boundary includes SHLAA sites which have been submitted within the Wood Hill, Smallway, Bristol Road triangle as well as a site to the west of the B3133 and north of Wrington Road.
- To the east the boundary includes submitted sites south of Wrington Road.

## Primary constraints

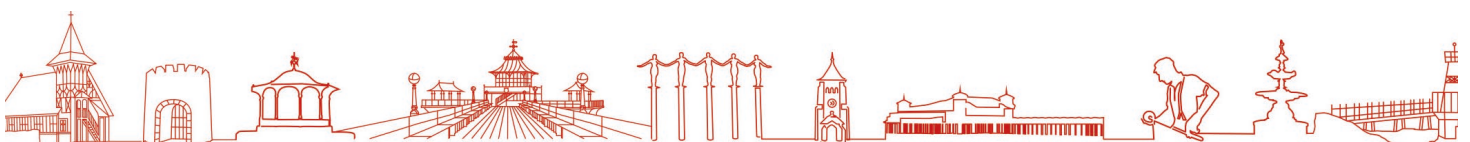
- The map shows a band of land subject to flood zone 3b (fluvial) associated with the Congresbury Yeo.
- Just outside of the area to the north are areas designated as Scheduled Monument, a National Nature Reserve, and a Special Protection Area associated with the woodland to the north of Congresbury.

## Secondary constraints

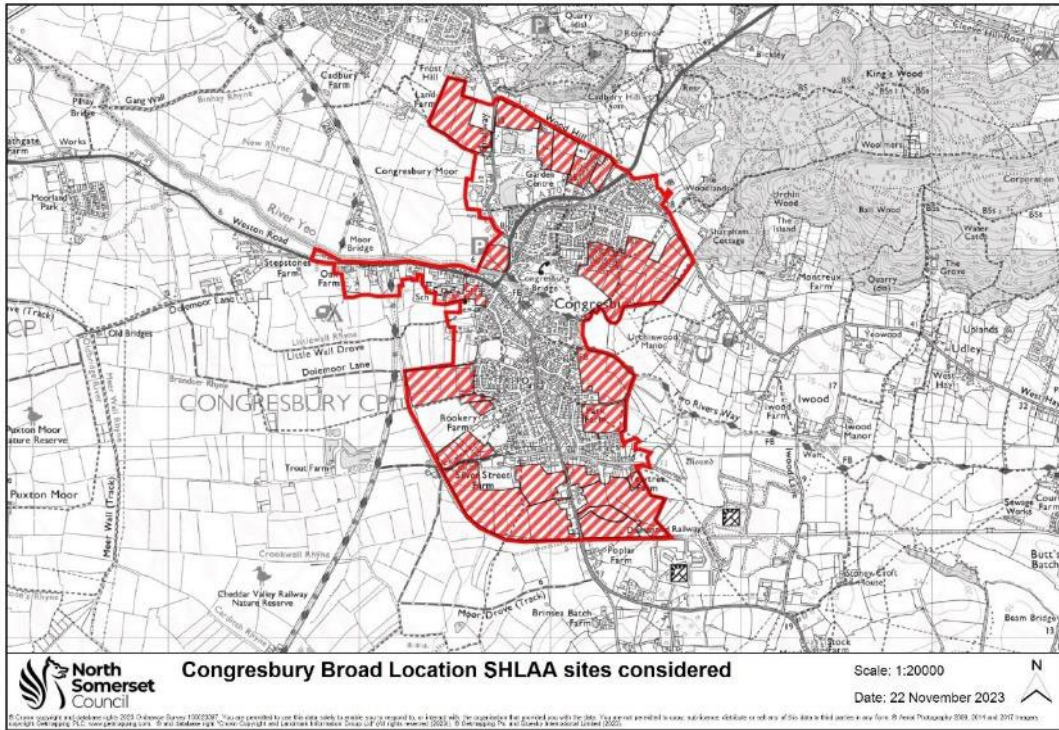
- The map shows that the Congresbury area is subject to a much more extensive area of land subject to flood zone 3a, to the west of the settlement. There is also an area of higher grade agricultural land to the north, and pockets of Local Green Space.

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.



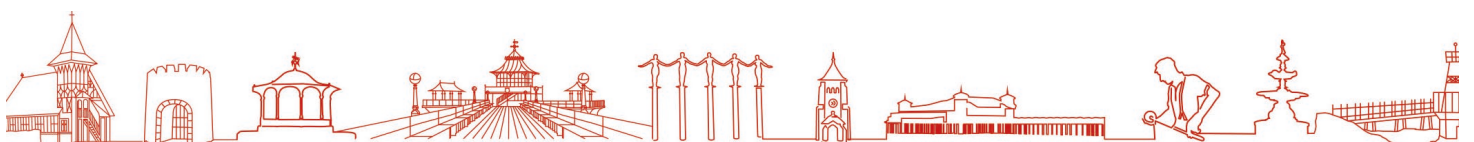
The Broad Location area of search contains twenty one sites considered through the SHLAA. The sites account for approximately 84ha of land.



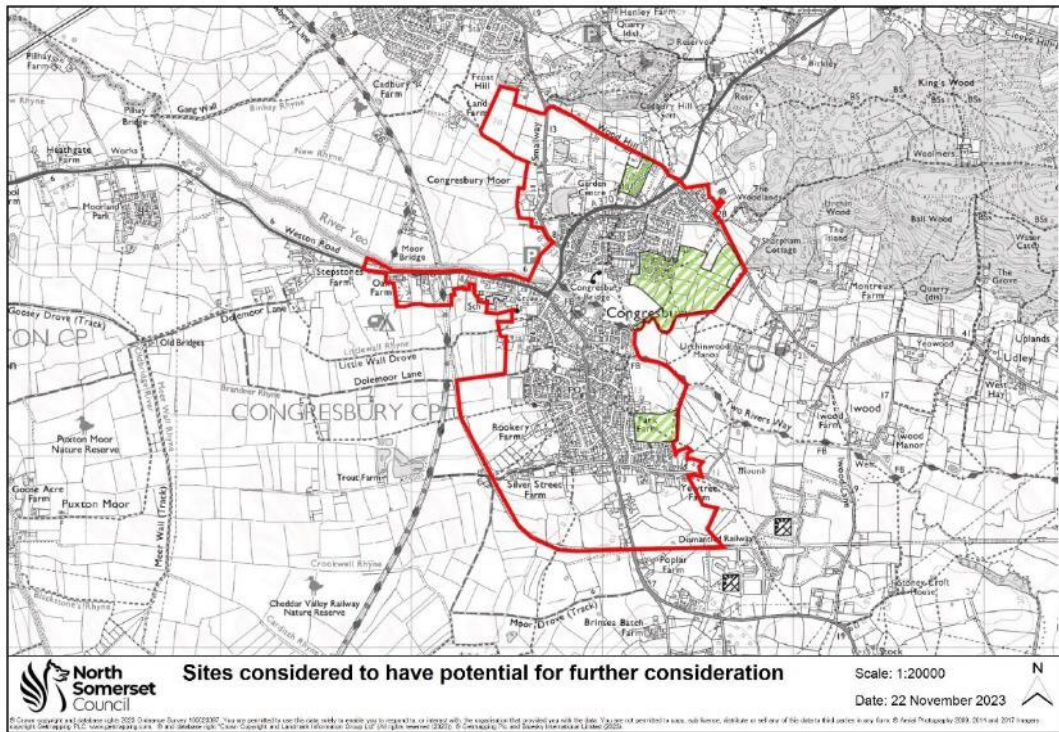
### Sites with potential for further consideration

From this wider pool of sites, 3 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE20375	Pineapple Farm, Congresbury	3.31	81
HE20178	Woodhill Nurseries	2	60
HE202010	Land at Cobthorn Farm	14.87	20





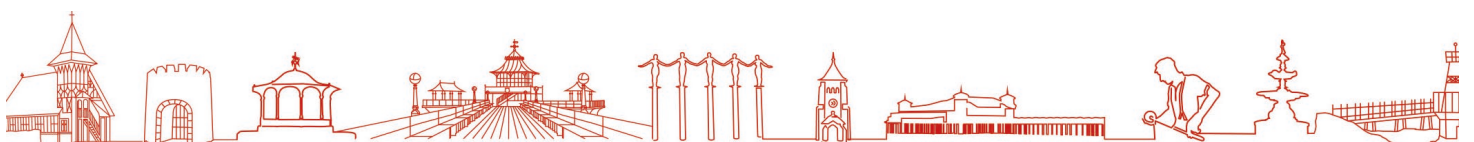


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

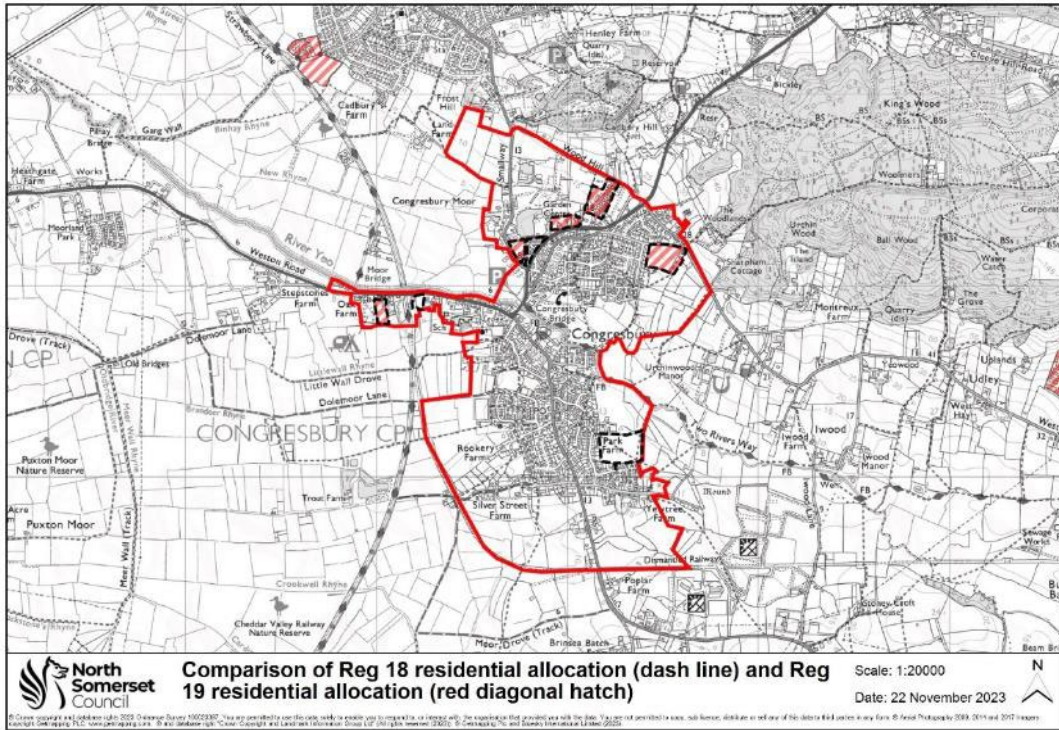
The Preferred Options included the land set out in the plan below identified with the dash line. This stage included site HE20375 – *Pineapple Farm*.





