



North Somerset Local Plan 2038

Rural Settlements Paper

March 2022



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then be acceptable in principle (subject to meeting criteria as set out in Policy LP6) but outside the settlement boundaries restrictive policies would apply.

- 2.6 This approach includes a review of all settlement boundaries and the identification of, where appropriate, allocated sites to be identified within the revised settlement boundaries. This approach would mean that there is no longer any distinction between service/infill villages and the potential which exists in the Core Strategy for development schemes to come forward adjacent to service village settlement boundaries would be removed.

Settlement Boundary Review

- 2.7 Settlement boundaries are a well-established planning tool for defining the area of a town or village within which new development is acceptable in principle.
- 2.8 The primary function of the settlement boundary is to prevent sprawl and concentrate development within settlements in a sustainable form which is appropriate to the scale and needs of that community. Settlement boundaries define the areas where housing policies apply. Land outside of settlement boundaries is where different policies apply which are much more restrictive in terms of what sort of development is acceptable.
- 2.9 The new Local Plan 2038 has reviewed the Core Strategy approach to development and no longer distinguishes between service and infill villages or includes a policy which enables development adjacent to but outside the settlement boundaries of current service villages. There has also been a comprehensive review of all settlement boundaries.
- 2.10 The new Local Plan 2038 review of settlement boundaries reflects new development, planning consents, new allocations, and any identified anomalies. Settlement boundaries are reviewed for all settlements which currently have a boundary. Some settlements will have a settlement boundary re-instated. This mainly applies to villages in the Green Belt as a result of current government guidance on the approach to villages in the Green Belt which is explained in the Methodology section of this paper.
- 2.11 The settlement boundary review also provides the opportunity to 'flex' the boundaries of settlements to allow for some appropriate levels of infilling over the plan period to enable organic growth to meet local needs. The full review of settlement boundaries is set out in the Settlement Boundary Review Topic Paper.

Local Need

- 2.12 The NPPF (paragraphs 77-78) states:
"In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural



in accordance with the spatial strategy through small scale housing site allocations. The settlement boundary would be re-drawn to include new allocations and development within the settlement boundaries would be acceptable in principle, subject to criteria. Development outside the settlement boundary would be restricted. The following settlements are considered to meet the criteria of Category B villages:

- **Bleadon**
- **Claverham**
- **Cleeve**
- **Flax Bourton**
- **Hutton**
- **Kenn**
- **Kewstoke**
- **Locking**
- **Portbury**
- **Sandford**
- **Uphill**
- **Wrington**

Category C Villages – These are villages which have limited services and facilities such as just a primary school, village shop or pub. However, they do not have good sustainable access to higher order settlements via walking, cycling or very frequent public transport. There will be no new housing allocations at these villages. Their settlement boundaries will remain or be reinstated and updated to reflect any changes to the built form of the settlement and to correct any anomalies. Development within the settlement boundaries would be acceptable in principle, subject to criteria. Development outside the settlement boundary would be restricted. The following villages are considered to meet the criteria of Category C villages:

- **Abbots Leigh**
- **Blagdon**
- **Clapton-in-Gordano**
- **Dundry**
- **Failand**
- **Felton**
- **Leigh Woods**
- **Tickenham**
- **Redhill**
- **Weston-in-Gordano**
- **Winford**

Category D Villages - Settlements that have few or no services and facilities to sustain development. Poor access to other higher order settlements. Many lack reasonable public transport access to other centres with limited opportunities for active travel. There will be no allocations in these settlements. They will not have a settlement boundary. No development other than conversions, sub-

divisions or replacement dwellings. The following settlements are considered to meet the criteria of Category D settlements:

- **Barrow Gurney**
- **Burrington**
- **Butcombe**
- **Christon**
- **Loxton**
- **Puxton**
- **Regil**
- **Walton-in-Gordano**
- **Wick St Lawrence**
- **Wraxall**
- **Kingston Seymour**

Table 1: Settlements with their current status and proposed category:

Settlement	Current Status in Core Strategy	Proposed Category in Local Plan
Abbots Leigh	No settlement boundary	Category C
Backwell	Service Village	Category A
Banwell	Service Village	Category A
Barrow Gurney	No settlement boundary	Category D
Blagdon	No settlement boundary	Category C
Bleadon	Infill Village	Category B
Burrington	No settlement boundary	Category D
Butcombe	No settlement boundary	Category D
Christon	No settlement boundary	Category D
Churchill	Service Village	Category A
Clapton-in-Gordano	No settlement boundary	Category C
Claverham	Infill Village	Category B
Cleeve	Infill Village	Category B
Congresbury	Service Village	Category A
Dundry	Infill Village	Category C
Easton-in-Gordano/Pill	Service Village	Category A
Failand	No settlement boundary	Category C
Flax Bourton	Infill Village	Category B
Felton	Infill Village	Category C
Hutton	Infill Village	Category B
Kingston Seymour	No settlement boundary	Category D
Kenn	Infill Village	Category B
Kewstoke	Infill Village	Category B
Leigh Woods	No settlement boundary	Category C
Locking	Infill Village	Category B
Long Ashton	Service Village	Category A
Loxton	No settlement boundary	Category D
Portbury	No settlement boundary	Category B
Puxton	No settlement boundary	Category D
Redhill	No settlement boundary	Category C
Regil	No settlement boundary	Category D
Sandford	Infill Village	Category B
Tickenham	No settlement boundary	Category C
Uphill	Infill Village	Category B
Walton-in-Gordano	No settlement boundary	Category D
Weston-in-Gordano	No settlement boundary	Category C
Wick St Lawrence	No settlement boundary	Category D
Winford	Infill Village	Category C
Winscombe	Service Village	Category A
Wraxall	No settlement boundary	Category D
Wrington	Service Village	Category B
Yatton	Service Village	Category A

Stage 3. Settlement assessments and identification of potential allocations

3.11 These assessments summarise the work underpinning the Preferred Options document in terms of the assessment of development opportunities in the severn villages identified as having potential for some small scale housing allocations. These villages are:

- Banwell
- Churchill
- Congresbury
- Winscombe
- Bleadon
- Sandford
- Wrington

3.12 The starting point for this process is to identify an area of search around the relevant settlement within which to identify potential opportunities for housing sites. An area of search has been identified taking into account known development interests, constraints, and physical features.

3.13. Additionally, in accordance with stage 5 of the spatial strategy sequential approach which states that development at villages is for small scale opportunities for new housing development to meet local need, only smaller sites adjacent to the existing settlement boundary or which are close to the built-up form of the settlement have been included in the area of search at rural settlements.

3.14 This area of search forms a reference point for the consideration of constraints, site-specific development opportunities, and broad opportunity areas to identify options for development.

3.15 This assessment considers wider evidence where relevant to the consideration of sites and development options, including the Strategic Housing Land Availability Assessment, Landscape Assessments and transport evidence.

3.16 This section provides an assessment of all the villages and explains which sites have been taken forward as proposed residential allocations in the new Local Plan.

The settlements have been assessed in terms of the following Primary and Secondary constraints³:

Primary and Secondary Constraints:

<i>Primary Constraint</i>	<i>Secondary constraint</i>
Flood Zone 3b (SFRA, 2020)	Green Belt
Site of Special Scientific Interest	Area of Outstanding Natural Beauty (AONB)
European Sites (RAMSAR, SAC, SPA)	Designated Local Green Space
Ancient Woodland	Flood zone 3a (SFRA, 2020)
National Nature Reserve	Areas of Critical Drainage (SFRA, 2020)
Local Nature Reserve	Horseshoe Bat Juvenile Sustenance Zone
Scheduled Monument	Local Wildlife Site
Registered Park and Gardens	Priority Habitats
Regionally Important Geological Sites	High Grade Agricultural land (Grade 1)
Working mineral sites	
Site already developed with active use	

³ Primary constraints are absolute physical constraints that mean that land cannot be developed e.g. if it is functional flood plain (Flood Zone 3b) or have a level of protection that would be development would not be acceptable e.g. ancient woodland. Secondary constraints are less absolute but are important considerations. They maybe policy constraints such as Green Belt or Local Green Space or other constraints which mean that land should be avoided but appropriate mitigation may result in the land being developable.

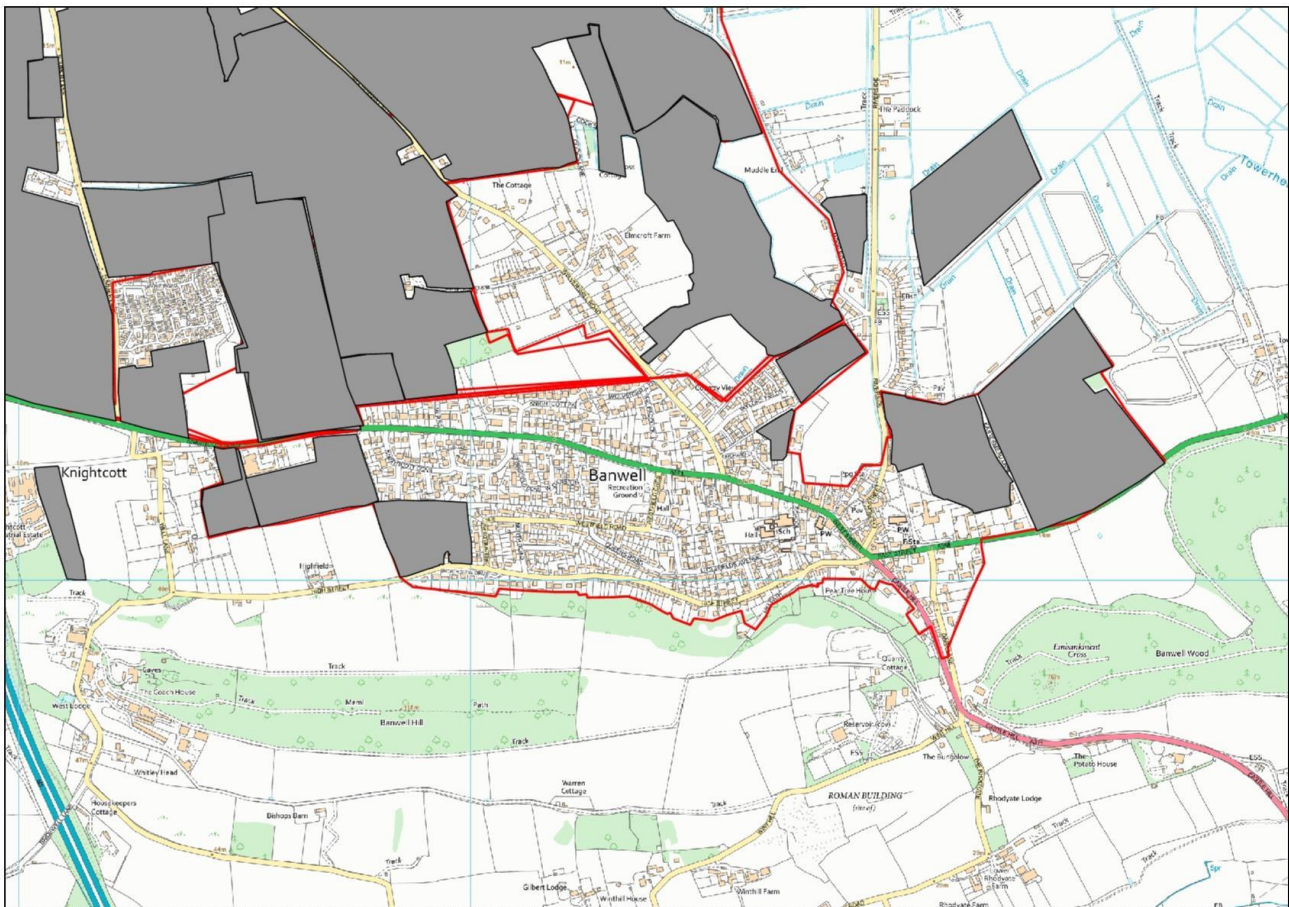
Banwell

Area of search

The starting point for defining the area of search for Banwell is to map the sites that have been submitted through the Call for Sites process. These are sites that landowners or developers have put forward for consideration as potential land allocations (e.g. for residential or employment uses) in the Local Plan. The Strategic Housing Land Availability Assessment collates all these sites into one report with an assessment of each site in terms of its suitability, availability and achievability for an allocation.

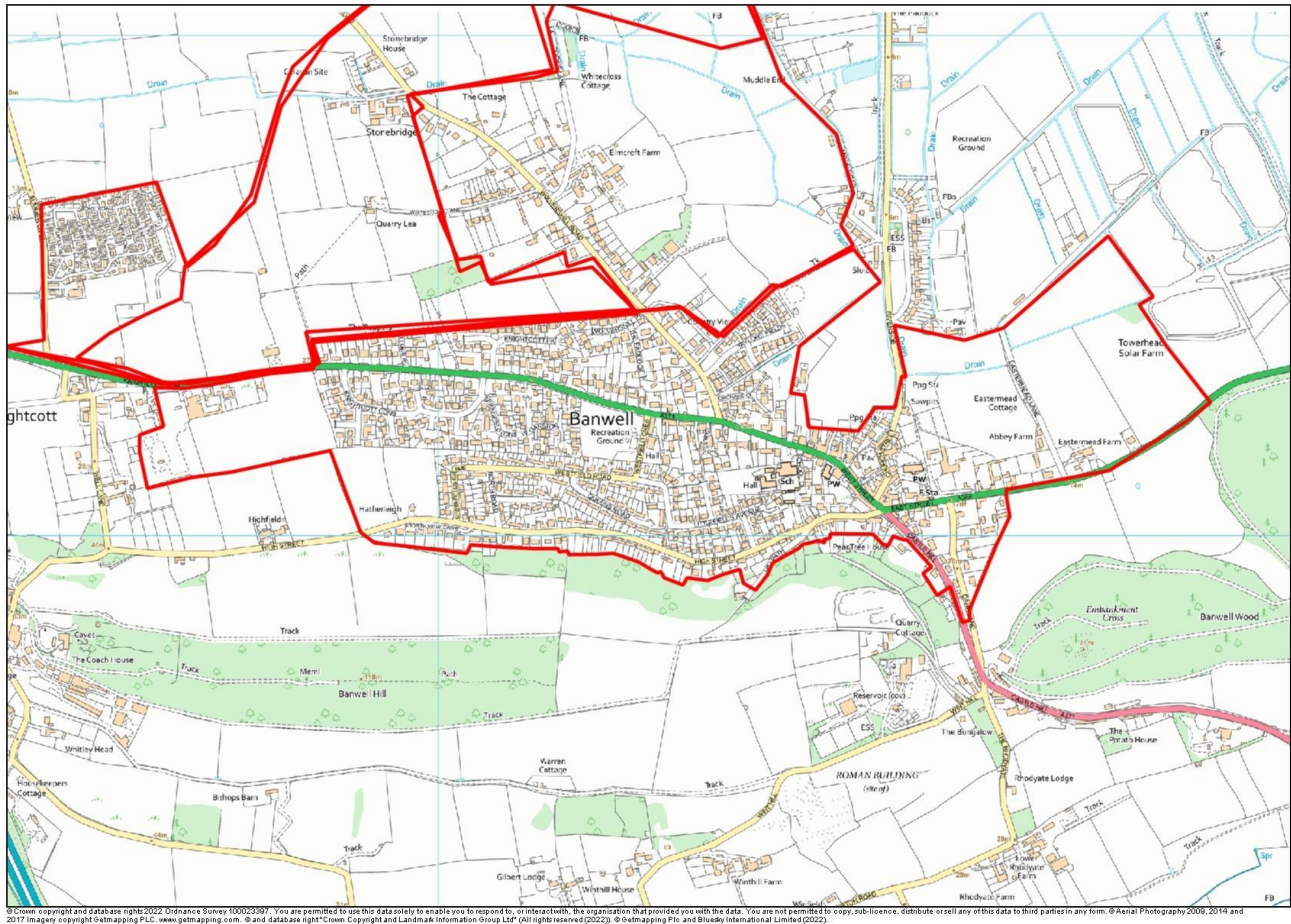
The map below shows the submitted sites and the area of search which has been defined for Banwell within which to assess potential sites for housing development. The area of search boundary has been drawn to include sites that have been submitted to the council as part of the call for sites process, as well as other constraints and physical features.

Area of search around Banwell showing submitted sites:



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Area of search boundary



Description of the boundary:

The area of search boundary for Banwell broadly follows the existing settlement boundary. To the south it is contiguous with the boundary for the Mendip Hills Area of Outstanding Natural Beauty.

To the east it incorporates two sites that have been submitted through the call for sites process and are adjacent to the settlement.

To the north it follows the built form of the settlement incorporating a SHLAA Site on Godling Lane that has been submitted for assessment.

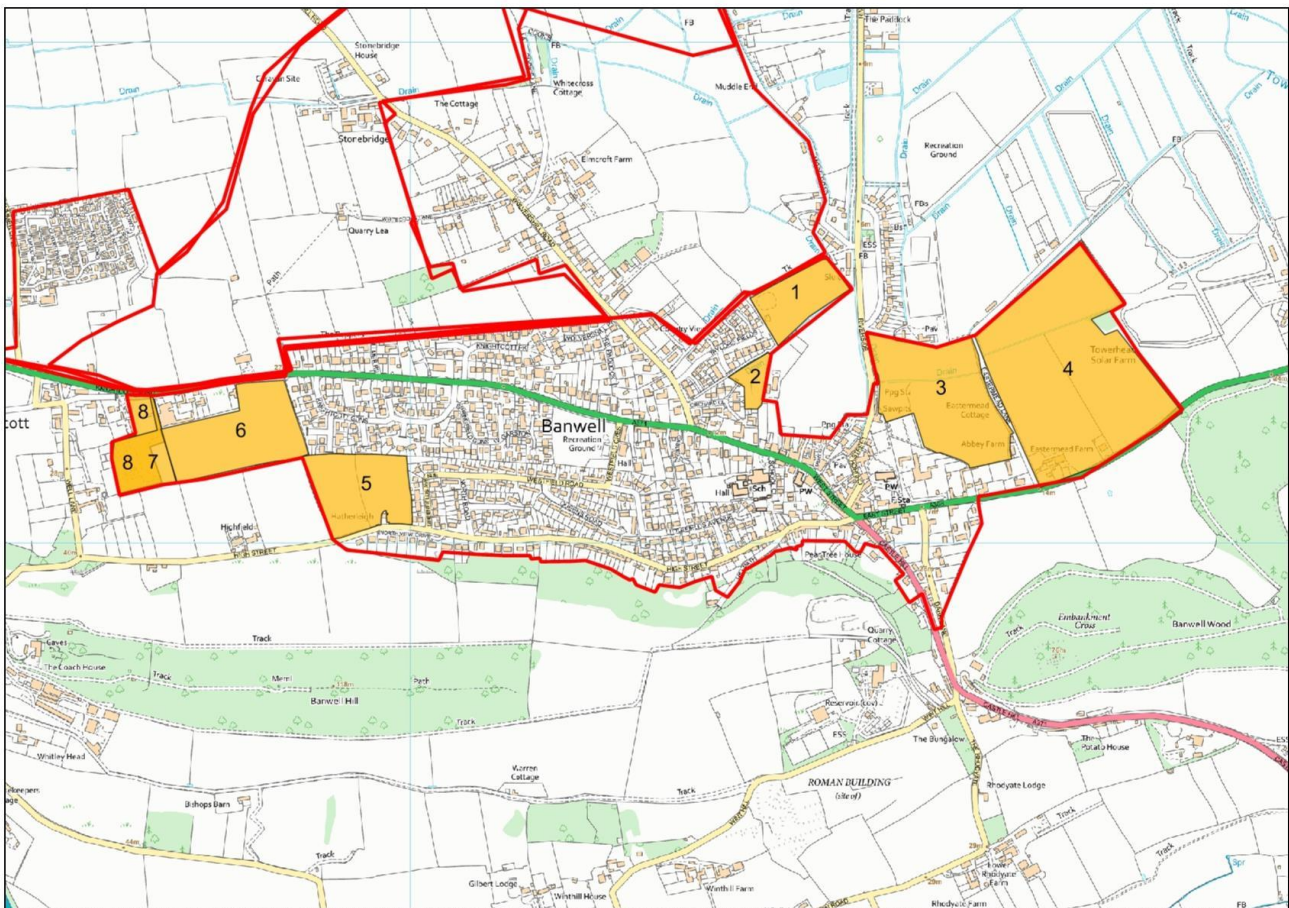
To the west it follows the A371 to include to SHLAA sites at Knightcott and at William Daw Close.

Development Opportunities

This section deals with consideration of specific sites within the area of search drawing upon information within the Strategic Housing Land Availability Assessment, which has done an initial assessment of all the sites.

The area of search contains 8 sites as shown on the map below and listed on the table. The initial assessment of these sites has been done through the Strategic Housing Land Availability Assessment which has determined which sites should be discounted and which have potential for further consideration.

Sites within the area of search for further assessment:



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Number on map	Site ref from SHLAA	Site Name	Area in ha
1	HE201056	Godling Lane	1.61
2	HE201075	Orchard Close	0.47
3	HE20195	East of Riverside, Banwell	4.81
4	HE201055	Eastermead Lane	10.74
5	HE20358	South of Knightcott Gardens, Banwell	2.82
6	HE2098	South of Knightcott Road, Banwell	3.51
7	HE201050	Western Trade Centre	1.21
8	HE20634	Knightcott Road, Banwell (former Western Trade Centre) (Duplicate Site with HE201050: Western Trade Centre above).	1.31

Summary of potential

Eight sites have been considered in greater detail. Of these 7 were discounted following this assessment leaving 1 site with potential for further consideration through plan making accounting for around 2.8ha.

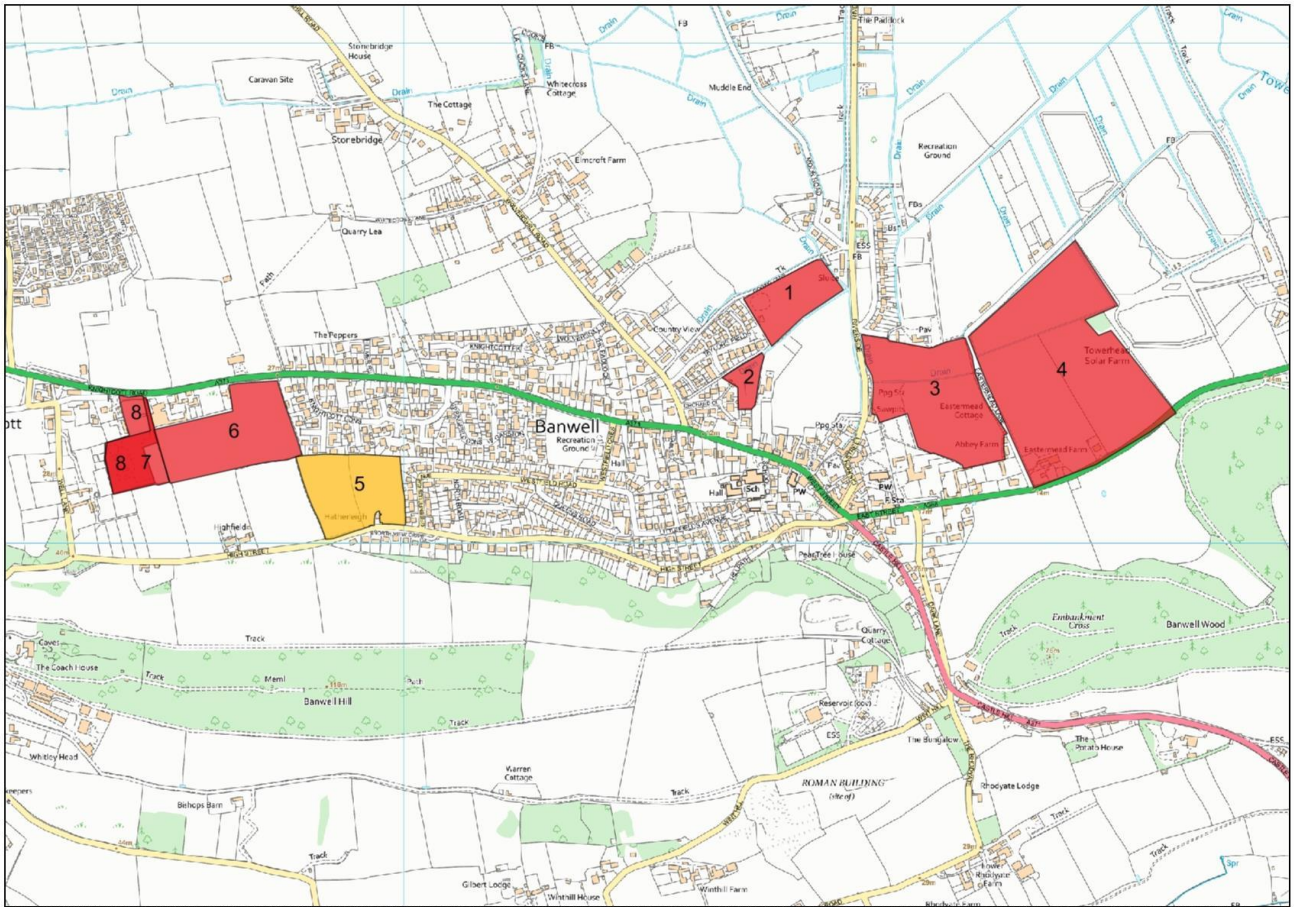
Site identified as having potential is considered available having been submitted to the local plan process either through the call for sites or previous stages of consultation. Part of HE20358 is consented for 26 units.

Discounted Sites:

The following 7 sites have been discounted through the initial SHLAA assessment as shown on the map below. The discounted sites are listed below. Further information on each site can be found in the SHLAA.

Number on Map	Site Name	SHLAA Ref
1	Godling Lane (1.61ha)	HE201056
2	Orchard Close (0.47ha)	HE201075
3	East of Riverside, Banwell (4.81ha)	HE20195
4	Eastermead Lane (10.74ha)	HE201055
5	South of Knightcott Road, Banwell (3.51ha)	HE2098
7	Western Trade Centre (1.21ha)	HE201050
8	Knightcott Road, Banwell (former Western Trade Centre) (1.31ha)	HE20634

Map of discounted sites (in red):



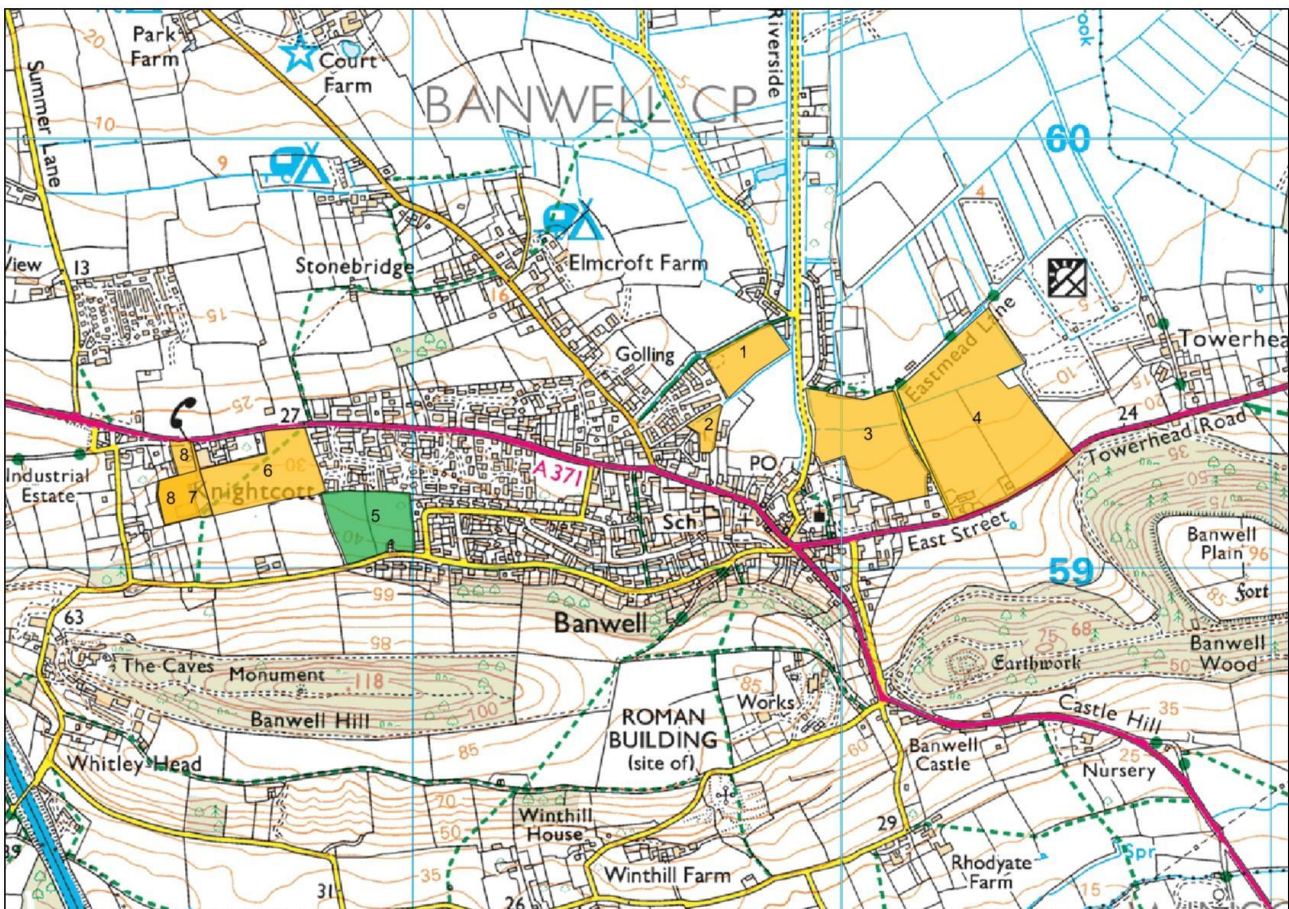
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Conclusion

In conclusion, one new site is considered suitable to take forward as proposed residential allocation in the new Local Plan 2038:

No. on map	Site location	Number of dwellings	Comments	Planning Status
5	Land south of Knightcott Gardens	37	Proposed new allocation	Partially consented

Proposed residential allocations (in green):



Sites which already have planning permission or are already allocated for housing in the Site Allocations Plan will be rolled forward and continue to be allocated for housing. These are the following sites:

Site location	Number of dwellings	Comments	Planning Status
Land west of Wolvershill Road	54	Proposed new allocation	Extant planning permission
Land at Western Trade Centre	10	Proposed new allocation	Extant planning permission

Therefore including the new site identified above and the existing allocations or sites with planning permission there are 3 sites proposed for housing in Banwell totaling **101** houses over the plan period of 15 years.

To view the proposed residential allocations in Banwell as well as the proposed settlement boundary and other allocations and designations please view the [emerging Policies Map](#).

Dinghust area:

- The second area of search for Churchill straddles New Road and follows the built form to the east of New Road and follows the road boundaries of 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.