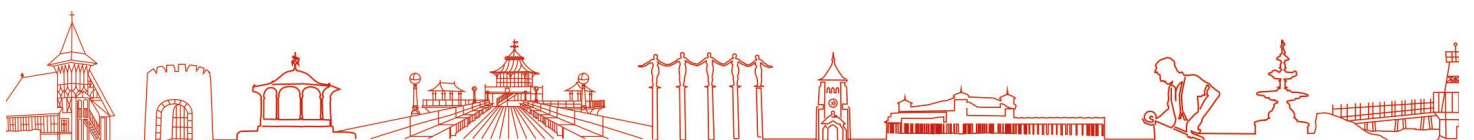
### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. The site at Pineapple Farm has been removed from the Pre-submission plan and has recently been refused planning permission.

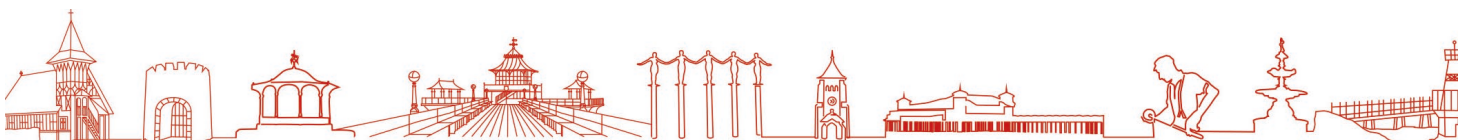


### Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.



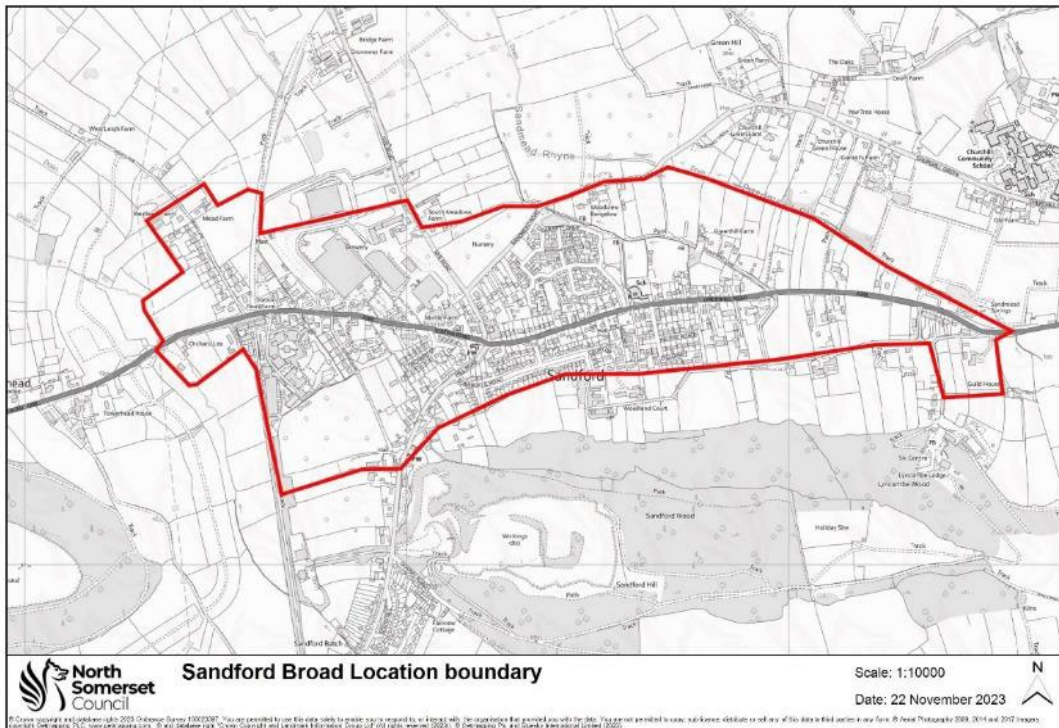
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20375 Pineapple Farm, Congresbury	Yes	No	This site was proposed in the North Somerset 'Preferred Options' consultation plan for 90 dwellings. A planning application for 90 dwellings was submitted to the council for consideration in 2022. This was refused by North Somerset Councils Planning and Regulatory Committee on 15 November 2023. The site has been removed from the local plan.
HE20178 Woodhill Nurseries	Yes	Yes	This site is located in the north of Congresbury off Woodhill Lane. The site has been used as a nursery and has large greenhouses on approximately half of the site. The site has no primary constraints although the site is classified as grade 1 agricultural land, a secondary constraint. The site is in a sustainable location within the village with safe convenient walking routes to services and facilities, including St Andrews School.
HE202010 Land at Cobthorn Farm	No	No	Potential for ecological and heritage harm as well as landscape impact and highway access issues.



# Sandford Assessment

## Area of search

The area of search for Sandford is shown below.



## Description of boundary

- The area of search boundary for Sandford follows the boundary of the Mendip Hills AONB to the south along the built form of the settlement. It crosses the A368 to the east of the village to follow the Sandmead Rhyne along the field boundary behind Greenhill Farm.
- The boundary then joins Sandmead Road to the north of the village and follows lane to the west before forking off to include part of the submitted site on the corner of Sandmead Road and Nye Road.
- It follows Nye Road to the north past South Meadows Farm before cutting in west to include most of the Thatchers Brewery site before joining the Strawberry Line and then extending north to include a submitted SHLAA site and the properties on Mead Lane.



- To the west it extends around another submitted SHLAA site and around the properties on the far west side of the village. The boundary then extends down the Strawberry Line to the south to include SHLAA sites to the south.

## Primary constraints

- There are no primary constraints in the village of Sandford itself. To the south of Sandford lie the ancient woodlands of Lyncombe/Sandford Wood and Knowle Wood. Sandford Quarry is also a Regionally Important Geographical Site.
- The scheduled monuments of Banwell Camp and Dolebury Camp lie to the west and east of Sandford respectively. Additionally Dolebury Warren to the east of Sandford is a Site of Special Scientific Interest.
- The Strawberry Line is also a Local Nature Reserve.

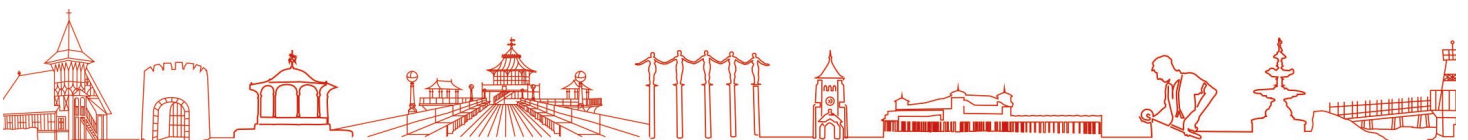
## Secondary constraints

- In terms of secondary constraints, much of the land to the south of Sandford is Agricultural land classification Grade 1. The Mendip Hills Area of Outstanding Natural Beauty also extends to the southern edge of the village.
- Sandford woods are a Priority habitat for Upland mixed ashwoods and Sandford Hill and Lycombe Wood are designated Wildlife Sites.
- There are some areas of critical drainage to the north of Sandford and Towerhead Brook is in Flood Zone 3a.
- Land between Sandford and Churchill is a proposed strategic gap.

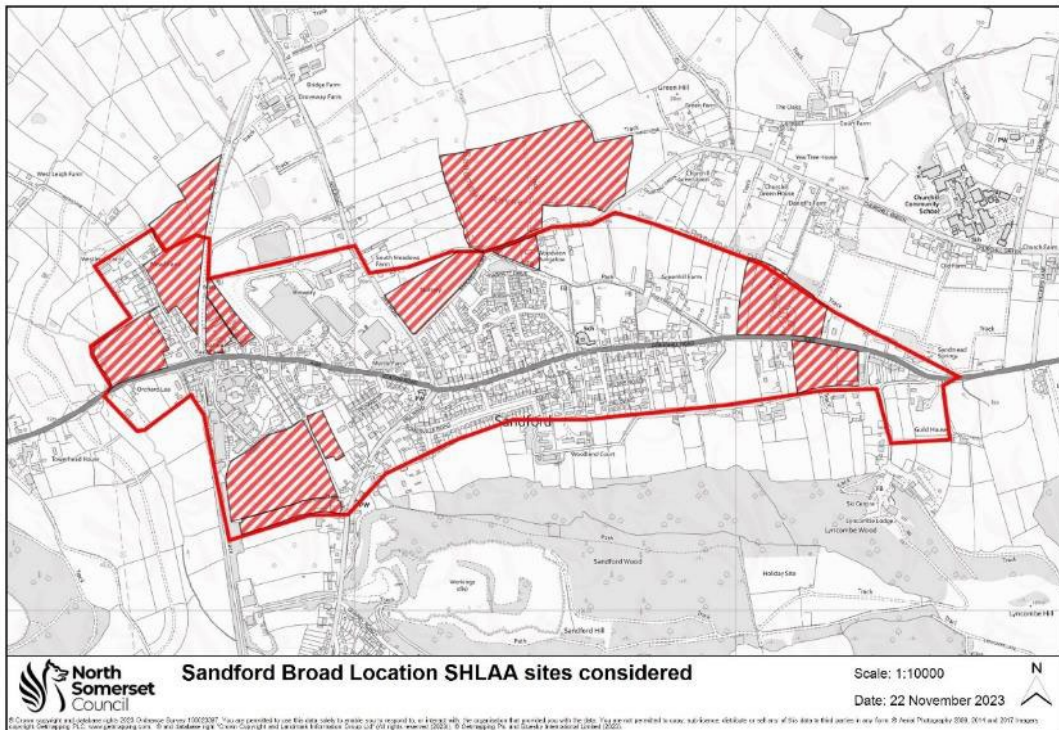
## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.

The area of search contains 11 sites considered through the SHLAA. The sites account for approximately 33ha of land.



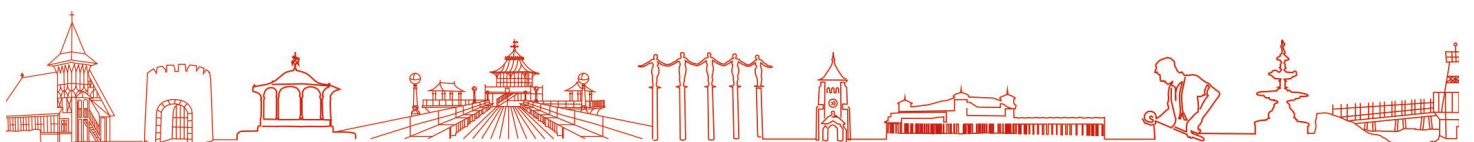


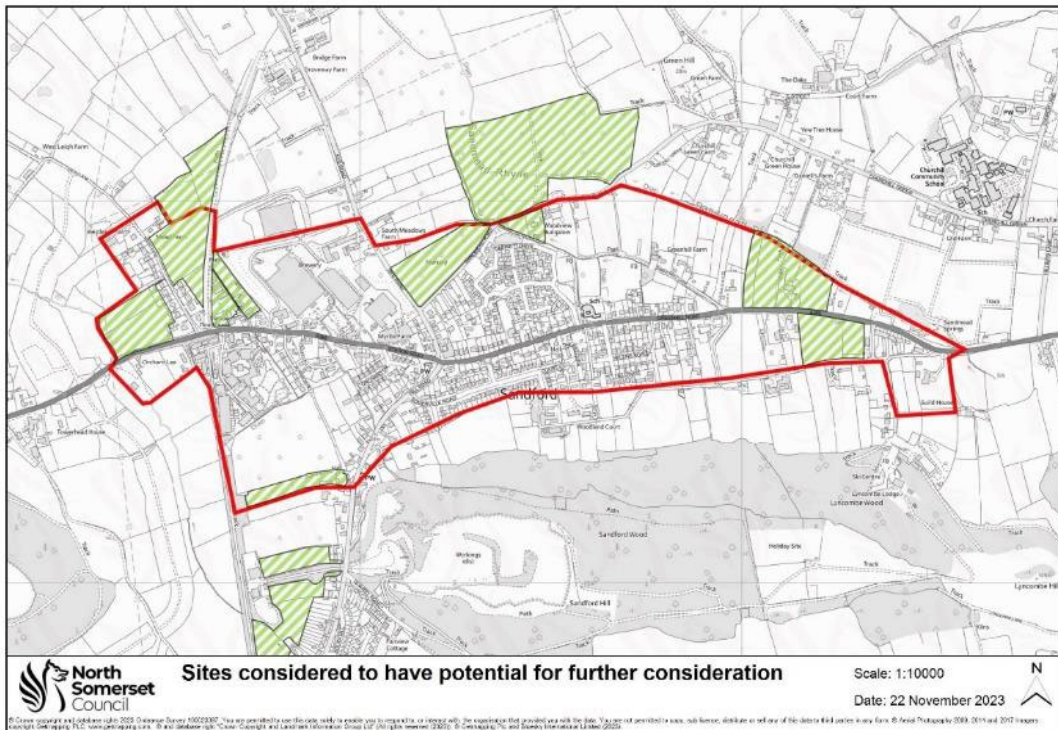


### Sites with potential for further consideration

From this wider pool of sites, 9 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE2075	Land at Mead Farm	4.3	56
HE2034	Land at Mead Lane	2.34	30
HE20587	North of Sandford (b)	13	260
HE20617	South of Greenhill Road	1.9	68
HE201012	Land west of Sandford	0.63	18
HE201015	Land off Hill Road	0.97	35
HE201022	Land north of Greenhill Road	3.4	100
HE203008	Land near Mead Lane	0.66	10
HE203036	Land north of Sandford	0.55	2





## Plan making stages

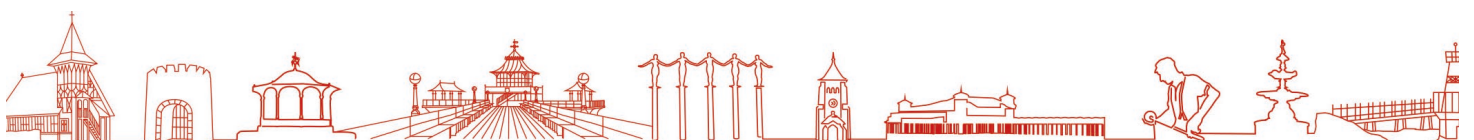
This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

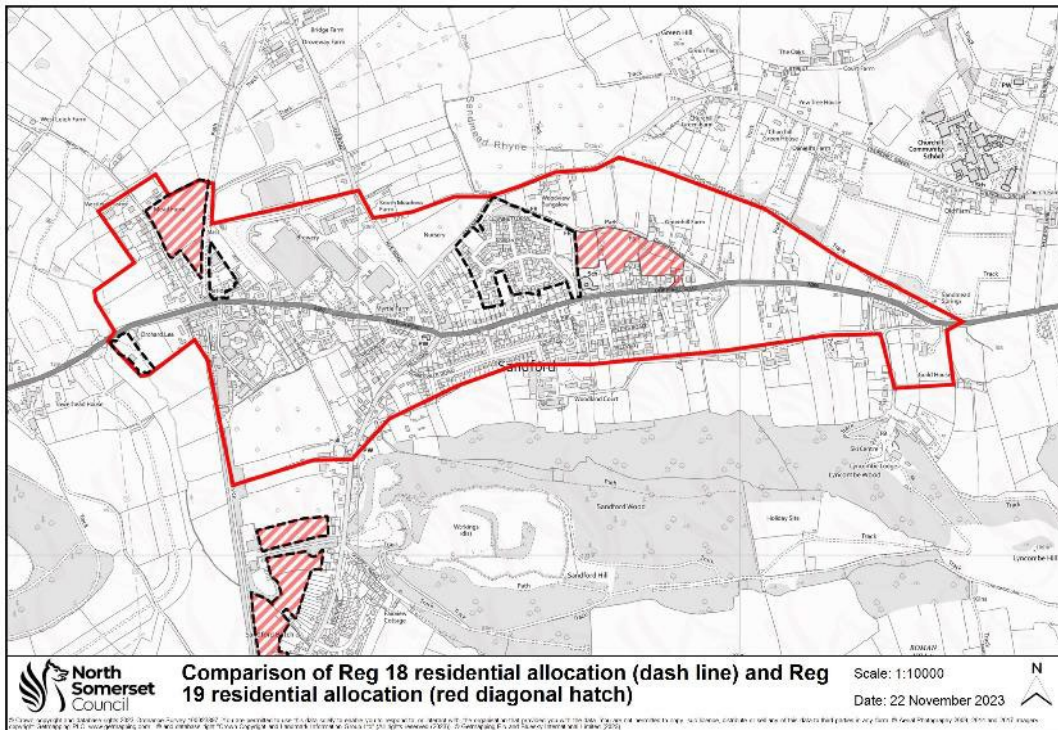
### Regulation 18 Preferred Options stage

The Preferred Options included the land set out in the plan below. This included a large site north of Greenfield Road and three smaller sites close to the Strawberry Line.

### Regulation 19 Pre-submission stage

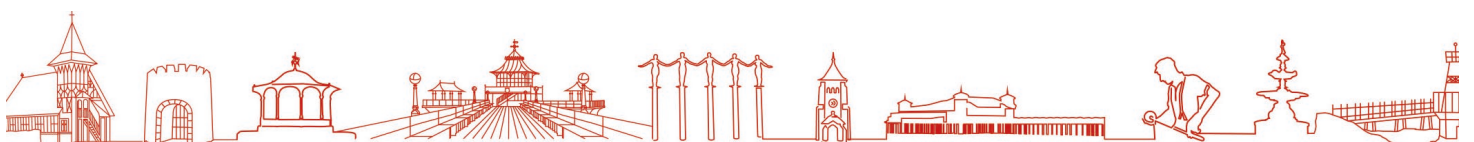
The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. This stage removed the large site north of Greenfield Road as it is completed and added an adjacent site that has since gained planning permission. It also removed two of the three sites close to the Strawberry Line.





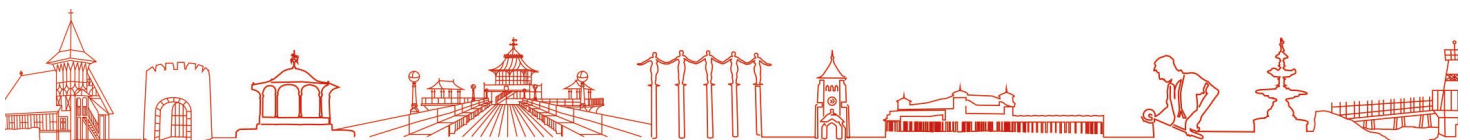
## Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.



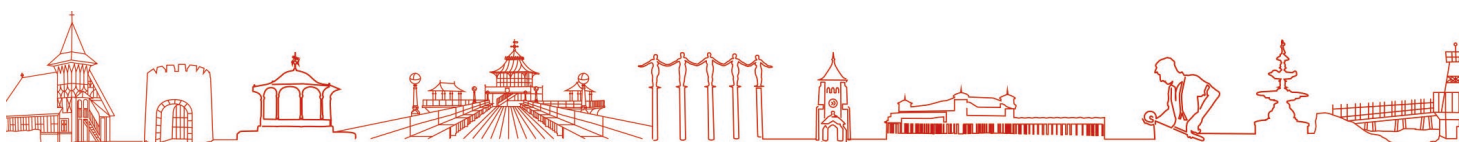


Site reference	Reg 18	Reg 19	Summary of conclusion
HE2075 Land at Mead Farm	Yes	Yes	Part of this site is included as an allocation for 35 dwellings. The site is unconstrained and is located between the Strawberry Line cycle route and Mead Lane on the western side of Sandford. It comprises a large field and small triangle of orchard area to the south. The benefits of this site are that it is adjacent to the Strawberry Line affording easy access to active travel options in terms of walking and cycling to the larger village of Winscombe. It is also walking distance to Sandford primary school and the secondary school in Churchill.
HE2034 Land at Mead Lane	No	No	This site is located on the western edge of the village of Sandford behind properties on Mead Lane. It is very prominent sloping land at the entrance to the village from the west and development of this site would visually extend the village significantly. Development of this site would be of a disproportionate scale for the village of Sandford and considerably extend the settlement to the west encroaching into the countryside.