Number on map	Site ref from SHLAA	Site Name	Area in ha
1	HE201093	Off Churchill Green	4.38
2	HE201035	Hilliers Lane	2.31
3	HE2089	Skidders Lane, Churchill	2.23
4	HE20608	West of Ladymead Lane, Churchill	3.84
5	HE2023	Land east of Ladymead Lane, Churchill	3.45
6	HE201095	Land south of Jubilee Lane (Duplicate with Land east of Ladymead Lane)	0.71
7	HE201074	North of Pudding Pie Lane	2.41
8	HE20590	Land to west of Wyndhurst Farm	3.54
9	HE20196	Land to southeast of Langford	2.61
10	HE201013	Land off Says Lane	2.94
11	HE20122	Land south of A38, Langford	10.36
12	HE20629	Bath Road, Langford	0.49
13	HE2010105	Land off Bath Road (Duplicate with Land south of A38)	2.94

Summary of potential

13 sites have been considered in greater detail. 2 were duplicate sites assessed as part of larger sites. 8 sites (plus one duplicate site) were discounted following this assessment leaving 4 sites with potential for further consideration through plan making.

Sites with further potential for consideration

From the analysis above four sites have been identified as having potential for further consideration as small scale housing sites in the village of Churchill/Langford. These are:

Sites identified with potential for consideration in plan making				
Map No.	Site Reference	Submitted to local plan 2038	Site name	Area (ha)
5	HE2023	Yes	Land east of Ladymead Lane, Churchill	3.45
6	HE201095	-	Land south of Jubilee Lane (Duplicate with land east of Ladymead Lane)	
3	HE2089	No	Skidders Lane, Churchill	2.23
7	HE201074	Yes	North of Pudding Pie Lane	2.41

Land east of Ladymead Lane:

This site is within the settlement of Langford. Its total size is approximately 3.45ha and covers the fields on the corner of Ladymead Lane and Jubilee Lane as well as Churchill Farm south of Jubilee lane and a field to the north of Jubilee Lane on the corner with Ladymead Lane.

This site does not have any primary or secondary constraints. The North Somerset Landscape Sensitivity Assessment categorises this site as being of medium sensitivity which means that potential impact on the landscape could be mitigated against if appropriate landscaping measures were put in place.

Its 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 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.

Access to this site would need to be off Pudding Pie lane. Jubilee Lane is unsuitable in terms of access and for this reasons the part of the site north of Jubilee Lane has not been included within the proposed allocation. This site would need to be master planned together with the other proposed sites north of Pudding Pie Lane and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane.

For the reasons set out above the site is considered suitable to take forward as a proposed allocation for residential development.

Land south of Jubilee Lane

This site is location within the site above (Land east of Lady mead Lane) south of Jubilee Lane. Therefore the justification of proposing this site as an allocation for residential development are the same.

North of Pudding Pie Lane

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 and the North Somerset Landscape Sensitivity Assessment categorises this site as being of medium sensitivity which means that potential impact on the landscape could be mitigated against if appropriate landscaping measures were put in place.

Its 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 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.

Access to this site would need to be off Stock Lane via the Pudding Pie (East) development or Pudding Pie Lane if former is not possible. Jubilee Lane is unsuitable in terms of access. This site would need to be master planned together with the other proposed sites north of Pudding Pie Lane and consider cumulative traffic impacts and access arrangements particularly in relation to Ladymead Lane.

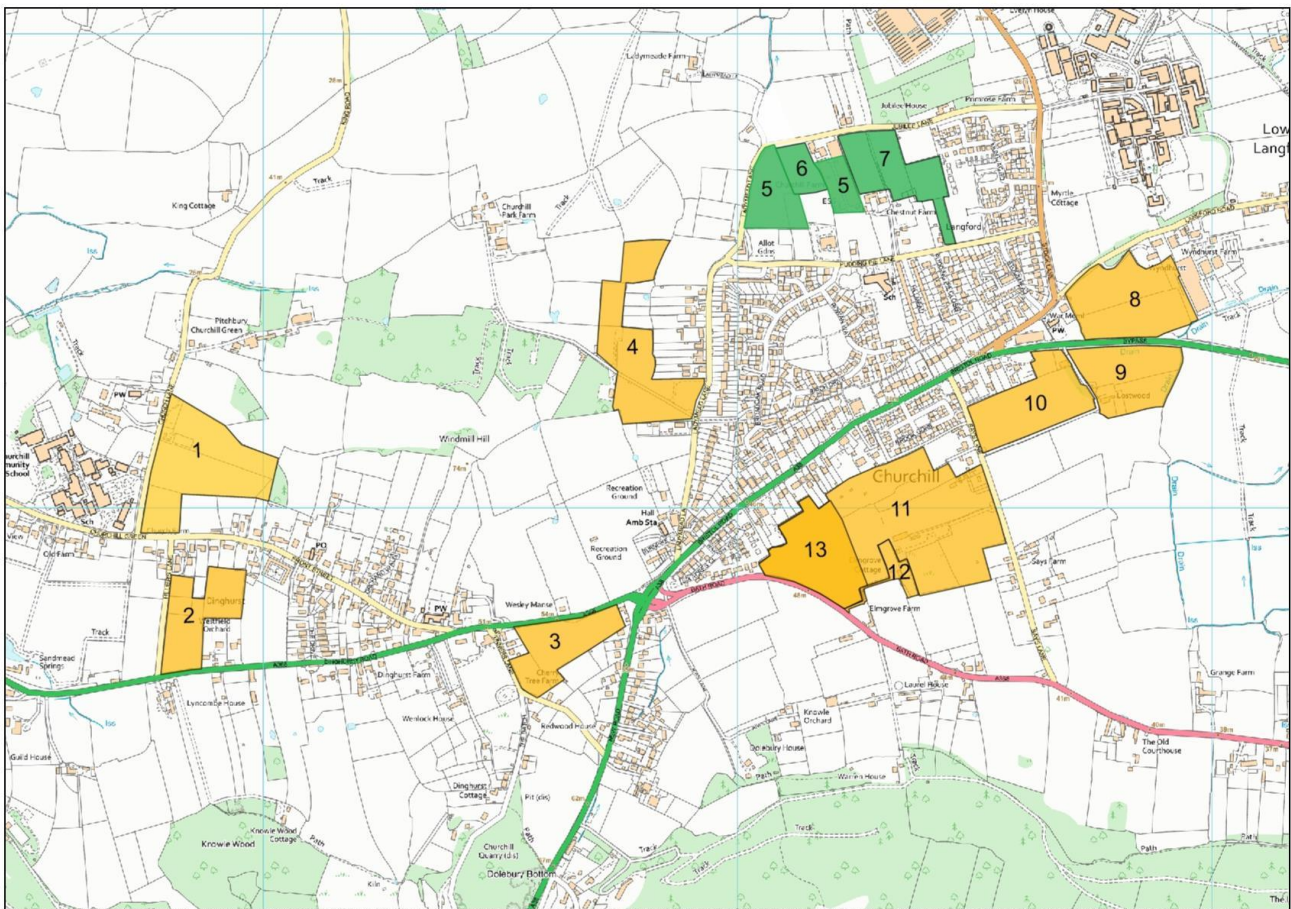
For the reasons set out above the site is considered suitable to take forward as a proposed allocation for residential development.

Conclusion

In conclusion, three new sites are considered suitable to take forward as proposed residential allocations in the new Local Plan 2038:

No. on map	Site location	Number of dwellings	Comments	Planning Status
5	Land east of Ladymead Lane	70	Proposed new allocation	No current consent
7	Land north of Pudding Pie Lane	65	Proposed new allocation	No current consent
6	Land south of Jubilee Lane, Churchill	21	Proposed new allocation	No current consent

Map 7: Proposed residential allocations (in green):



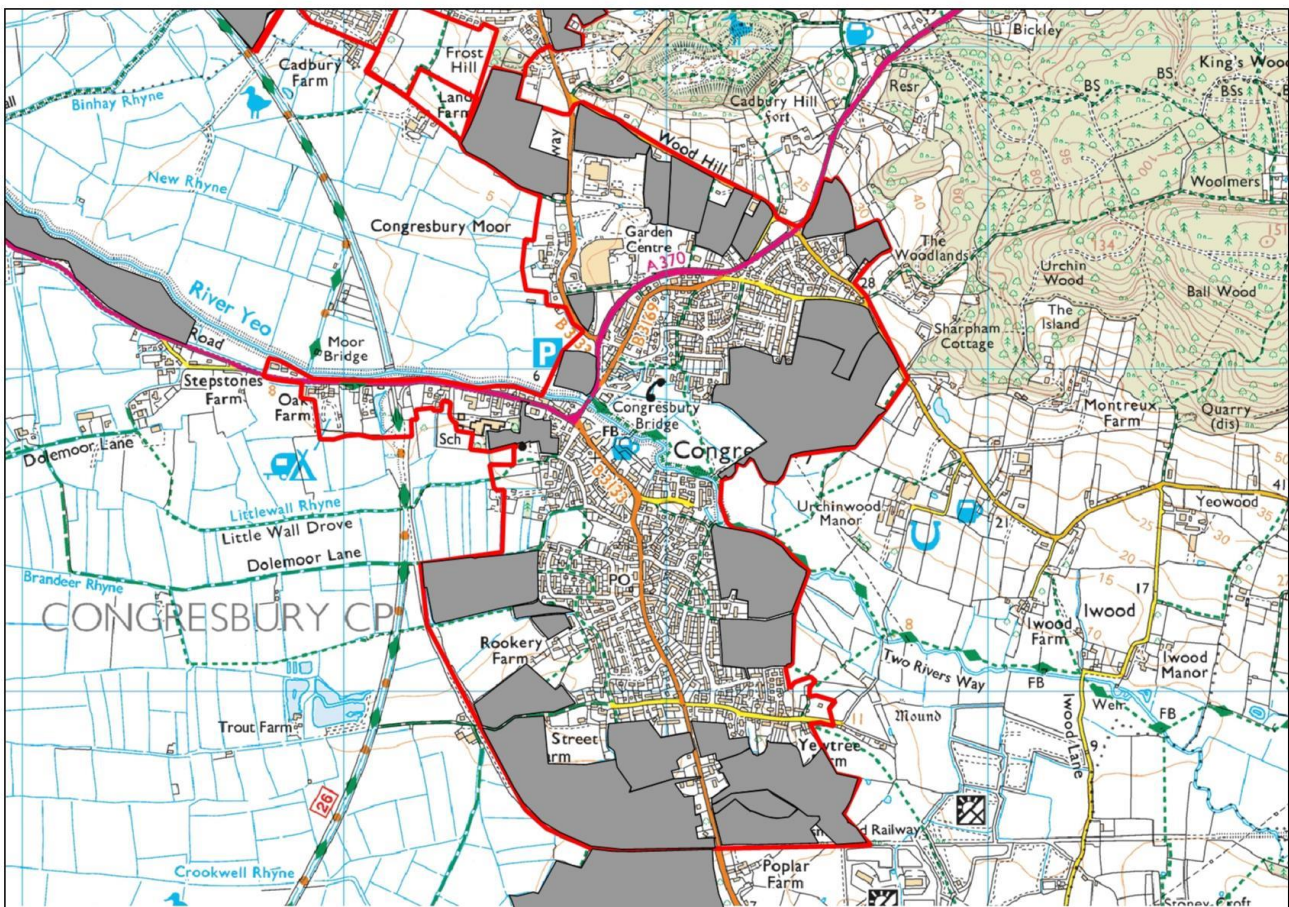
Congresbury

Area of search

The starting point for defining the area of search for Congresbury is to map the sites that have been submitted through the Call for Sites process. These are sites that landowners or developers have put forward for consideration as potential land allocations (e.g. for residential and employment uses) in the Local Plan. The Strategic Housing Land Availability Assessment collates all these sites into one report with an assessment of each site in terms of its suitability, availability and achievability for an allocation.

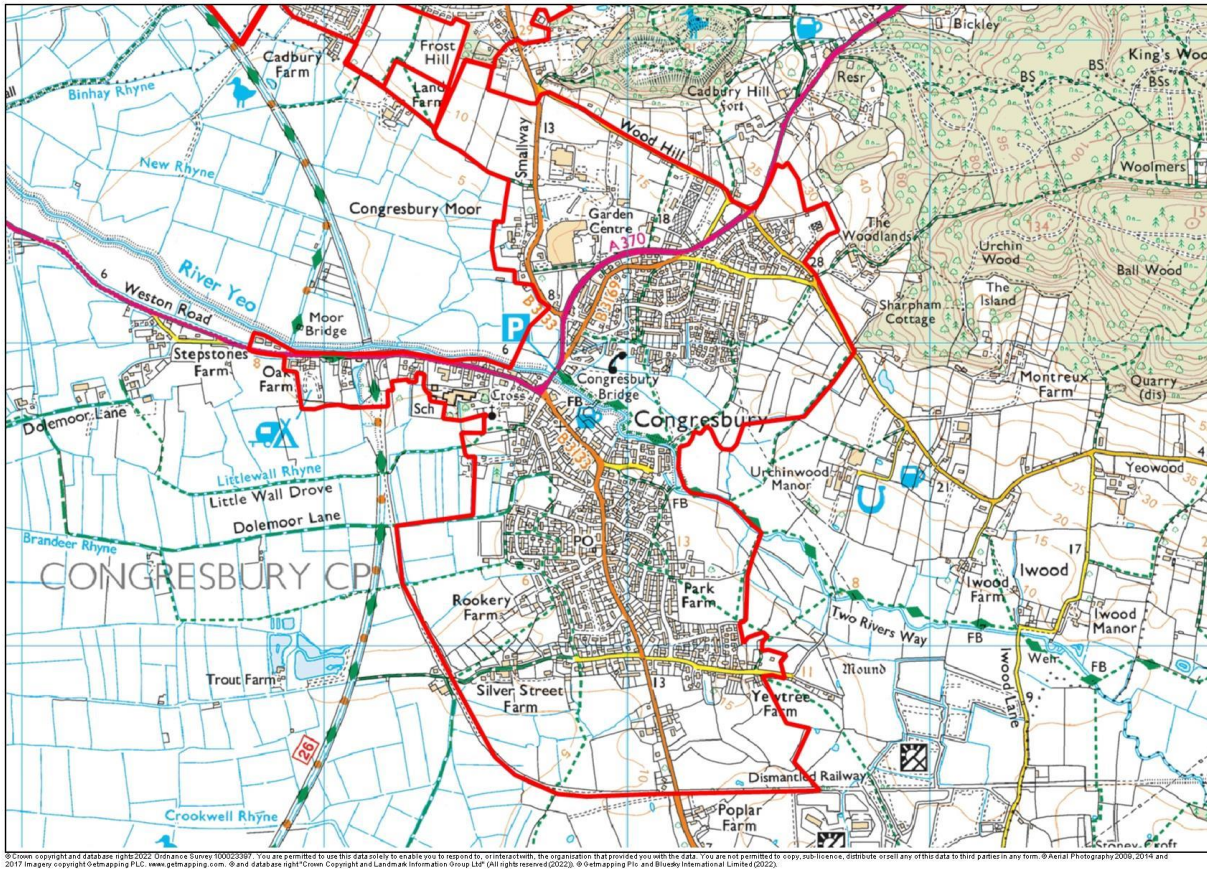
The map below shows the submitted sites and the area of search which has been defined for Congresbury within which to assess potential sites for housing development. The area of search boundary has been drawn to include sites that have been submitted to the council as part of the call for sites process.

Area of search around Congresbury showing submitted sites:



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Area of search boundary



Description of the 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.