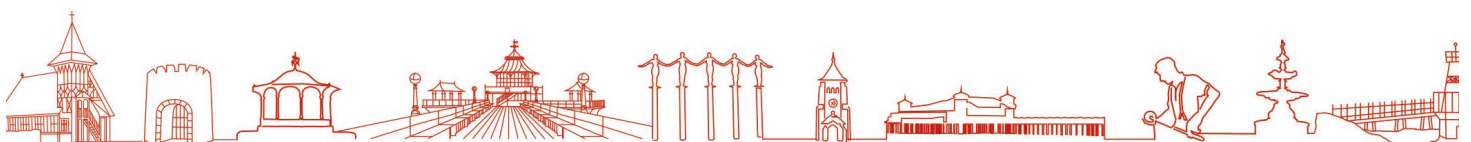




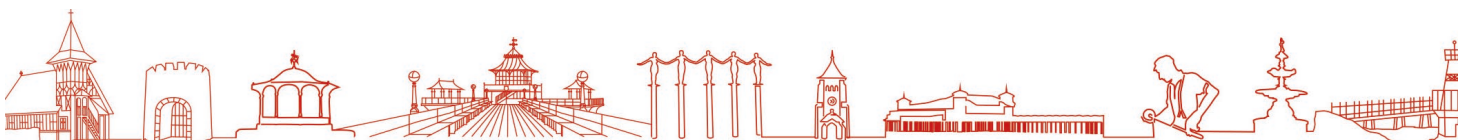
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20587 North of Sandford (b)	No	No	<p>This site comprises a large area of land to the north Sandford made up of two areas. One is a field on the corner of Nye Road and Sandmead Road and the other is a larger area of land which adjoins that parcel of land to the north and also fronts Sandmead Road which is a quiet country lane. Both parcels of land are currently orchards which contribute to the landscape character in this area. Development of this site would be of a disproportionate scale for the village of Sandford and considerably extend the settlement to the north encroaching into the countryside. For these reasons it is not considered appropriate to take forward as an allocation in the Local Plan.</p>



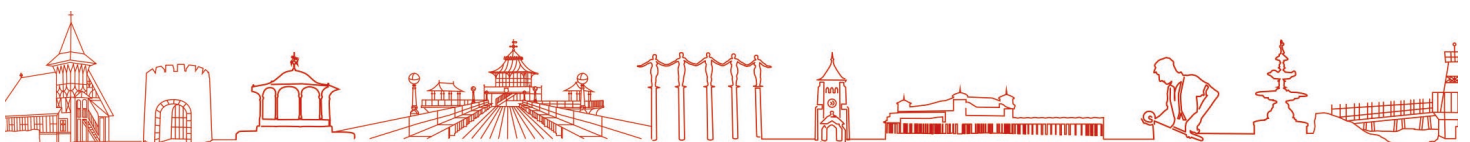
Site reference	Reg 18	Reg 19	Summary of conclusion
HE20617 South of Greenhill Road	No	No	<p>This site is located on the east of Sandford south of the A368. It is not adjacent to the settlement boundary and lies in countryside between Sandford and Churchill.</p> <p>Development of the site would result in sprawl and contribute towards the coalescence of the settlements of Sandford and Churchill as well having a visual impact on the character of the settlements as well as the setting of the Area of Outstanding Natural Beauty (AONB) which adjoins the site to the south.</p> <p>The area in which the site lies is proposed as a Strategic gap in the new Local Plan to safeguarding the countryside from 'encroachment' regarding land between the settlements of Sandford and Churchill and help to protect the setting and character of the settlements. As such it would be contrary to the LP7: Strategic gaps to allocate a housing site in this location.</p>
HE201012 Land west of Sandford	Yes	No	<p>This site was proposed as a housing allocation in the 'Preferred Options' for 18 dwellings. As part of that consultation representations were submitted to the consultation stating that there is no longer an intention to develop this parcel of land. On that basis the allocation has been removed.</p>



Site reference	Reg 18	Reg 19	Summary of conclusion
HE201015 Land off Hill Road	No	No	This site comprises a haulage yard on the eastern frontage of the site with a field on the western half of the site which backs onto the Strawberry Line, which is classified as Grade 1 agricultural land. There is an orchard to the north of the site which slopes down to Sandford. If the haulage yard is still operational, development of this site would result in the loss of an economic use and potential displacement of an existing business, and the site is considered sensitive in landscape terms.
HE201022 Land north of Greenhill Road	No	No	This site is located on the east of Sandford north of the A368. It is not adjacent to the settlement boundary and lies in countryside between Sandford and Churchill. Development of the site would result in sprawl and contribute towards the coalescence of the settlements of Sandford and Churchill as well having a visual impact on the landscape and character of the settlements. The area in which the site lies is proposed as a Strategic gap in the new Local Plan to safeguarding the countryside from 'encroachment' regarding land between the settlements of Sandford and Churchill, and help to protect the setting and character of the settlements. As such it would be contrary to the LP7: Strategic gaps to allocate a housing site in this location.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE203008 Land near Mead Lane	No	No	This site is located within the built form of Sandford. It is a strip of land which extends from Station Road up to the Strawberry Line. Develop of this site would be fairly constrained due to it being so narrow and access on to and off Station Road could be problematic. Due to the size of the site it is unlikely that it would accommodate 10 dwellings and therefore would not meet the threshold for an allocation. For this reason it has not being put forward as an allocation.
HE203036 Land north of Sandford	No	No	The site is located to the north of Sandford in an attractive paddock area which blends into the rural landscape. Although the village has been extended on its northern side through new development to adjoin this site the Sandmead Rhyne forms a natural boundary to the built form of the village. Development of this site would breach that boundary resulting in further development encroaching into the countryside and would have an adverse impact on the landscape character adding a dense urban type development into an area characterised by scattered spacious dwellings in large plots. Additionally, due to the size of the site it is unlikely that it would accommodate 10 dwellings and therefore would not meet the threshold for an allocation.

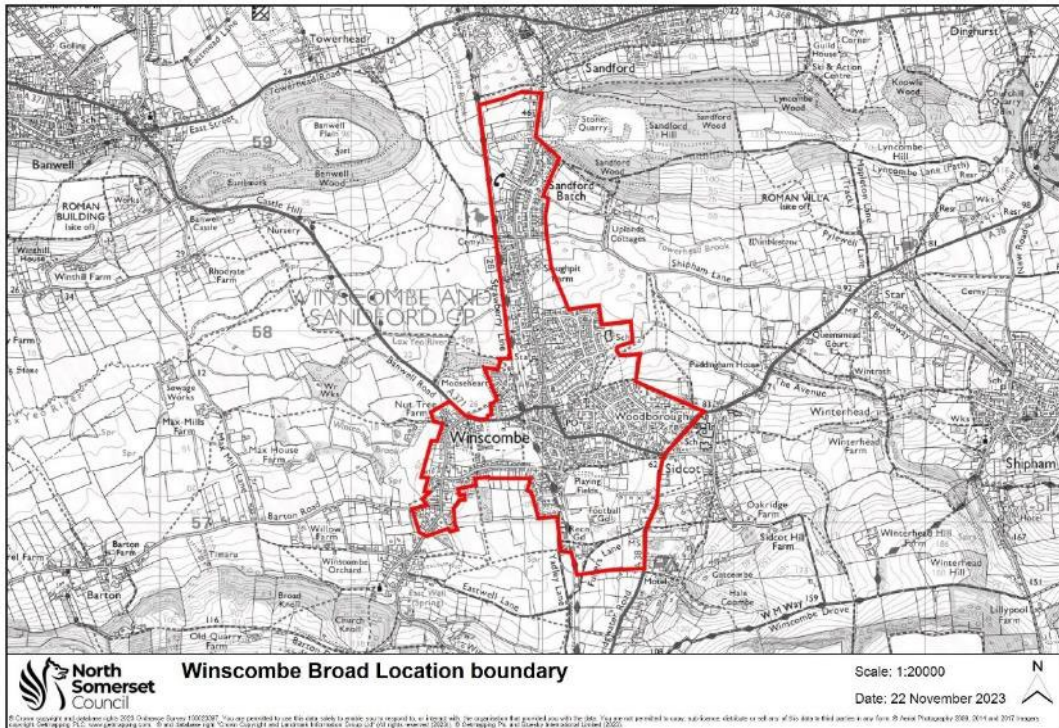




# Winscombe Assessment

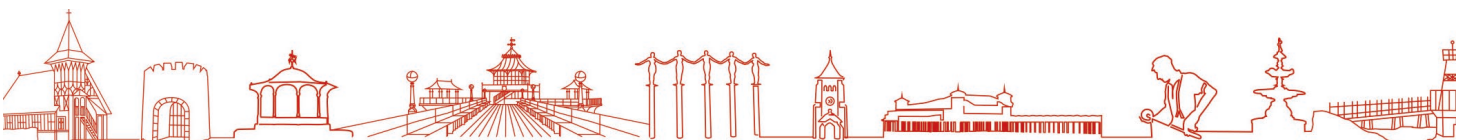
## Area of search

The area of search for Winscombe is shown below.



## Description of boundary

- The northern boundary extended to Yew Tree House on Hill Road and encompassed the rear agricultural field.
- The eastern boundary extends from Yew Tree House on Hill Road and follows the main development of Winscombe southwards adjacent to Netherdale Caravan and Camping Park.
- The southern boundary extends from Netherdale Caravan and Camping Park, south of Fullers Lane and around the existing settlement of Winscombe from Yadley Lane.
- The western boundary includes the existing village settlement along Church Road and then inwards along the Strawberry Line towards Yew Tree House.



## Primary constraints

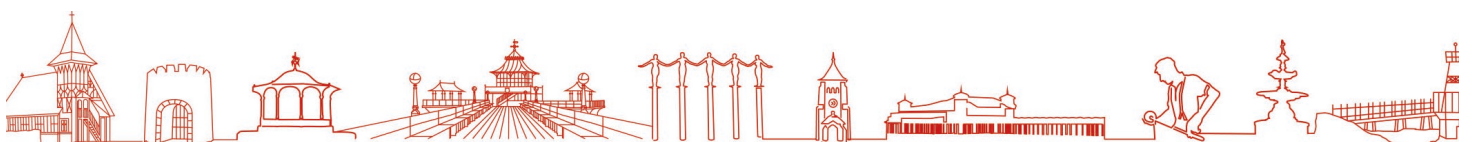
- Local Nature Reserve along Strawberry Line parallel to the western boundary.
- Regionally Important Geographical Site adjacent to eastern boundary.
- Ancient Woodland adjacent to north eastern boundary.