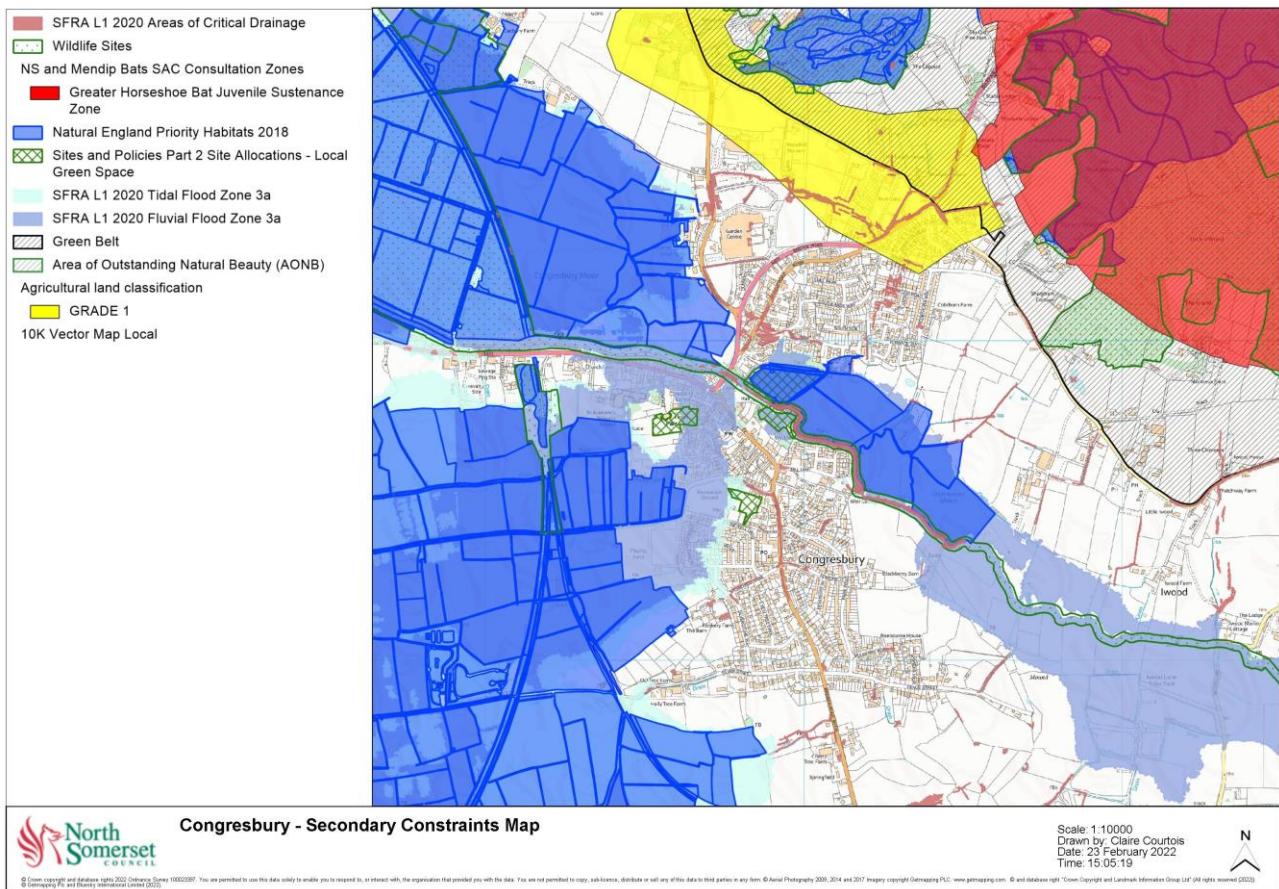
To the west the boundary takes in development which extends to the west along the A370.

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.

Secondary Constraints

The map below shows the secondary constraints within or near the village of Congresbury:



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.

16	HE20305	East of Brinsea Road, north of dismantled railway, near Congresbury	3.03
17	HE20306	Land off Brinsea Road, Congresbury	3.79
18	HE201024	West of Brinsea Road	17.27
19	HE2092	North of Rookery Farm, Congresbury	0.6
20	HE20310	South of Drove Road, Congresbury	0.54
21	HE201029	West of Drove Road	5.97
22	HE20106	Vicarage and car park to church, Congresbury	1.44
23	HE20308	North West of A370 Congresbury bridge, Congresbury	1.38
24	HE20309	East of Smallway, Congresbury	0.64

Discounted Sites:

The following 15 sites (including one duplicate site) have been discounted through the initial SHLAA assessment as shown on the map below. The discounted sites are listed below. Further information on each site can be found in the SHLAA:

Map No.	Site Name	SHLAA Ref
1	West of Smallway, south of Frost Hill (6.74ha)	HE20176
2	Land adjacent to B3133 (2.32ha)	HE20502
3	North of Greenholm Nurseries (1.46ha)	HE20177
4	Land at Woodhill (2.33ha)	HE20490
8	Wrighton Road (1.23ha)	HE2042
13	Land east of Brinsea Road (1.38ha)	HE202011
14	East of Brinsea Road, Congresbury (6.92ha)	HE20303
15	East of Brinsea Road, opposite Springfield, Congresbury (1.24ha)	HE20304
16	East of Brinsea Road, north of dismantled railway, near Congresbury (3.03ha)	HE20305
17	Land off Brinsea Road, Congresbury (3.79ha)	HE20306
18	West of Brinsea Road (17.27ha)	HE201024
20	South of Drove Road, Congresbury (0.54ha)	HE20310
21	West of Drove Road (5.97ha)	HE201029
22	Vicarage and car park to church, Congresbury (1.44ha)	HE20106
23	North West of A370 Congresbury bridge, Congresbury (1.38ha)	HE20308

Sites with further potential for consideration

From the analysis above 9 sites have been identified as having potential for further consideration as potential housing sites in the village of Congresbury. These are:

Sites identified with potential for consideration in plan making				
Map No	Site Reference	Submitted to local plan 2038	Site name	Area (ha)
6	HE2061	No	Allotments near Woodhill Nurseries	1.17
19	HE2092	Yes	North of Rookery Farm, Congresbury	0.6
5	HE20178	No	Woodhill Nurseries, Congresbury	2
11	HE20307	Yes	Park Farm, Congresbury	5.69
24	HE20309	No	East of Smallway, Congresbury	0.64
12	HE20375	Yes	Pineapple Farm (Land east of Congresbury)	3.31
9	HE20651	No	Land off Wrington Road, Congresbury	3.42
7	HE201077	Yes	North of Wrington Mead	1.87
10	HE202010	Yes	Land at Cobthorn Farm	14.87

Of these nine sites the following have been considered suitable to take forward as potential allocations in the new Local Plan 2038 Preferred Options.

Woodhill Nurseries, Congresbury:

This site is located in the north of Congresbury off Woodhill Lane. The site is currently used as a nursery and has large greenhouses on a large proportion of the site.

The site has no primary constraints although the site is classified as grade 1 agricultural land, a secondary constraint.

There is a footpath along the site linking Woodhill Lane and the A370 which enables pedestrian access to the Bristol Road which has frequent bus services to Weston-super-Mare and Bristol. There is also a Tesco convenience store on the Bristol Road close to the site and pedestrian routes to the other services and facilities within the village.

For the reasons set out above the site is considered suitable to take forward as a proposed allocation for residential development.

Pineapple Farm (Land east of Congresbury):

This site is 3.31ha and is located on the eastern edge of the village. It is surrounded on two sides by housing and is adjacent to a residential area. Access to the site can be achieved from Mulberry Road.

The site has no primary or secondary constraints. The North Somerset Landscape Sensitivity Assessment classifies the site as being of low sensitivity meaning that the site has a low susceptibility to change and/or is of low landscape value.

There are good pedestrian routes from the site through the existing residential area to the local centres in Congresbury. The Precinct which has a convenience store, butcher, bakers as well as other shops is 300m from the site so services and facilities can be easily access via safe walking and cycling routes.

For the reasons set out above the site is considered suitable to take forward as a proposed allocation for residential development.

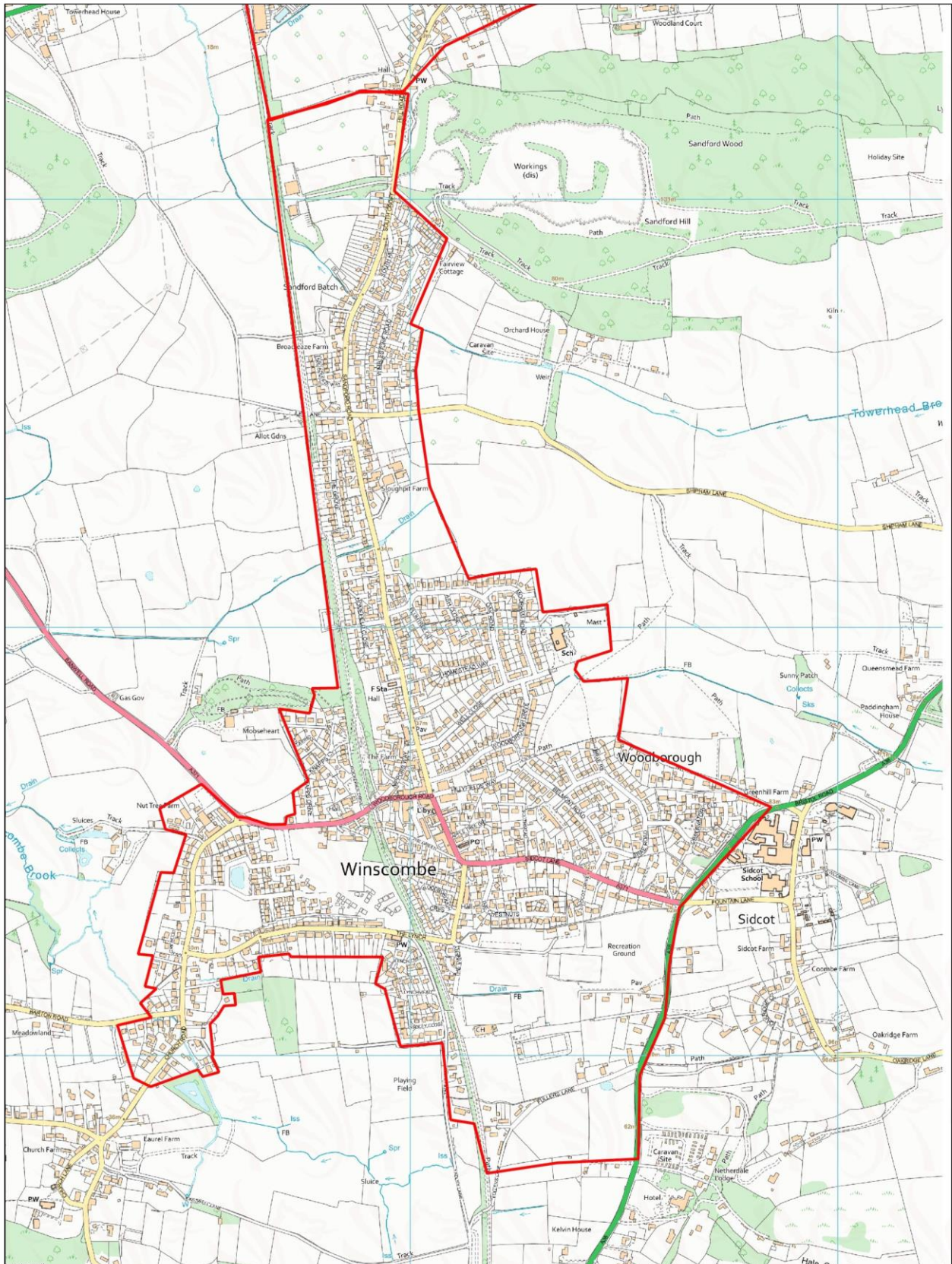
Sites which already have planning permission or are already allocated for housing in the Site Allocations Plan will be rolled forward and continue to be allocated for housing. These are the following sites:

Site location	Number of dwellings	Comments	Planning Status
Land off Wrington Lane	50	Carried forward from the Site Allocations Plan	Extant planning permission
Land east of Smallway	25	Carried forward from the Congresbury Neighbourhood Plan	Extant planning permission
Land south of Cadbury Garden Centre	21	Carried forward from the Site Allocations Plan	Extant planning permission
Land south of Station Road adjoining Church Farm	20	Carried forward from the Congresbury Neighbourhood Plan	No current consent
Land to the north of Bristol Road	20	Carried forward from the Congresbury Neighbourhood Plan	No current consent
Land south of Station Road	13	Carried forward from the Congresbury Neighbourhood Plan	Extant planning permission

Therefore including the new sites identified above and the existing sites there are 8 sites proposed for housing in Congresbury totaling **299** houses over the plan period of 15 years.

To view the proposed residential allocations in Congresbury as well as the proposed settlement boundary and other allocations and designations please view the [emerging Policies Map](#).

Area of search boundary:



Winscombe - Area of Search

Scale: 1:8000
Drawn by: Claire Courtois
Date: 10 March 2022
Time: 12:47:21



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Description of the boundary:

The area of search boundary for Winscombe broadly follows the existing settlement boundary but takes in additional land to the south to include two SHLAA sites.

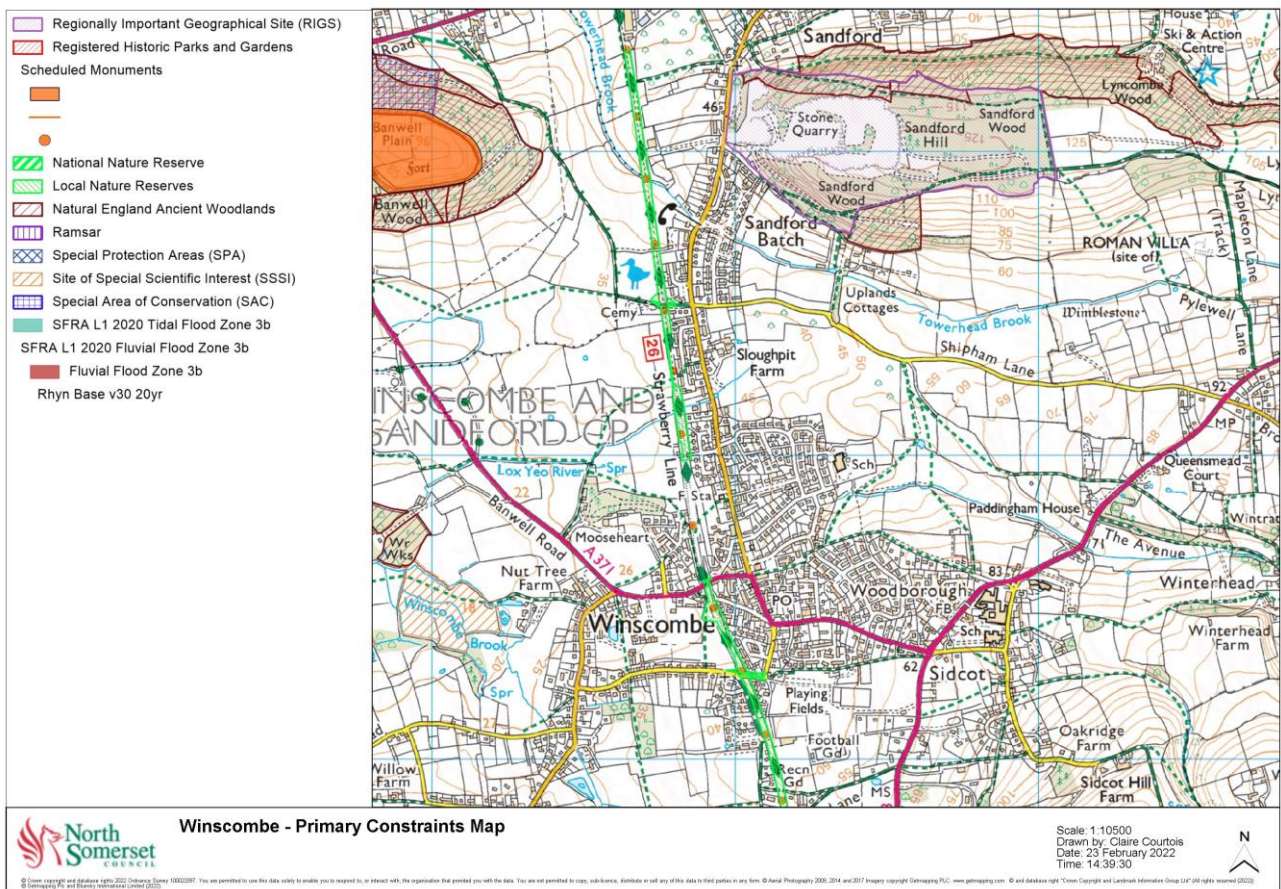
To the east and north, the boundary is drawn to include consideration of SHLAA sites.

Constraints

The settlement of Winscombe has been assessed in terms of the Primary and Secondary constraints

Primary Constraints

The map below shows the primary constraints within or near the village of Winscombe:



The map shows that there are very few primary constraints in the area and none that specifically relate to the area of search.

Number on map	Site ref from SHLAA	Site Name	Area in ha
1	HE2077	Hill Road, Sandford	2.53
2	HE2076	West of Hill Road, Winscombe	0.9
3	HE20187	Broadleaze Farm (Sandford Batch), Winscombe	3.17
4	HE20716	Land at Shipham Lane (Land east of Winscombe)	0.81
5	HE20717	Land at Coombe Farm	3.3
6	HE2078	Winscombe Community Centre	0.9
7	HE20333	East of Well Close, Winscombe	2.76
8	HE20121	Fullers Lane near Winscombe	1.07
9	HE20120	South of Fullers Lane, near Winscombe	2.13

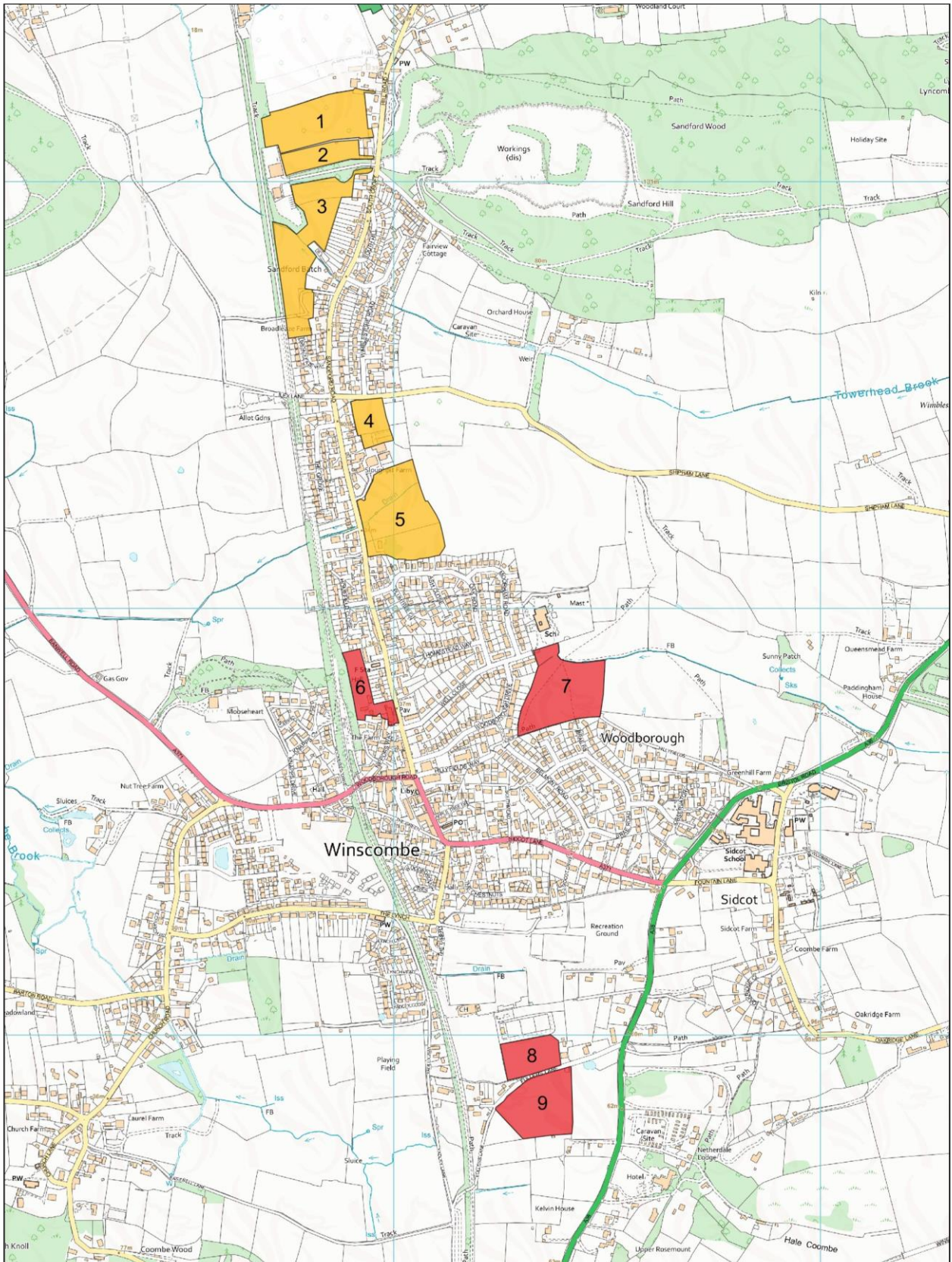
Summary of potential

Nine sites have been considered in greater detail. Four sites have been discounted through the SHLAA leaving 5 sites with potential for further consideration through plan making.

Discounted Sites:

The following 4 sites have been discounted through the initial SHLAA assessment as shown on the map below. Further information on each site can be found in the SHLAA:

Number on map	Site Name	SHLAA Ref
9	South of Fullers Lane, near Winscombe (2.13ha)	HE20120
8	Fullers Lane near Winscombe (1.07ha)	HE20121
7	East of Well Close, Winscombe (2.76ha)	HE20333
6	Winscombe Community Centre (0.9ha)	HE2078



Winscombe - discounted sites

Scale: 1:8000
 Drawn by: Claire Courtois
 Date: 10 March 2022
 Time: 13:10:17



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Land at Shipham Lane (Land east of Winscombe):

This site is allocated for residential development in the adopted Site Allocations Plan. Therefore it is proposed to retain this allocation and carry it forward into the New Local Plan 3038.

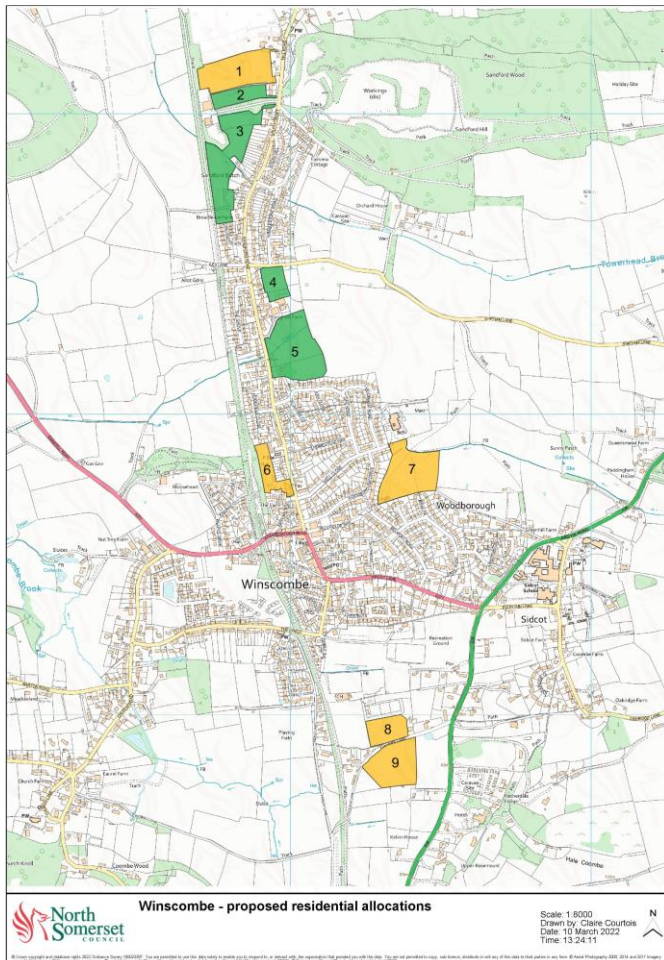
Land south of Coombe Farm, Winscombe:

This site is allocated for residential development in the adopted Site Allocations Plan. Therefore it is proposed to retain this allocation and carry it forward into the New Local Plan 3038.

Conclusion

In conclusion, the following sites are considered suitable to take forward as proposed residential allocations in the new Local Plan 2038:

No. on map	Site location	Number of dwellings	Comments	Planning Status
3	Broadleaze Farm (Sandford Batch)	74	Carried forward from the Site Allocations Plan	No current consent
2	West of Hill Road	30	Proposed new allocation	No current consent
4	Land at Shipham Lane (Land east of Winscombe)	28	Carried forward from the Site Allocations Plan	No current consent
5	Land at Coombe Farm	24	Carried forward from the Site Allocations Plan	No current consent



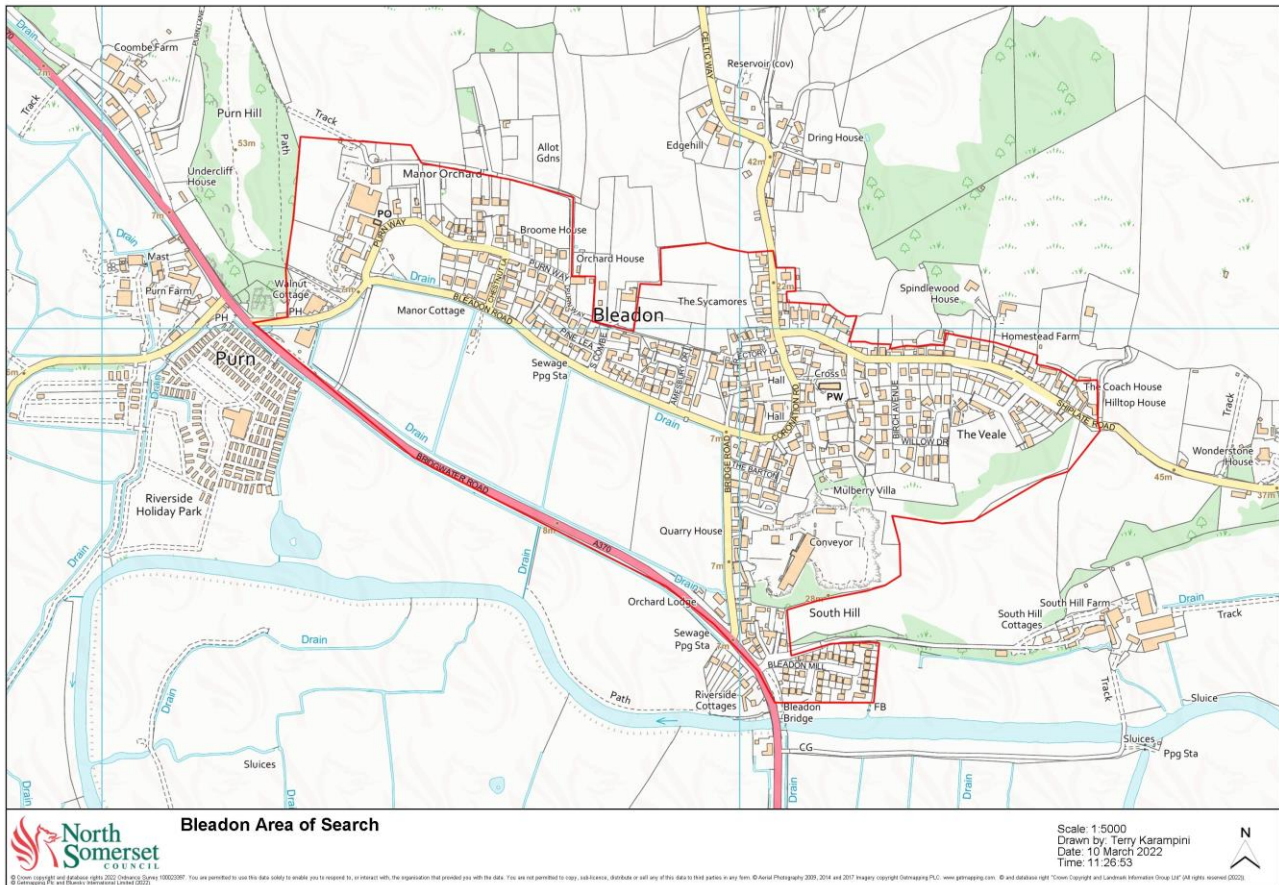
Other sites which already have planning permission or are already allocated for housing in the Site Allocations Plan will be carried forward and continue to be allocated for housing. For Winscombe this is the following site. However, it is worth noting that this site is under construction at present and once fully built out will be removed from the plan.

Site location	Number of dwellings	Comments	Planning Status
Woodborough Farm	145	Carried forward from the Site Allocations Plan	Extant planning permission

Therefore including the new sites identified above and the existing sites there are 5 sites proposed for housing in Winscombe totaling **301** houses over the plan period of 15 years.

To view the proposed residential allocations for Winscombe as well as the proposed settlement boundary and other allocations and designations please view the [emerging Policies Map](#).

Bleadon Area of Search



Description of the 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.

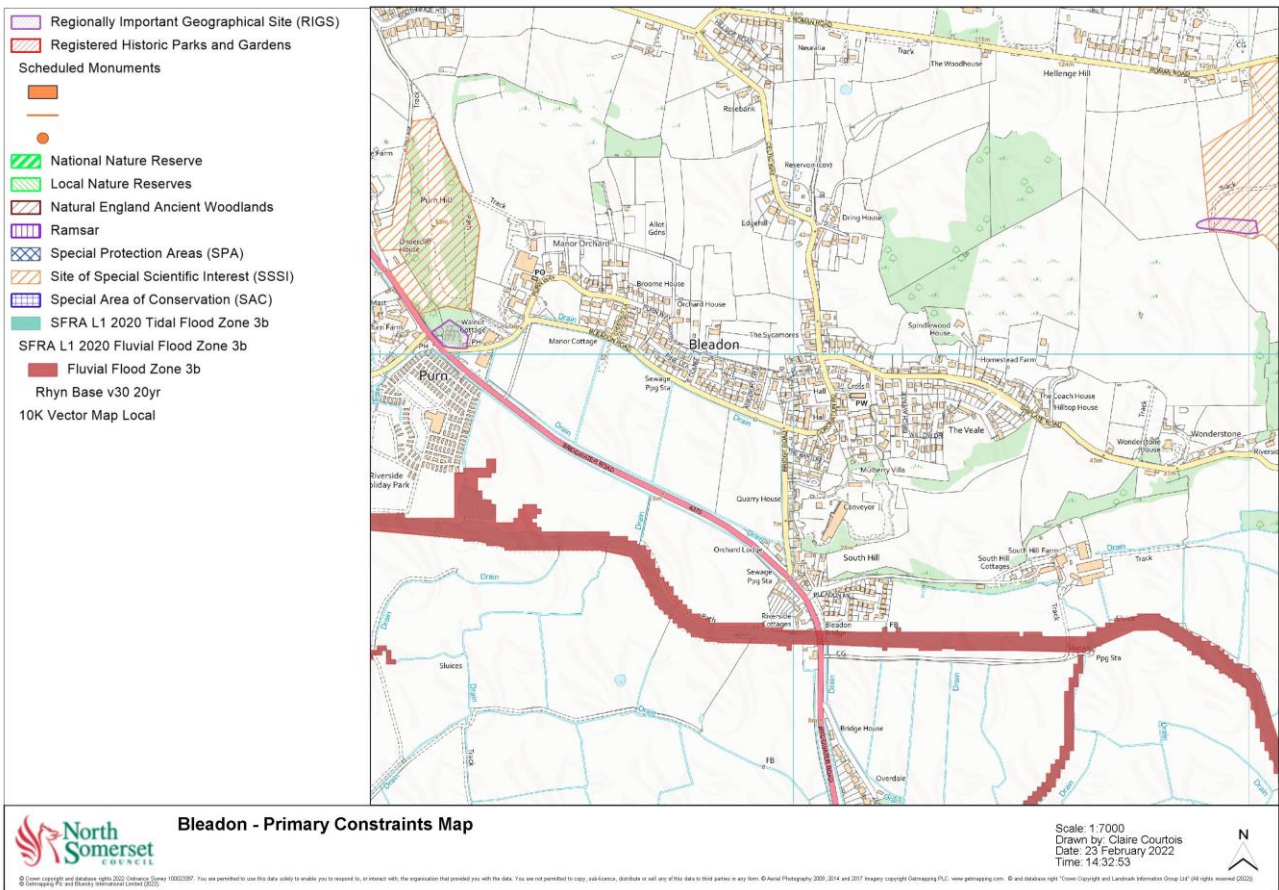
To the north-east of Bleadon the lies the AONB and the area of search boundary follows the existing settlement boundary around this part.