## Secondary constraints

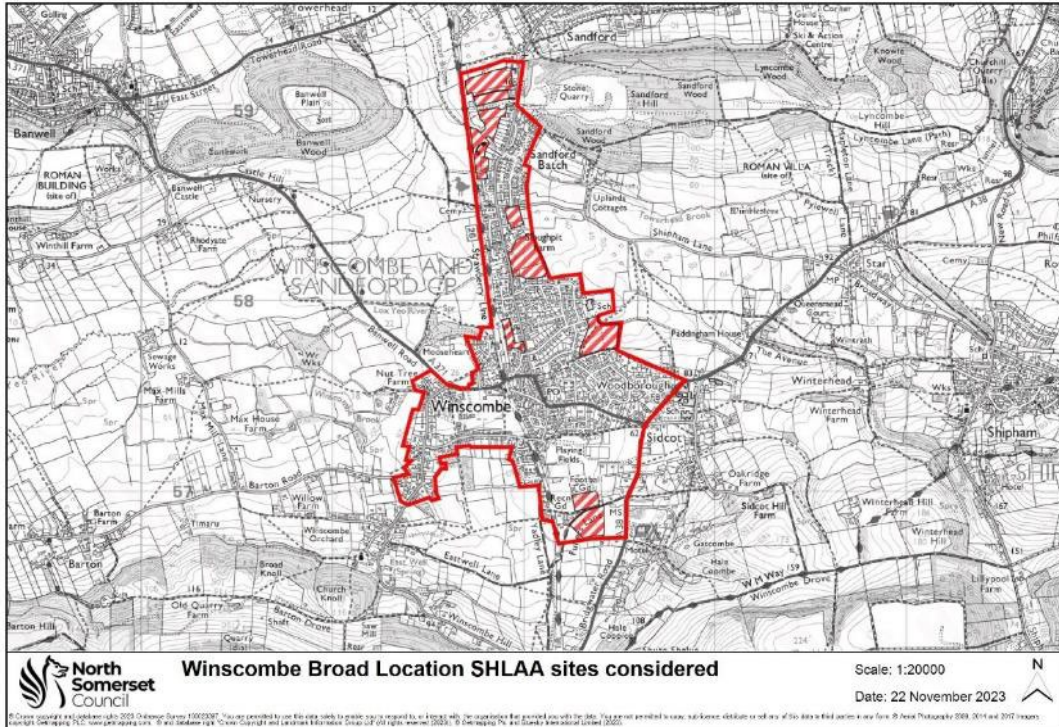
- Land surrounding the broad location falls within the Mendip Hills AONB.
- Sandford Hill and Lycombe Wood Wildlife Site to the north east of the boundary.

## Development site opportunities

This section identifies the specific sites within the area of search, that have been considered through the SHLAA.



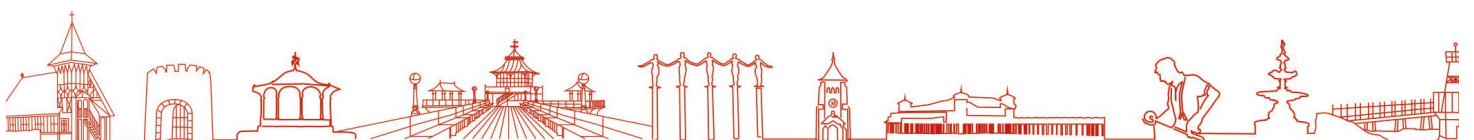
The area of search contains 9 sites considered through the SHLAA. The sites account for approximately 18ha of land.



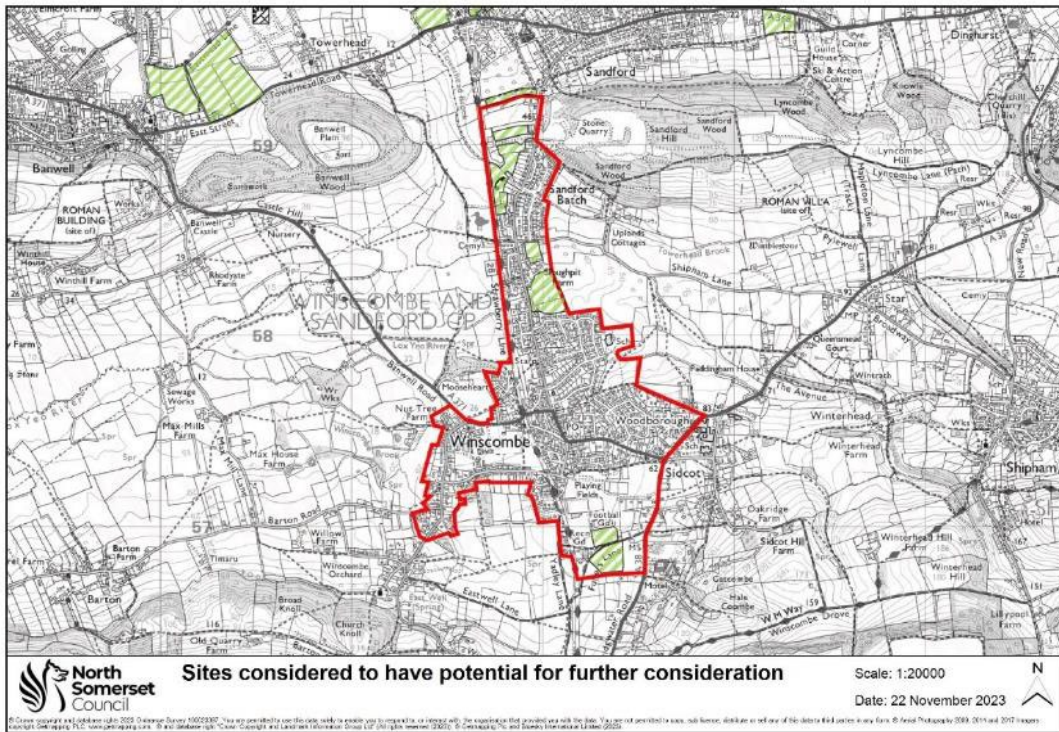
### Sites with potential for further consideration

From this wider pool of sites, 6 sites have been identified as having potential for further consideration as set out in the tables below.

Site reference	Site name	Area ha	Capacity
HE2076	West of Hill Road	0.9	30
HE20187	Broadleaze Farm, Winscombe	3.17	74
HE20716	Land at Shipham Lane, Winscombe	0.81	29
HE20717	Land at Coombe Farm, Winscombe	3.3	99
HE20120	South of Fullers Lane	2.1	64
HE20121	Fullers Lane	1.1	40





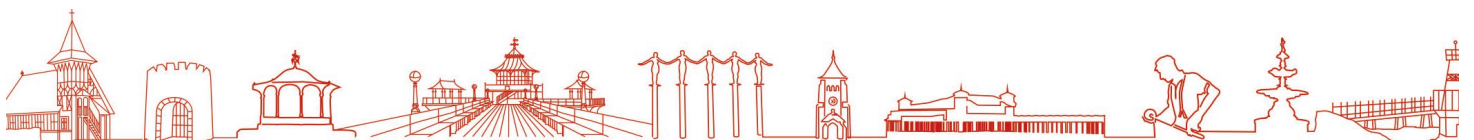


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

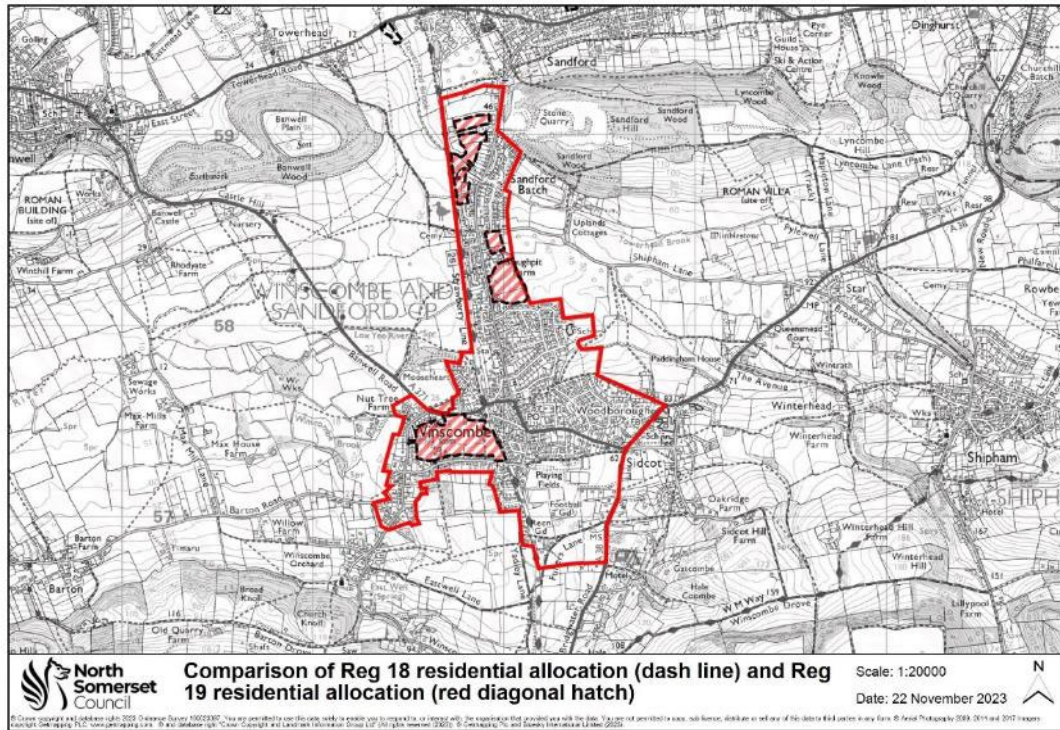
The Preferred Options included the land set out in the plan below. This included a range of sites, including Woodborough Farm with planning permission. Shipham Lane and Coombe Farm comprise a single proposed allocation.





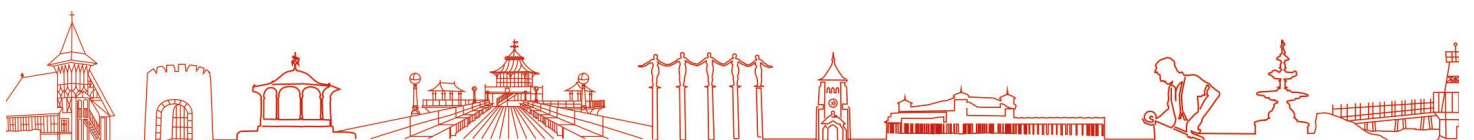
### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. There is no change proposed to the proposed allocations at Pre-submission stage.

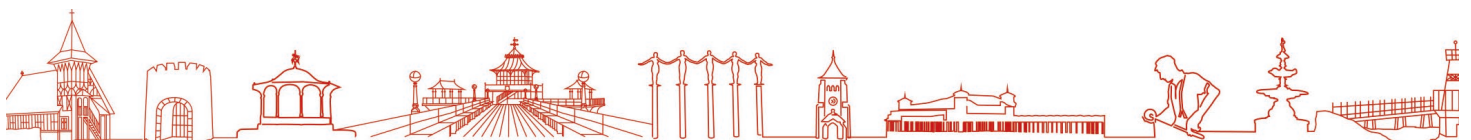


### Summary of sites conclusions

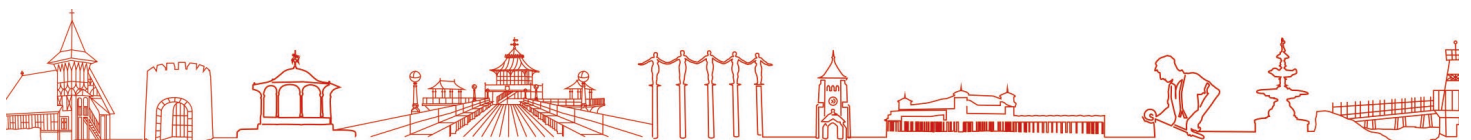
The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within the Preferred Options stage.