Constraints

The settlement of Bleadon has been assessed in terms of the Primary and Secondary constraints.

Primary Constraints

The map below shows the primary constraints within or near the village of Bleadon:

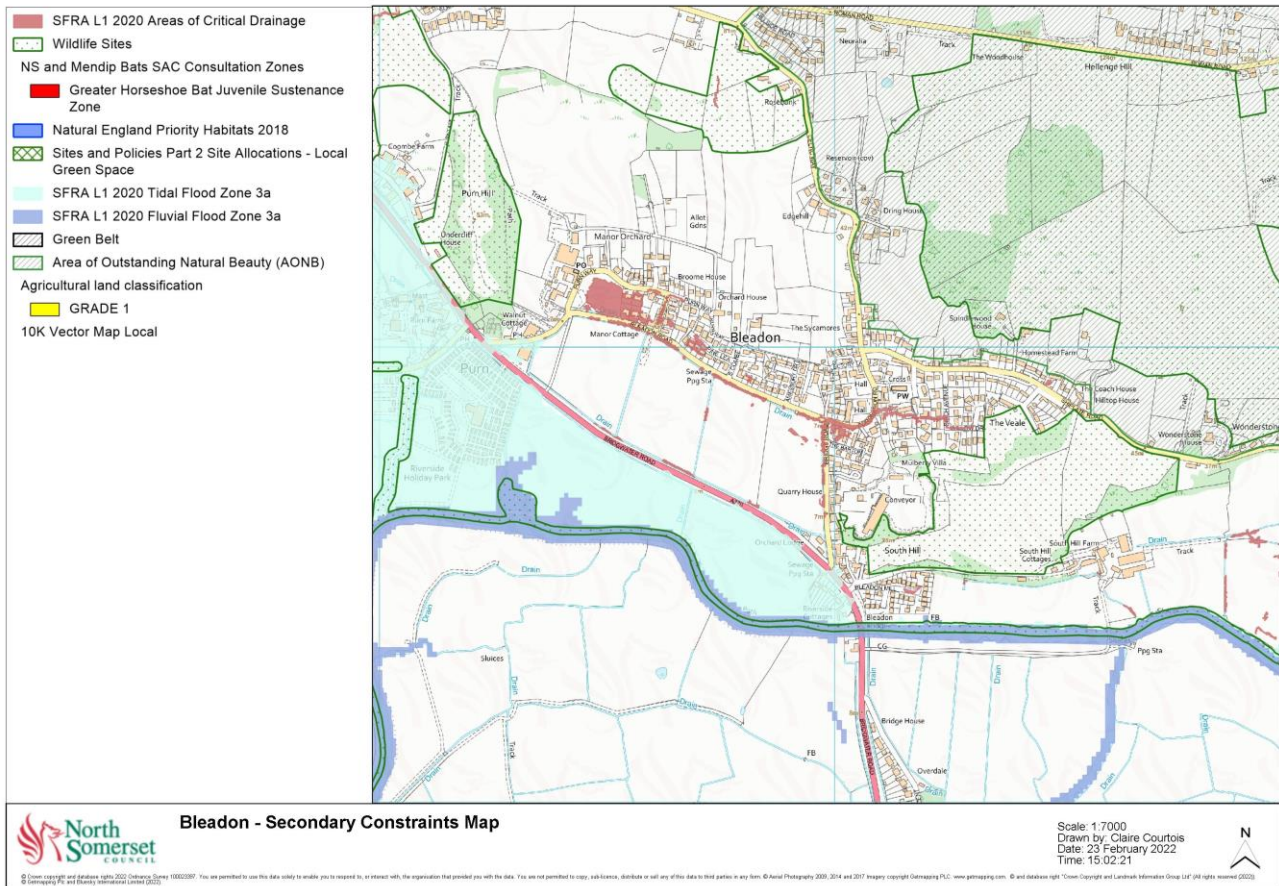


The map shows that no primary constraints are present within the village itself.

To the south of the village, there is an area of Fluvial Flood Zone 3b and wildlife site associated with River Axel.

Secondary Constraints

The map below shows the secondary constraints within or near the village of Bleadon:



The area of search is relatively unconstrained with few parts of it being considered as areas of critical drainage.

However, in the area surrounding Bleadon, there are a number of constraints including:

Flood Zone 3a

- The area between the A370 and River Axle immediately south-west of the area of search boundary falls in Flood Zone 3a

AONB

- To the north-east of Bleadon and east of Celtic Way, there is the Mendip Hills AONB

Wildlife Sites

- Hellenge Hill to Loxton Wood Complex
- South Hill
- River Axle
- Purn Hill

- Bleadon Hill Fields

Development Opportunities

This section deals with consideration of specific sites within the area of search drawing upon information within the Strategic Housing Land Availability Assessment, which has done an initial assessment of all the sites.

The initial assessment of sites has been done through the Strategic Housing Land Availability Assessment has determined which sites should be discounted and which have potential for further consideration.

Summary of potential

5 sites have been considered in greater detail. 2 were discounted through SHLAA leaving 3 sites with potential for further consideration through plan making accounting for around 5.4ha.

Sites considered through SHLAA:

Number on Map	SHLAA Site ref	Site name/ location	Area (ha)
1.	HE2083	Purn House Farm industrial estate	2.4
2.	HE2024	Land to north of Purn Way, Bleadon	0.8
3.	HE2051	North of Amesbury Drive, Bleadon	2.2
4.	HE20357	West of Willow Drive, Bleadon	0.9
5.	HE201021	Land off Bridge Road	6.18

Discounted Sites:

The following 2 sites have been discounted through the initial SHLAA assessment. The discounted sites are listed below. Further information on each site can be found in the SHLAA:

Sites with further potential for consideration

From the analysis above three sites have been identified as having potential for further consideration as small scale housing sites in the village of Bleadon. These are shown on the table below:

Sites with potential for further assessment:

Number of map	Site ref	Site name/ location	Area (ha)
1.	HE2083	Purn House Farm industrial estate	2.4
2.	HE2024	Land to north of Purn Way, Bleadon	0.8
3.	HE2051	North of Amesbury Drive, Bleadon	2.2

Of these three sites the following site has been considered suitable to take forward as potential allocations in the new Local Plan 2038 Preferred Options.

Land to north of Purn Way, Bleadon

This site lies adjacent to the settlement boundary for Bleadon. It is unconstrained and away from designated wildlife sites and areas prone to flooding. The site is not of high landscape sensitivity and sits away from the AONB. Access to the site can be achieved from Purn Way.

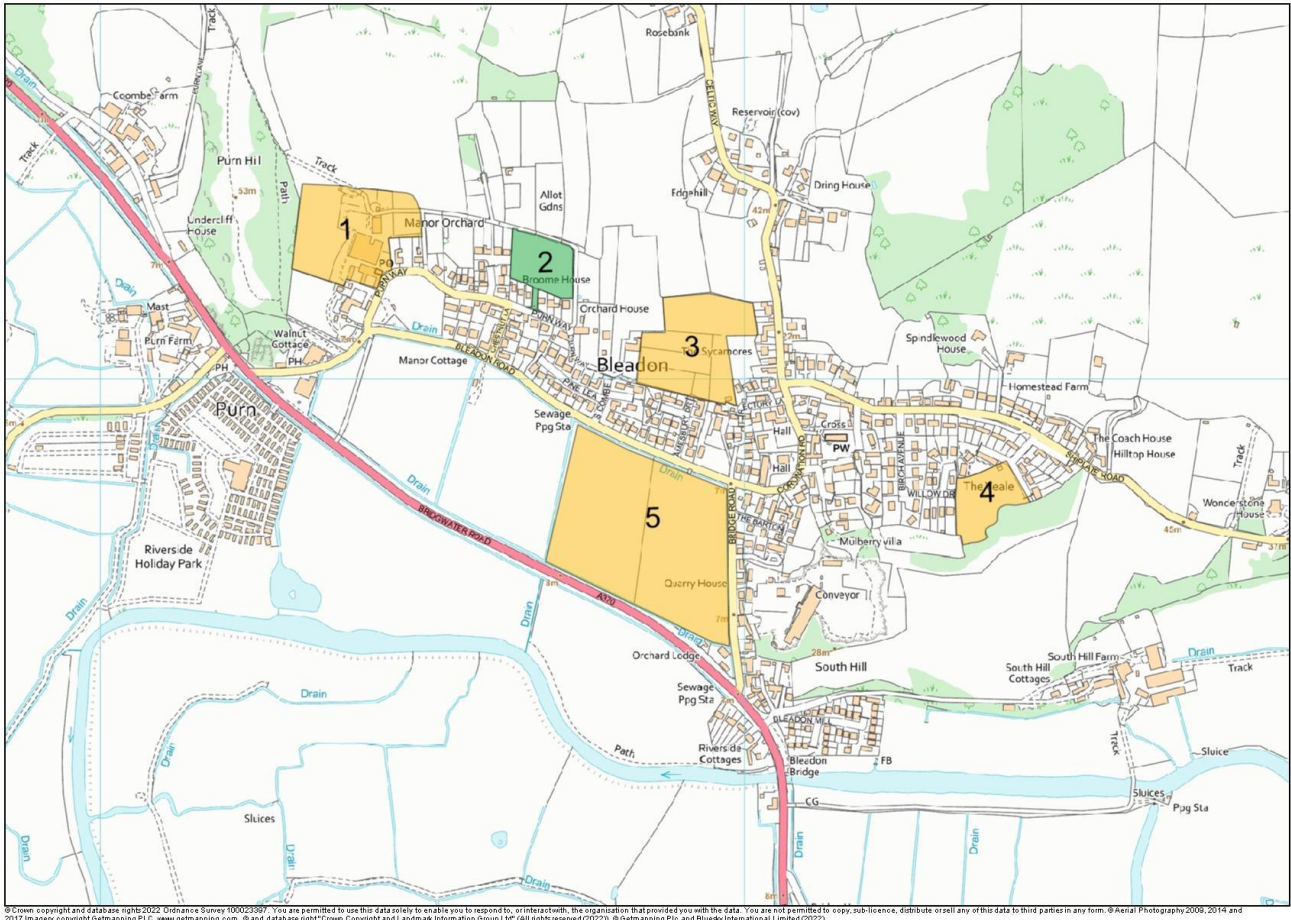
For these reasons the site is considered suitable to take forward as a proposed allocation for residential development.

Conclusion

In conclusion, the following new site is considered suitable to take forward as proposed residential allocations in the new Local Plan 2038:

Site location	Number of dwellings	Comments	Planning Status
Land off Purn Way	14	Proposed new allocation	No current consent

Map 7: Proposed residential allocations (in green):



Sites which already have planning permission or are already allocated for housing in the Site Allocations Plan will be carried forward and continue to be allocated for housing. For Bleadon that is the following site:

No. on map	Site location	Number of dwellings	Comments	Planning Status
2	Bleadon Quarry	42	Carried forward from the Site Allocations Plan	Extant planning permission

Therefore including the new site identified above and the existing allocation there are 2 sites proposed for housing in Bleadon totaling **56** houses over the plan period of 15 years.

To view the proposed residential allocations in Bleadon as well as the proposed settlement boundary and other allocations and designations please view the [emerging Policies Map](#).

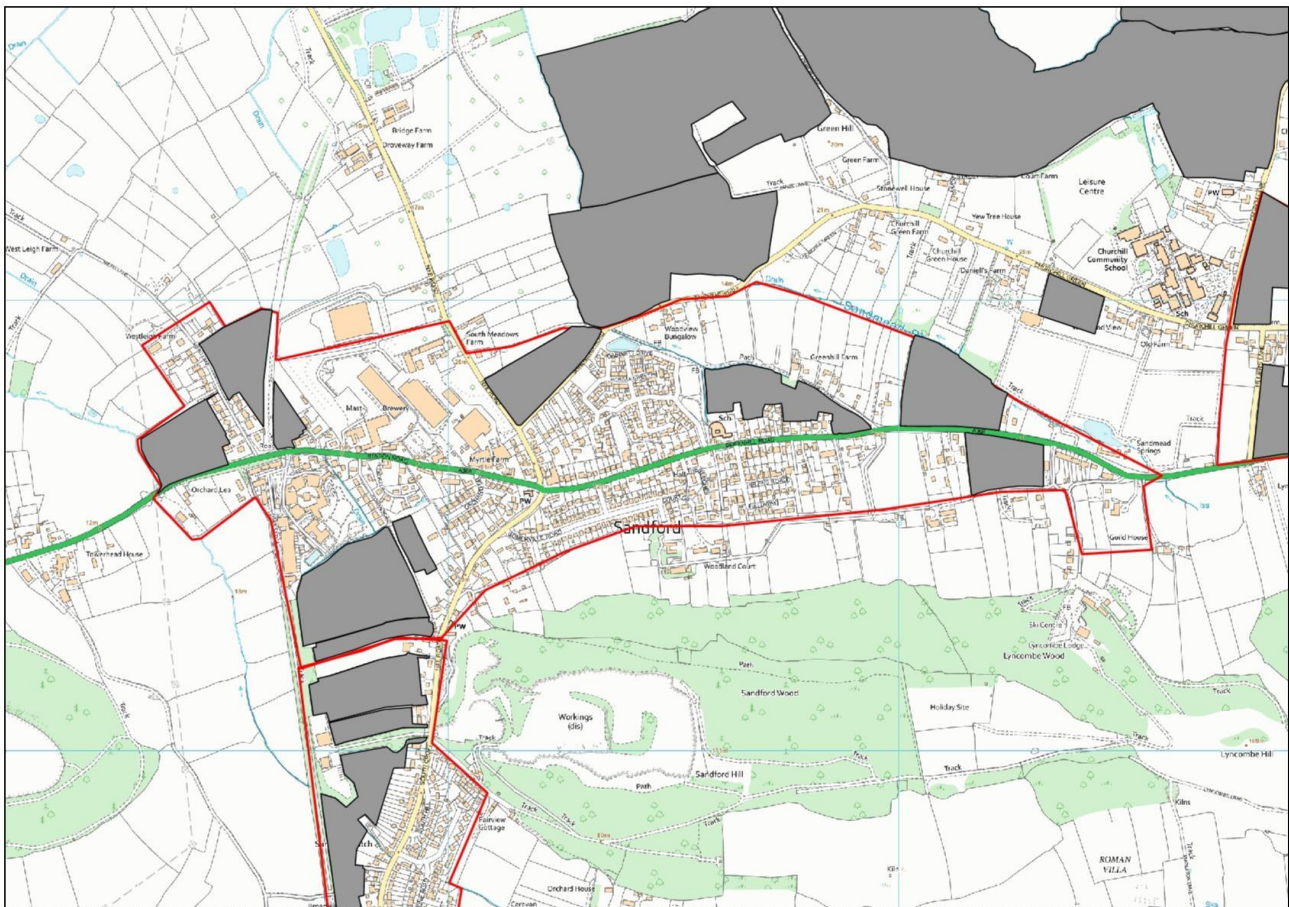
Sandford

Area of search

The starting point for defining the area of search for Sandford is to map the sites that have been submitted through the Call for Sites process. These are sites that landowners or developers have put forward for consideration as potential land allocations (e.g. for residential and employment uses) in the Local Plan. The Strategic Housing Land Availability Assessment collates all these sites into one report with an assessment of each site in terms of its suitability, availability and achievability for an allocation.

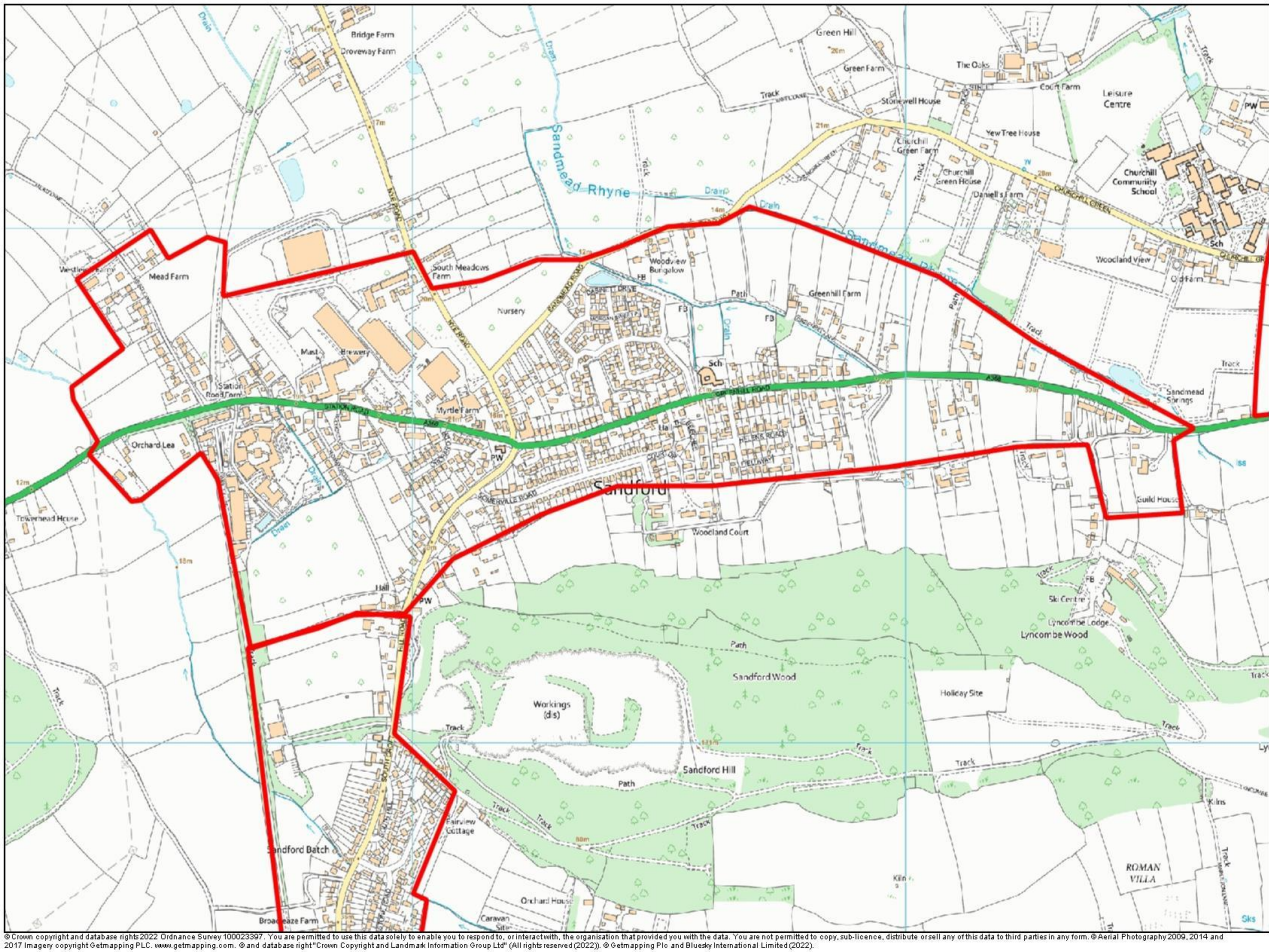
The map below shows the submitted sites and the area of search which has been defined for Sandford within which to assess potential sites for housing development. The area of search boundary has been drawn to include sites that have been submitted to the council as part of the call for sites process.

Area of search around Sandford showing submitted sites:



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Area of search boundary



Description of the boundary:

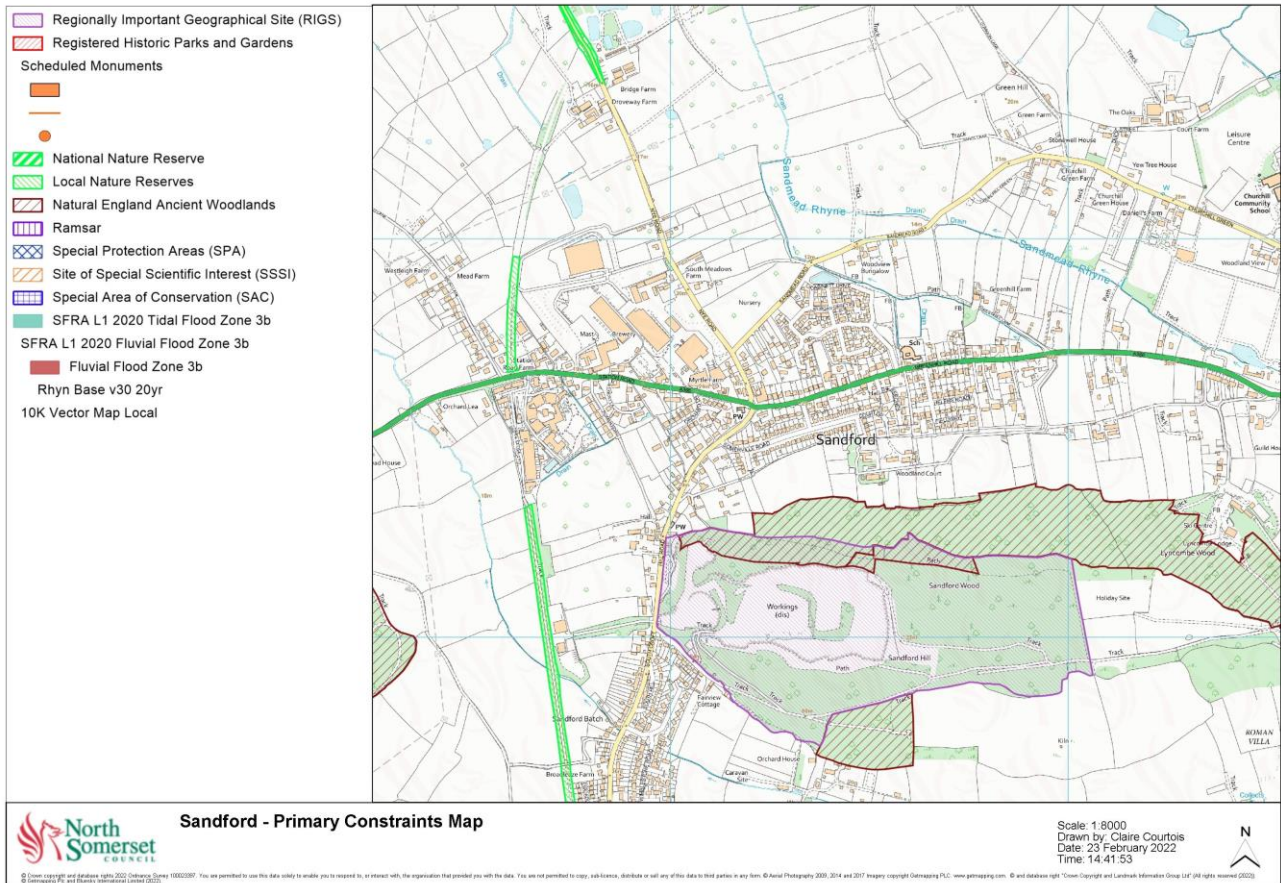
- The area of search boundary for Sandford follows the boundary of the Mendip Hills AONB to the south along the built form of the settlement. It crosses the A368 to the east of the village to follow the Sandmead Rhyne along the field boundary behind Greenhill Farm.
- The boundary then joins Sandmead 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.

Constraints:

The settlement of Sandford has been assessed in terms of the Primary and Secondary constraints

Primary Constraints

The map below shows the primary constraints within or near the village of Sandford:



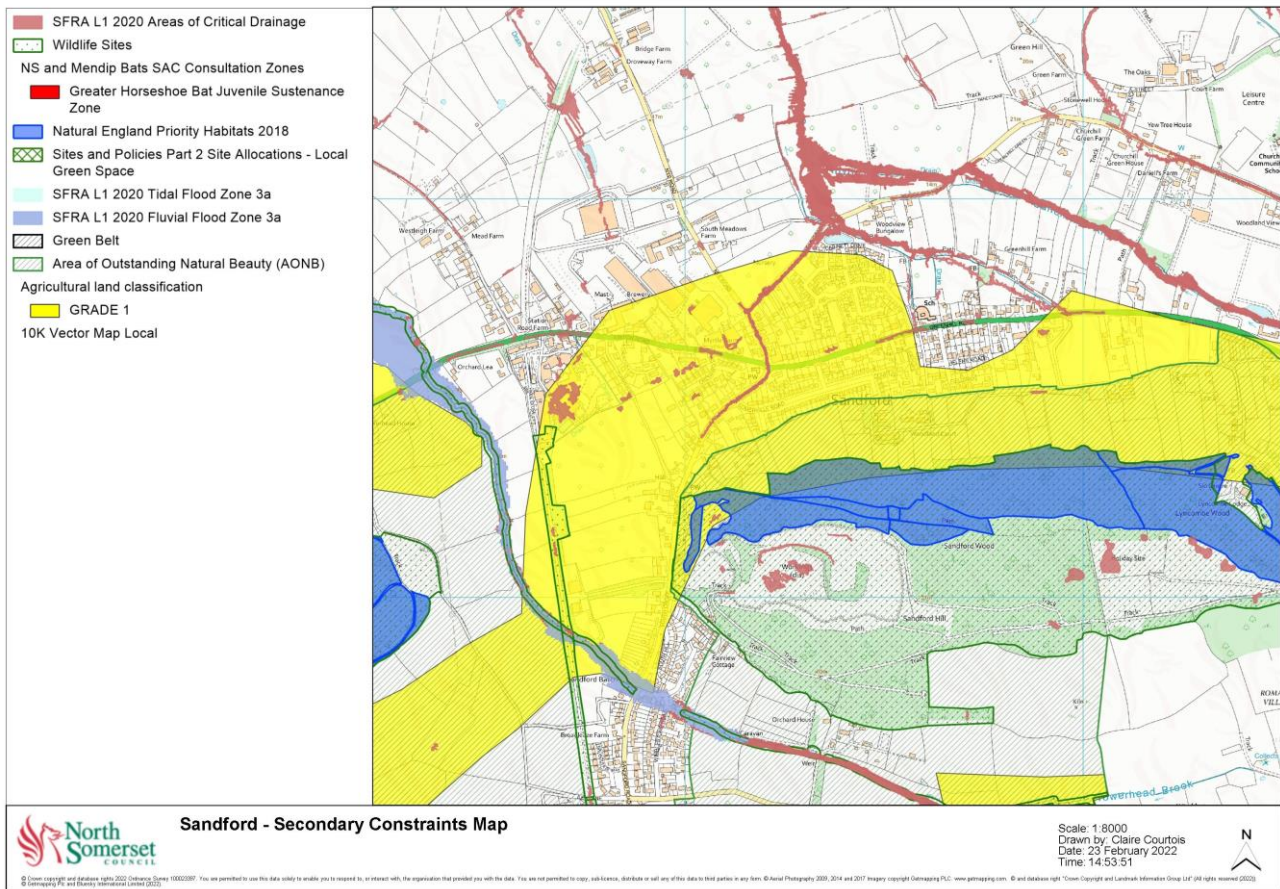
The map shows that there are no primary constraints in the village of Sandford itself. To the south of Sandford lie the ancient woodlands of Lyncombe/Sandford Wood and Knowle Wood. Sandford Quarry is also a Regionally Important Geographical Site.

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

The map below shows the secondary constraints within or near the village of Sandford:



In terms of secondary constraints the map shows that 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.

Development Opportunities:

This section deals with consideration of specific sites within the area of search drawing upon information within the Strategic Housing Land Availability Assessment, which has done an initial assessment of all the sites.

The area of search contains 10 sites as shown on the map below although only part of site 4 below falls within the area of search. The initial assessment of these sites has been done through the Strategic Housing Land Availability Assessment which has determined which sites should be discounted and which have potential for further consideration.