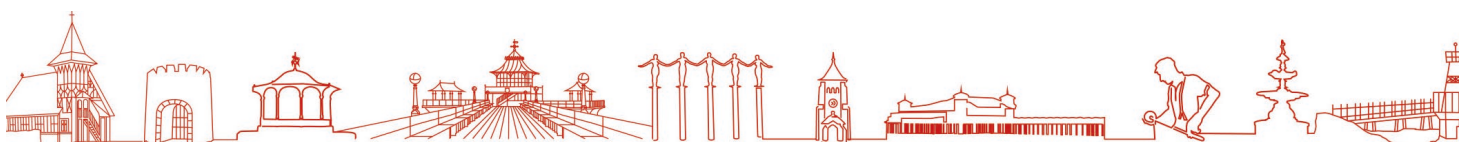
Site reference	Reg 18	Reg 19	Summary of conclusion
HE2076 West of Hill Road	Yes	Yes	The site is unconstrained and adjoins the settlement boundary for Winscombe. It comprises an agricultural field with boundary vegetation. The site access appears to rely on demolition of, and use of access to, a dwelling on Hill Road. This would require further investigation. Nevertheless, the site is accessible to local services provided within Winscombe and for these reasons the site is considered suitable to take forward as a proposed allocation for residential development.
HE20187 Broadleaze Farm, Winscombe	Yes	Yes	The site does not contain any primary constraints and adjoins the Winscombe settlement boundary. The site is adjoined by residential development to the east and the Strawberry Line to the west. The site offers good accessibility to local services in the village centre. Considering the siting and unconstrained nature of the site, it is recommended the site is suitable to take forward as a proposed allocation for residential development.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20716 Land at Shipham Lane, Winscombe	Yes	Yes	The site itself does not contain any constraints. The site is flanked by residential development to the west, north and south. The site does adjoin the Mendip Hills Area of Outstanding Natural Beauty (AONB) to the east. Any development would need to take into the account the AONB when designing the scheme. Otherwise, the site is considered suitable to take forward as a proposed allocation for residential development.
HE20717 Land at Coombe Farm, Winscombe	Yes	Yes	The site is unconstrained and adjoined by existing development to the north, east and south. The site does adjoin the Mendip Hills Area of Outstanding Natural Beauty (AONB) and therefore further landscape issues should be considered. The site is an existing allocation in the Site Allocations Plan. Therefore, the site is considered suitable to take forward as a proposed allocation for residential development.



Site reference	Reg 18	Reg 19	Summary of conclusion
HE20120 South of Fullers Lane	No	No	The site does not contain any primary constraints but does fall within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and is classified High Grade agricultural land. The existing site consists of an agricultural field bounded by vegetation. The site is within the vicinity of scattered forms of development and so has potential to form an enlargement to the existing village. However, the site does fall within the AONB and is likely to result in harm to the landscape.
HE20121 Fullers Lane	No	No	The site does not consist of any primary constraints and is in proximity to local services in Winscombe. However, it does not adjoin the main development of Winscombe. The site does not fall within but adjoins the Area of Outstanding Natural Beauty (AONB) and it would likely result in harm to views out of the AONB. The site is detached from the existing settlement boundary.

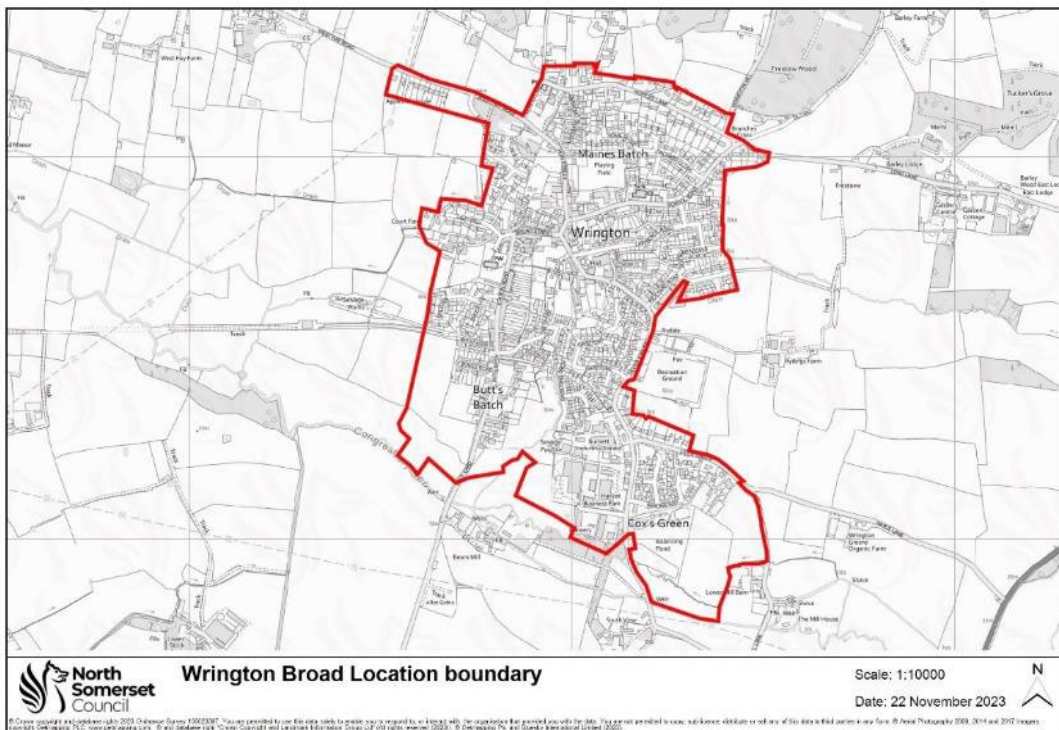




# Wrighton Assessment

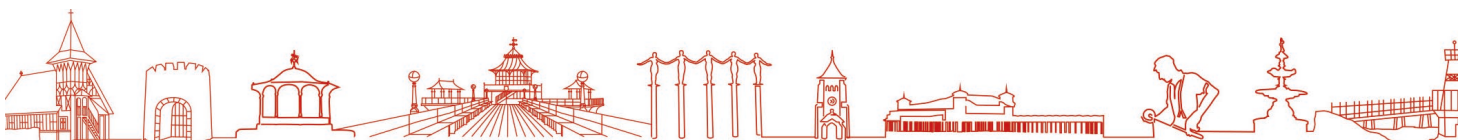
## Area of search

The area of search for Wrighton is shown below.



## Description of boundary

- The northern part of the boundary encompasses the rear boundaries of the buildings fronting the north side of Ropers Lane. The northern boundary includes part of West Hay Road.
- The eastern boundary follows the pattern of development adjacent to Silver Street and Cox's Green.
- The southern boundary encompasses open fields and is adjacent to the Congresbury Yeo and includes Havyat Business Park.
- The western boundary includes land to the rear of Butt's Batch and then follows the pattern of develop. The western boundary also includes a ribbon of residential development along West Hay Road.



## Primary constraints

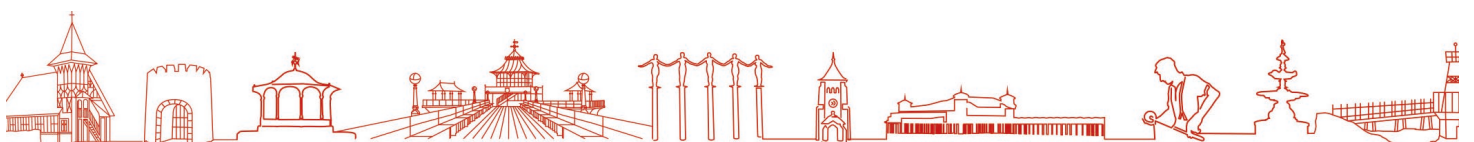
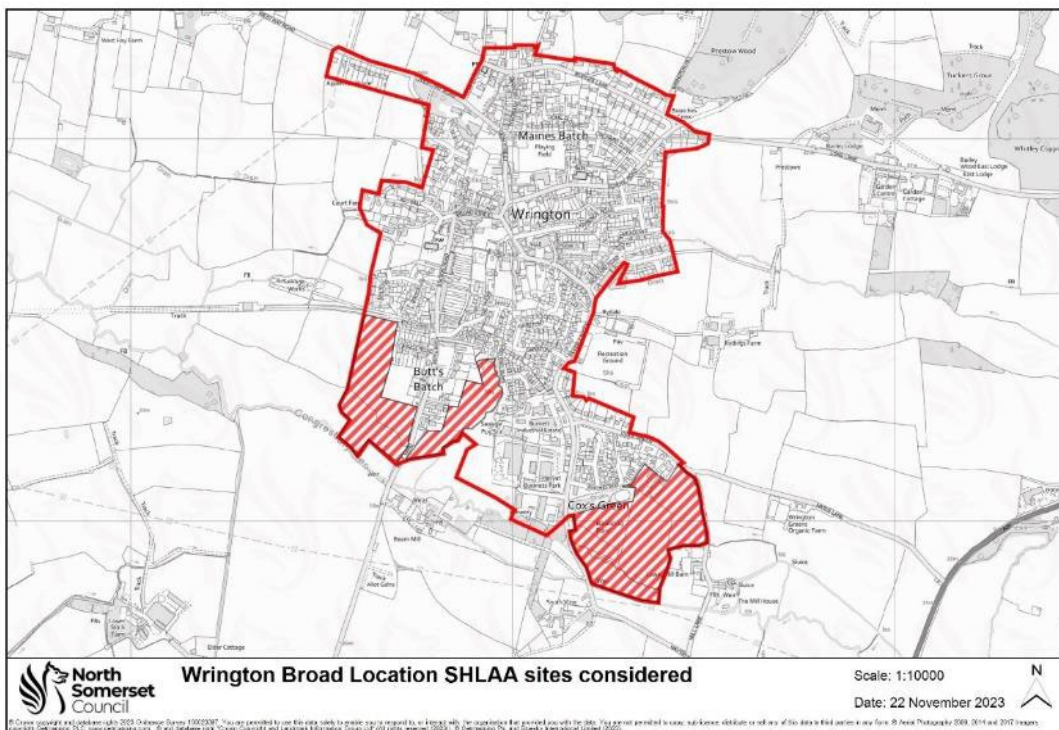
- Flood zone 3b to the south of the site adjacent to the Congresbury Yeo.

## Secondary constraints

- Green Belt adjoining the north and east of the site.
- Local Green Space east of junction at Alburys on to West Hay Road.  
Local Green Space at Play Area, Church Walk.
- Flood Zone 3a adjoining the Congresbury Yeo and through the centre of the site.
- Congresbury Yeo Local Wildlife Site adjacent to the Congresbury Yeo.

## Development site opportunities

- 3.129 This section identifies the specific sites within the areas of search, that have been considered through the SHLAA.
- 3.130 The area of search contains 3 sites considered through the SHLAA. The sites account for approximately 14ha of land.



### Sites with potential for further consideration

From this wider pool of sites, no sites have been identified as having potential for further consideration.

### Plan making stages

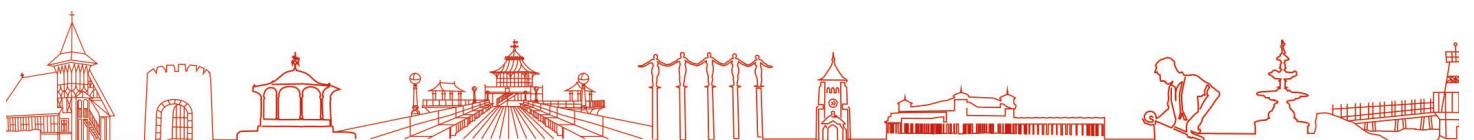
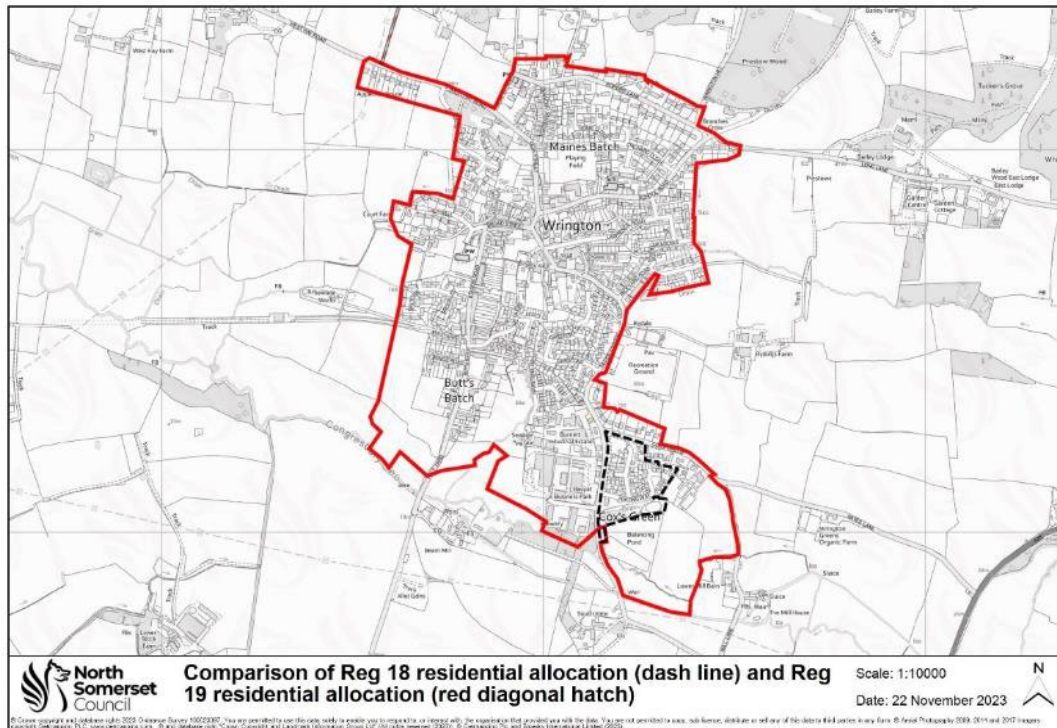
This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

#### Regulation 18 Preferred Options stage

The Preferred Options included a single proposed allocation as shown in the plan below.

#### Regulation 19 Pre-submission stage

The Pre-submission Local Plan has removed the allocation included at the Preferred Options stage as it has been completed and has not included any further residential allocations.

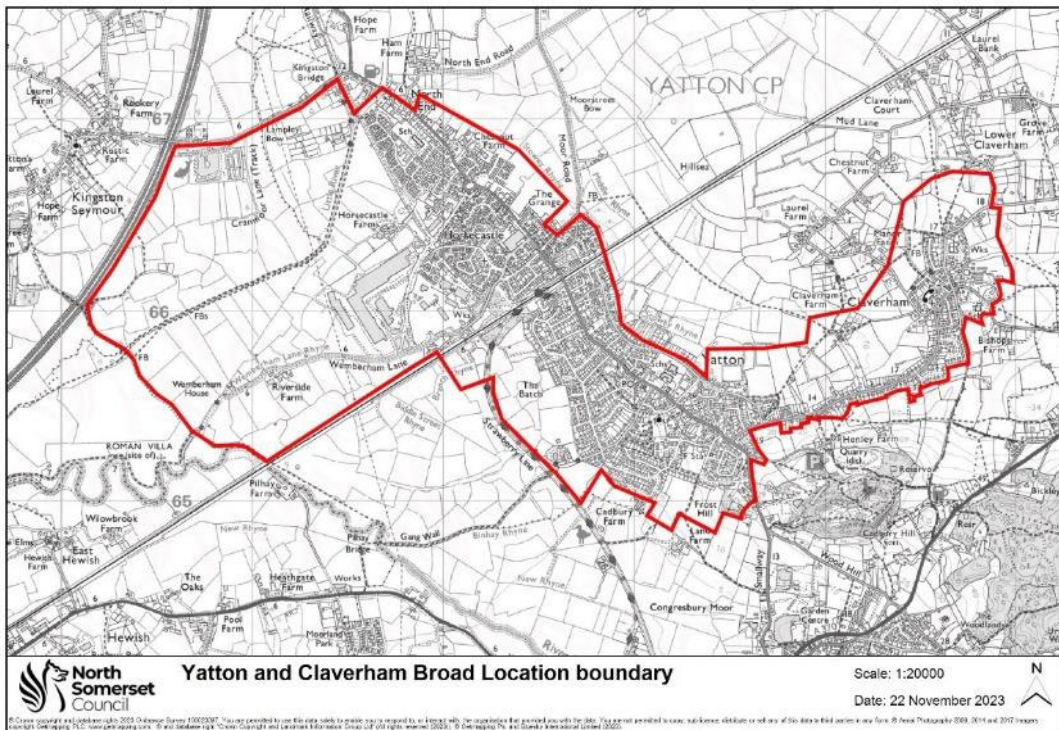




# Yatton and Claverham Assessment

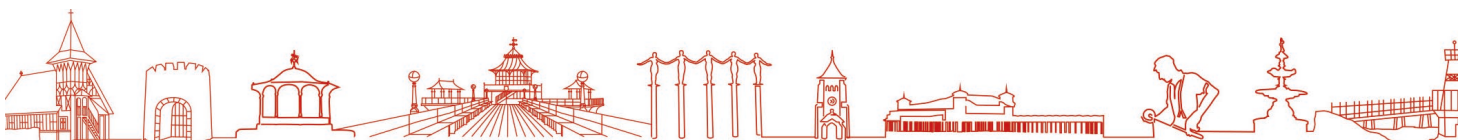
## Area of search

The area of search for Yatton and Claverham is shown below.



## 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 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.





## Primary constraints

- Areas of fluvial flood zone 3b (functional flood plain) lie close to the Yatton: for example to the south west (west of the Strawberry Line public footpath/cycleway); also to the north east, (east of North End, and beyond that along Claverham Drive.)
- There are SSSIs near Claverham, again the south western and north eastern areas (Biddles Street SSSI and Tickenham, Nailsea and Kenn Moors SSSIs respectively).
- There is a scheduled monument (Cadbury Hill hillfort) to the south east of Yatton, south of Claverham, in a location which is also a Local Nature Reserve (Cadbury Hill/Henley Quarry).

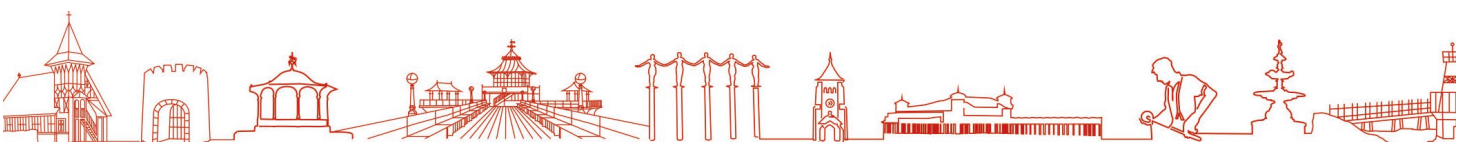
## Secondary constraints

- 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 Congresbury Moor.
- Wildlife: Local Wildlife Sites include Nailsea and Tickenham Moors to NE of Yatton, the Congresbury Yeo, adjacent land and rhynes to SW of Yatton (at Cadbury Farm), and Cadbury Hill Fort to south east of Yatton, north of Claverham.
- Agricultural land: There are areas of Grade 1 land to the SE of Yatton and also at the N part of Claverham, affecting SHLAA sites such as east of Frost Hill Yatton, and some at Claverham
- Land in the Green Belt adjoins the settlement limits south east Yatton and south of Claverham.

## Other constraints

An initial desktop appraisal identifies the following for further investigation:

- Utilities infrastructure including electricity distribution infrastructure crossing land west of Yatton within the Yatton/Claverham Broad Location.

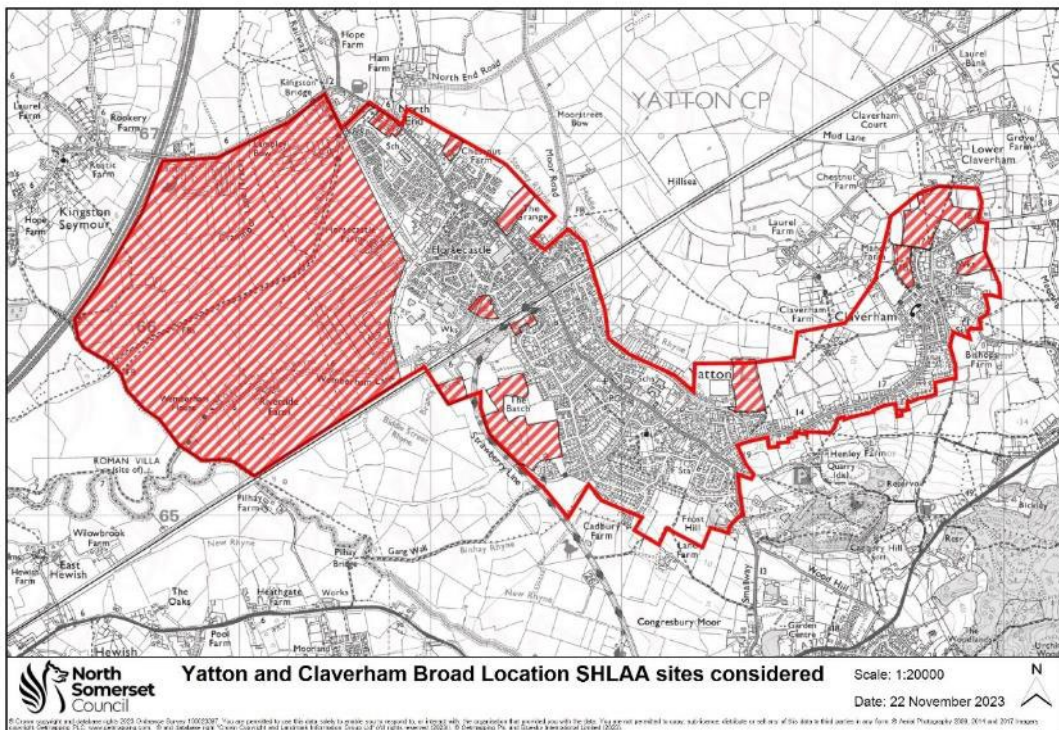


- Presence of the railway that creates barriers to movement between Yatton and Claverham except via the existing roads through the settlements: High Street Yatton and Claverham Road.
- Various heritage features including Yatton Conservation Area and Listed Buildings. The setting of these features requires further consideration.

## Development site opportunities

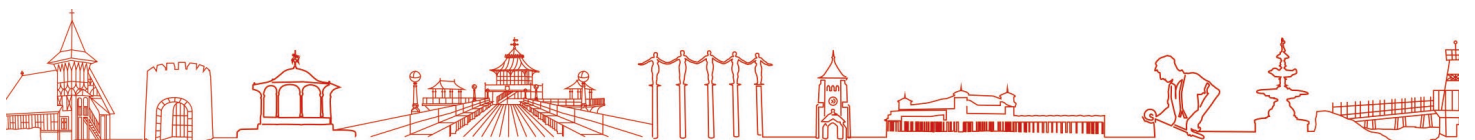
This section identifies the specific sites within the area of search, that have been considered through the SHLAA.

The area of search contains eleven sites considered through the SHLAA. The sites account for approximately 254ha of land.

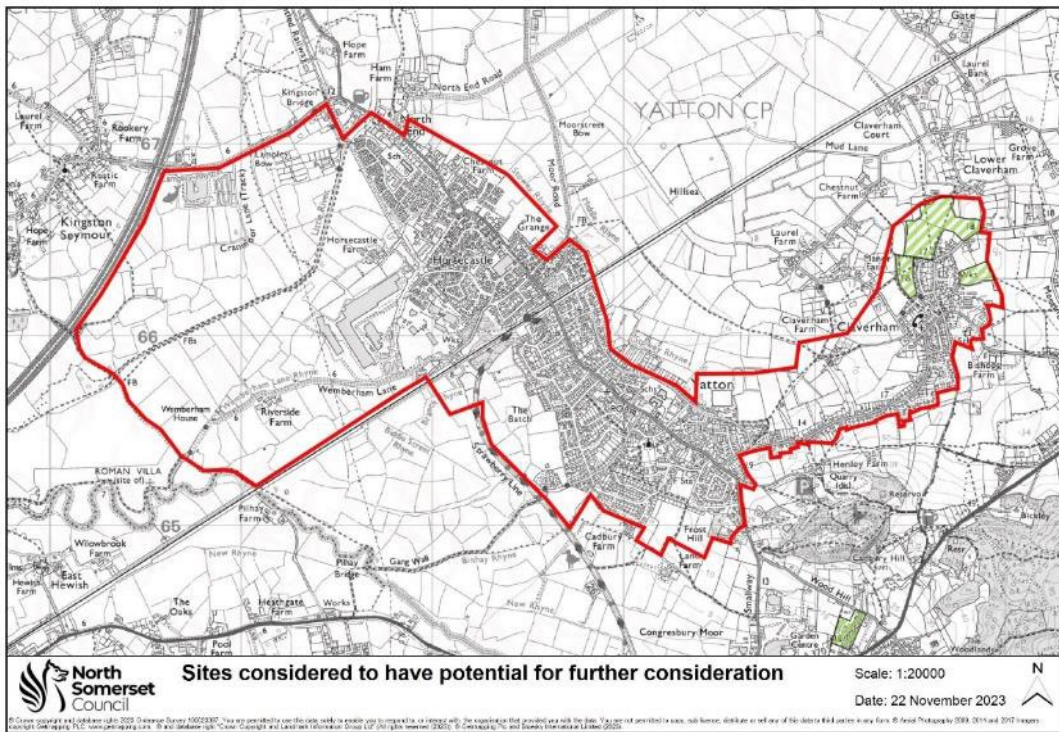


## Sites with potential for further consideration

From this wider pool of sites, 3 sites have been identified as having potential for further consideration as set out in the tables below.



Site reference	Site name	Area ha	Capacity
HE20489	North Field, Claverham Works	1.44	50
HE201072	North of Brockley Way	6.8	210
HE201076	Land at Dunsters Rd	1.73	62

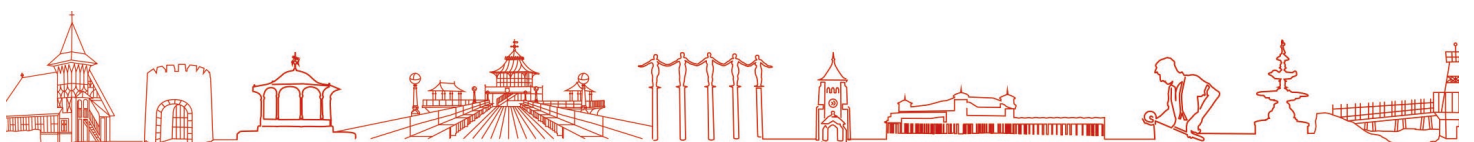


## Plan making stages

This section sets out the proposed site allocations at the Preferred Options and current Pre-submission stages and explains the changes between these.

### Regulation 18 Preferred Options stage

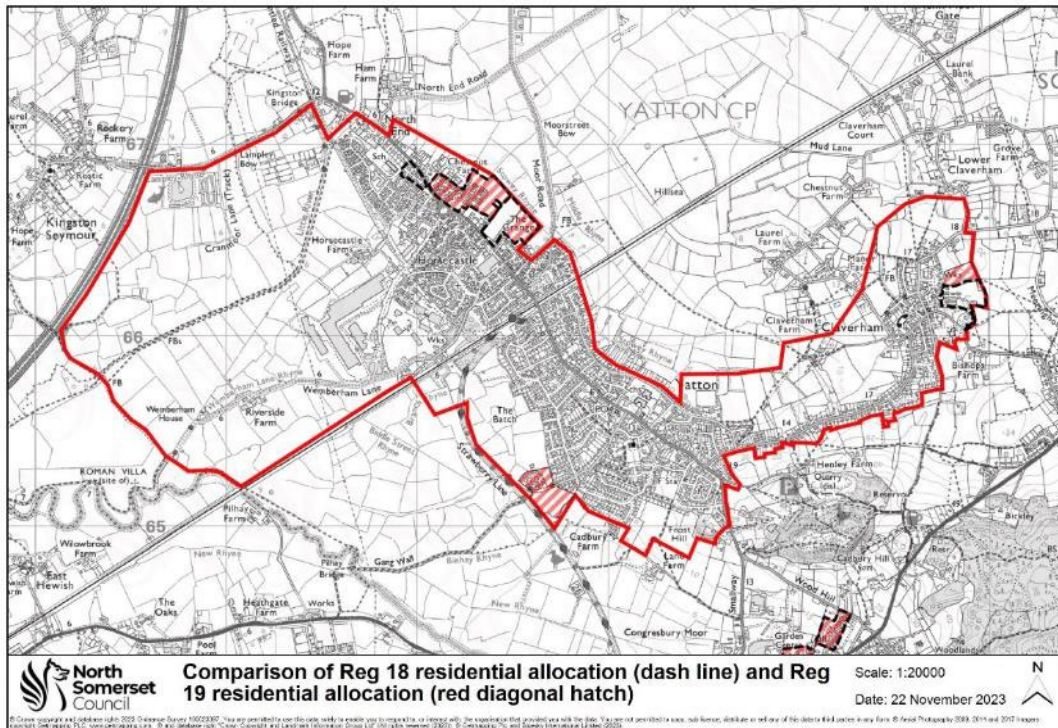
The Preferred Options included the land set out in the plan below identified with the dash line. This included a range of sites with planning permission for residential development.





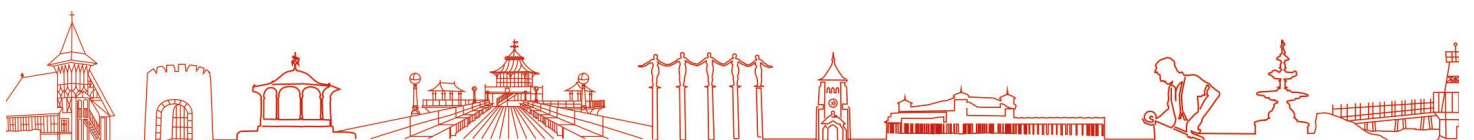
### Regulation 19 Pre-submission stage

The Pre-submission draft includes the sites set out in the diagonal hatch in the plan below. The Pre-submission plan includes a new site at Rectory Farm reflecting it now having planning permission and removes a site at Claverham due to it being completed.



### Summary of sites conclusions

The following table provides a summary explanation of why sites have been taken forward into the Pre-submission plan, or otherwise, and whether they were included within at the Preferred Options stage.





Site reference	Reg 18	Reg 19	Summary of conclusion
HE201076 Dunsters Rd Claverham	No	No	Claverham is not a very sustainable location for significant housing development as there are relatively limited facilities. Also the site is in Bat Consultation Zone band A, a band of relatively high significance regarding SAC bats.
HE201072 North of Brockley Way	No	No	Claverham is not a very sustainable location for the scale of development which this site might imply. There are relatively limited facilities, and the site is considered sensitive in landscape terms. Development could extend the already very linear settlement and cause coalescence with Lower Claverham. There are large fields lacking significant boundary vegetation (mostly low hedges), so development could be highly visible from High Street/Jasmine Lane and public footpaths.
HE20489 North Field, Claverham Works	No	Yes	This site was not allocated in the Preferred Options Plan. However it received planning consent for residential development, subject to a legal agreement, in August 2023, and is appropriate for allocation in the Reg 19 Plan.