Summary of potential Summary of potential

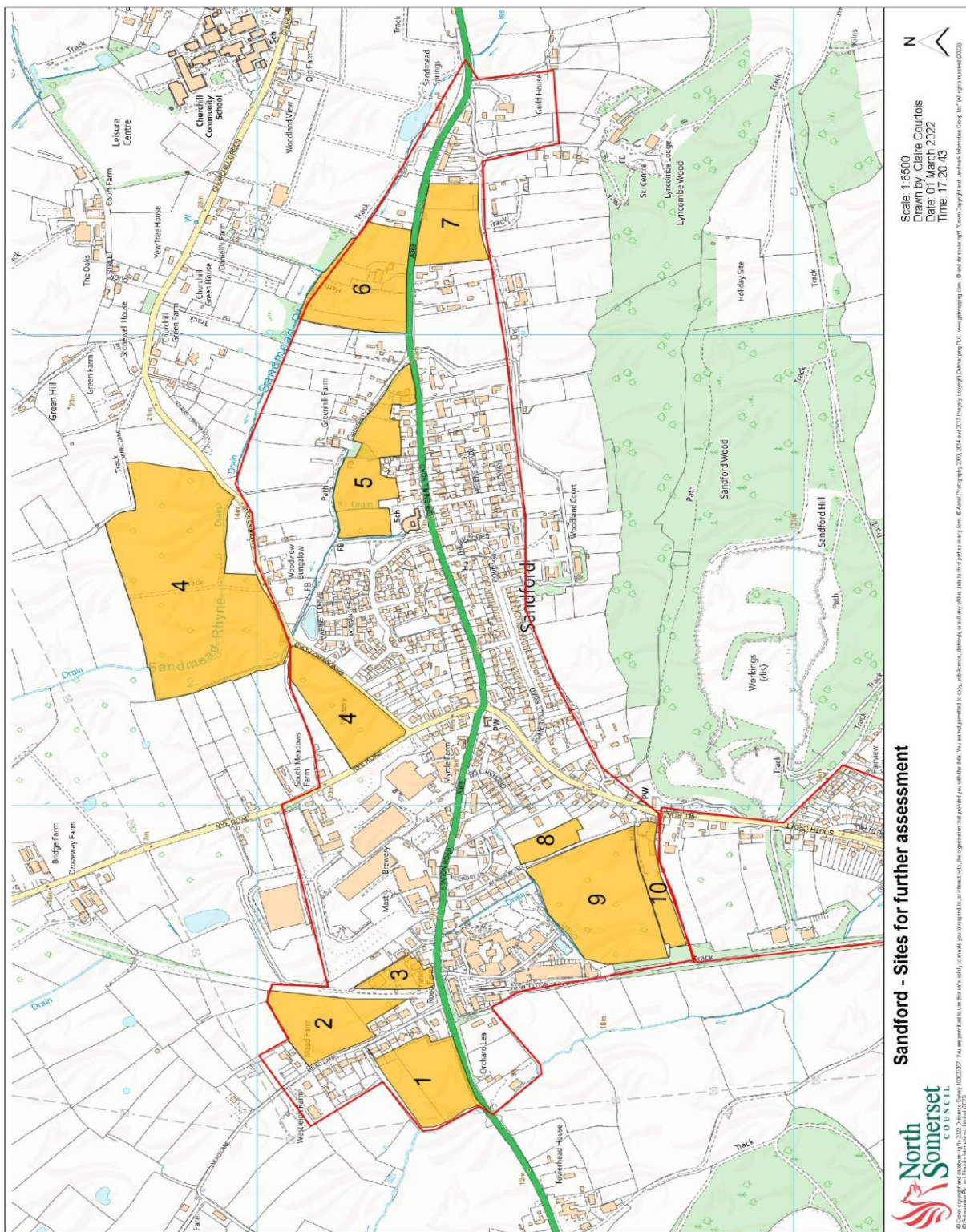
10 sites have been considered in greater detail. 4 sites of these sites have been discounted through the SHLAA assessment leaving 6 sites with potential for further consideration through plan making accounting for around 11.4ha.

Four of the six sites with potential are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Table of sites considered through SHLAA at Sandford:

Number on map	Site ref from SHLAA	Site Name	Area in ha
1	HE2034	Land at Mead Lane, Sandford	2.34
2	HE2075	Land at Mead Farm, Sandford	2.21
3	HE201012	Land west of Sandford	0.63
4	HE20587	North of Sandford (b)	12.97
5	HE20344	Greenhill Lane, Sandford	2.73
6	HE201022	Land north of Greenhill Road	3.4
7	HE20617	South of Greenhill Road, Sandford	1.87
8	HE20253	South of Roman Road, Sandford	0.59
9	HE20252	South of Sherwood, Sandford	4.68
10	HE201015	Land off Hill Road	0.97

Map 5: Sites within the area of search for further assessment:

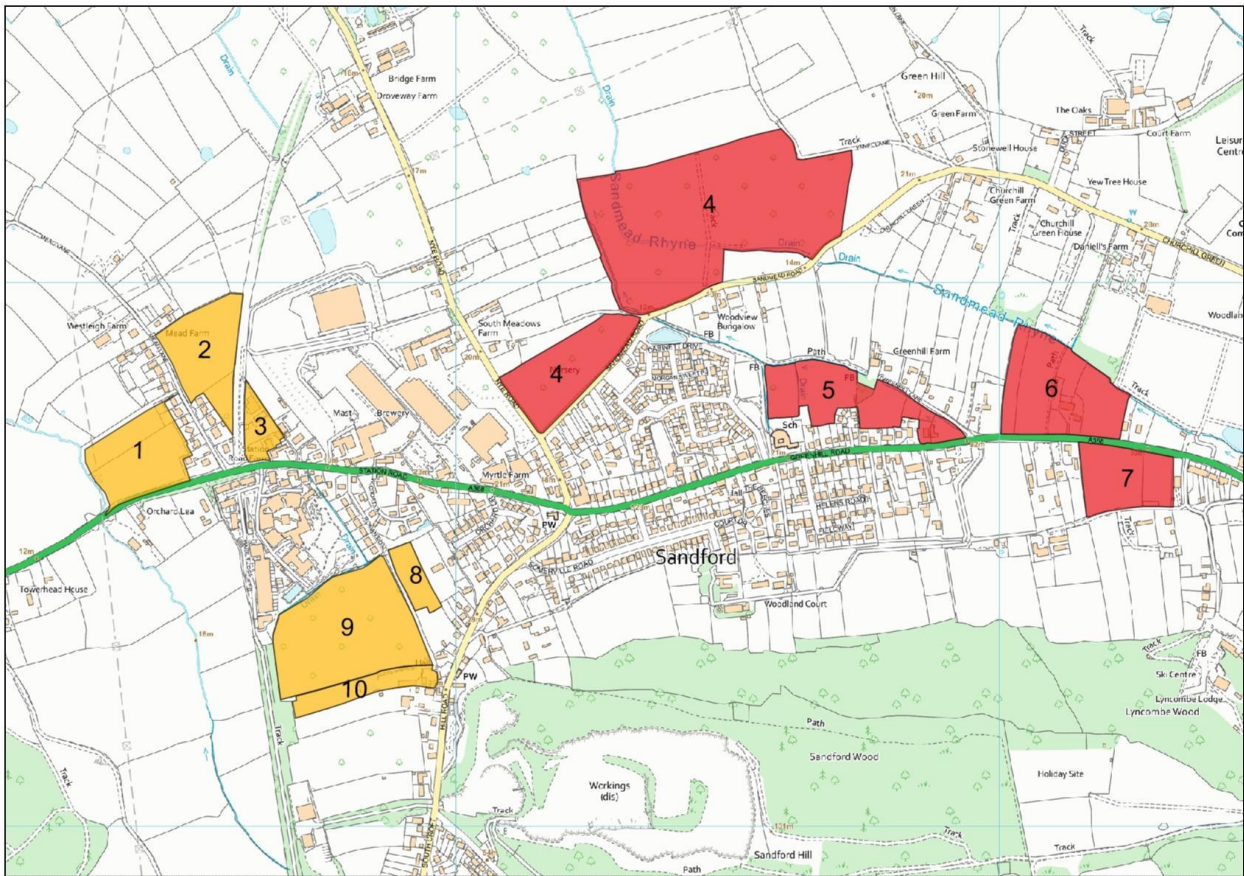


Discounted Sites:

The following 4 sites have been discounted through the initial SHLAA assessment as shown on the map below. The discounted sites are listed below:

Map No.	Site Name	SHLAA Ref
6	Land north of Greenhill Road (3.4ha)	HE201022
5	Greenhill Lane, Sandford (2.73ha)	HE20344
4	North of Sandford (b) (12.97ha)	HE20587
7	South of Greenhill Road, Sandford (1.87ha)	HE20617

Discounted Sites (coloured red):



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The expansion of Thatchers to the north has resulted in this site effectively being surrounded on three sides by development and is nestled into the built form of the village.

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.

Access to the site off Station Road would involve relocating an existing bus lay which is currently situated in front of the site. A suitable location to re-locate the layby would need to be found to enable development of this site.

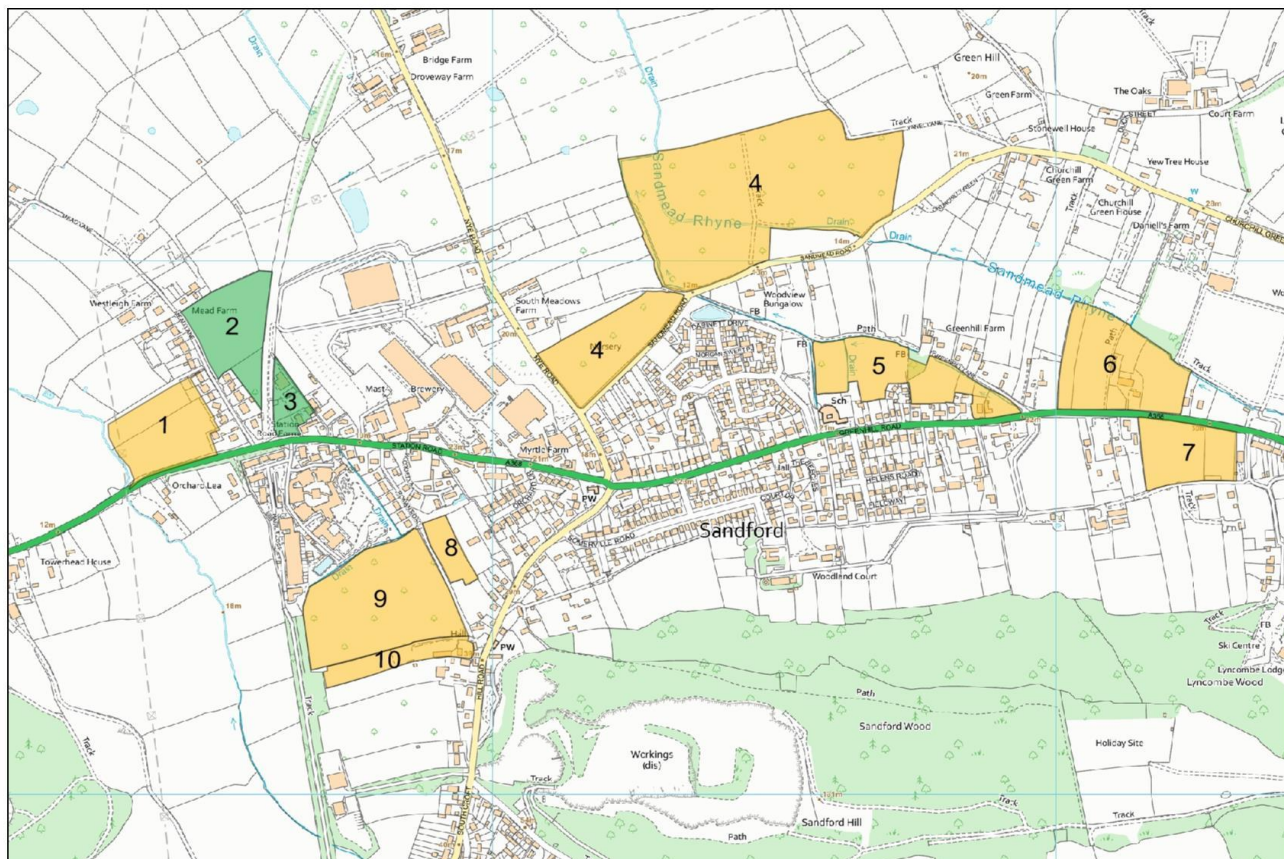
On balance, due to the location of this site adjacent to the Strawberry Line and its location within the built form of the development this site is considered suitable to take forward as a proposed allocation for residential development.

Conclusion

In conclusion, the following two new sites are considered suitable to take forward as proposed residential allocations in the new Local Plan 2038:

No. on map	Site location	Number of dwellings	Comments	Planning Status
2	Land at Mead Farm	30	Proposed new allocation	No current consent
3	Land west of Sandford	18	Proposed new allocation	No current consent

Map 7: Proposed residential allocations (in green):



Sites which already have planning permission or are already allocated for housing in the Site Allocations Plan will be carried forward and continue to be allocated for housing. These are the following sites:

Site location	Number of dwellings	Comments	Planning Status
Land north of Greenhill Road	16	Carried forward from the Site Allocations Plan	Extant planning permission
F Sweeting and Son site	16	Carried forward from the Site Allocations Plan	Extant planning permission

Therefore including the new sites identified above and the existing sites there are 4 sites proposed for housing in Sandford totaling **80** houses over the plan period of 15 years.

To view the proposed residential allocations in Churchill/Langford as well as the proposed settlement boundary and other allocations and designations please view the [emerging Policies Map](#).

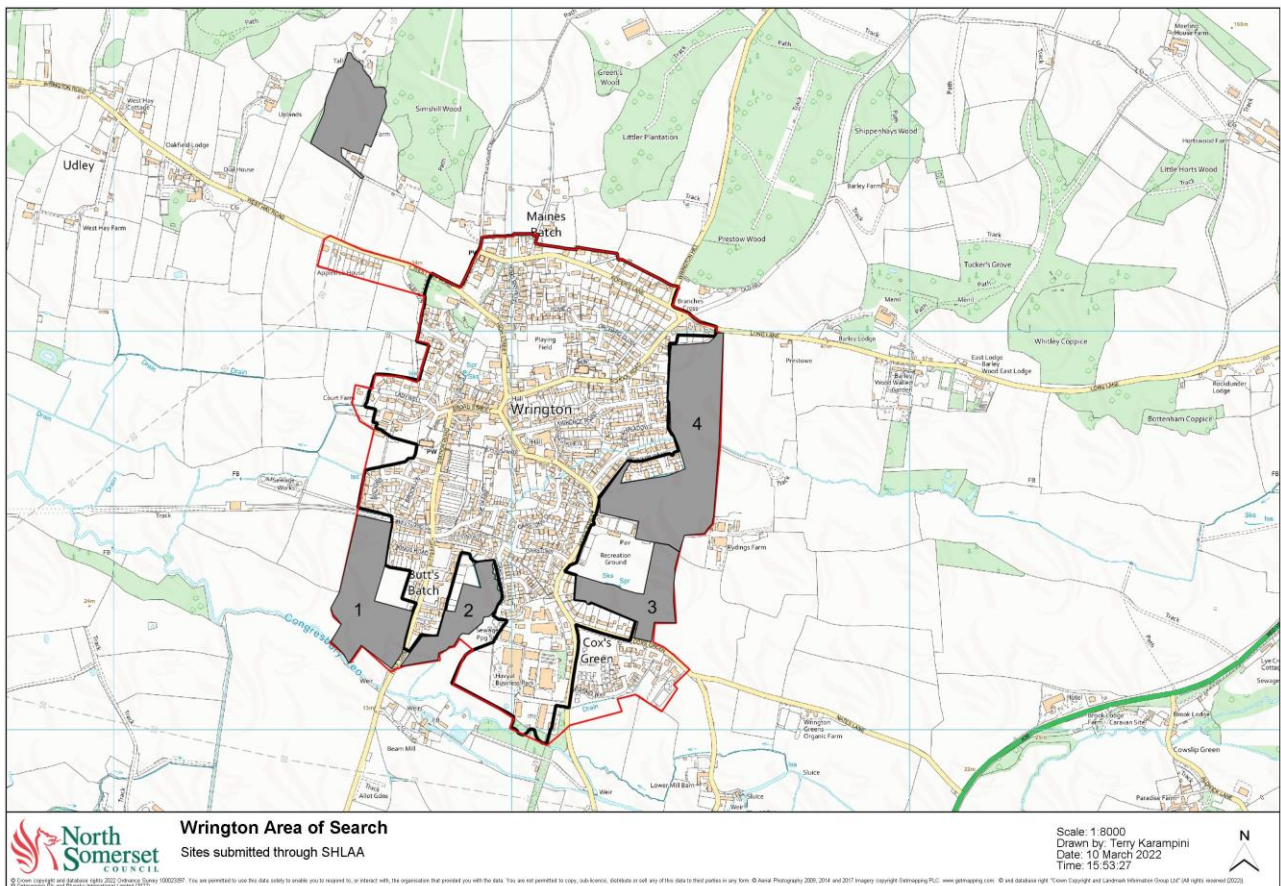
Wrington

Area of search

The starting point for defining the area of search for Wrington is to map the sites that have been submitted through the Call for Sites process. These are sites that landowners or developers have put forward for consideration as potential land allocations (e.g. for residential and employment uses) in the Local Plan. The Strategic Housing Land Availability Assessment collates all these sites into one report with an assessment of each site in terms of its suitability, availability and deliverability for an allocation.

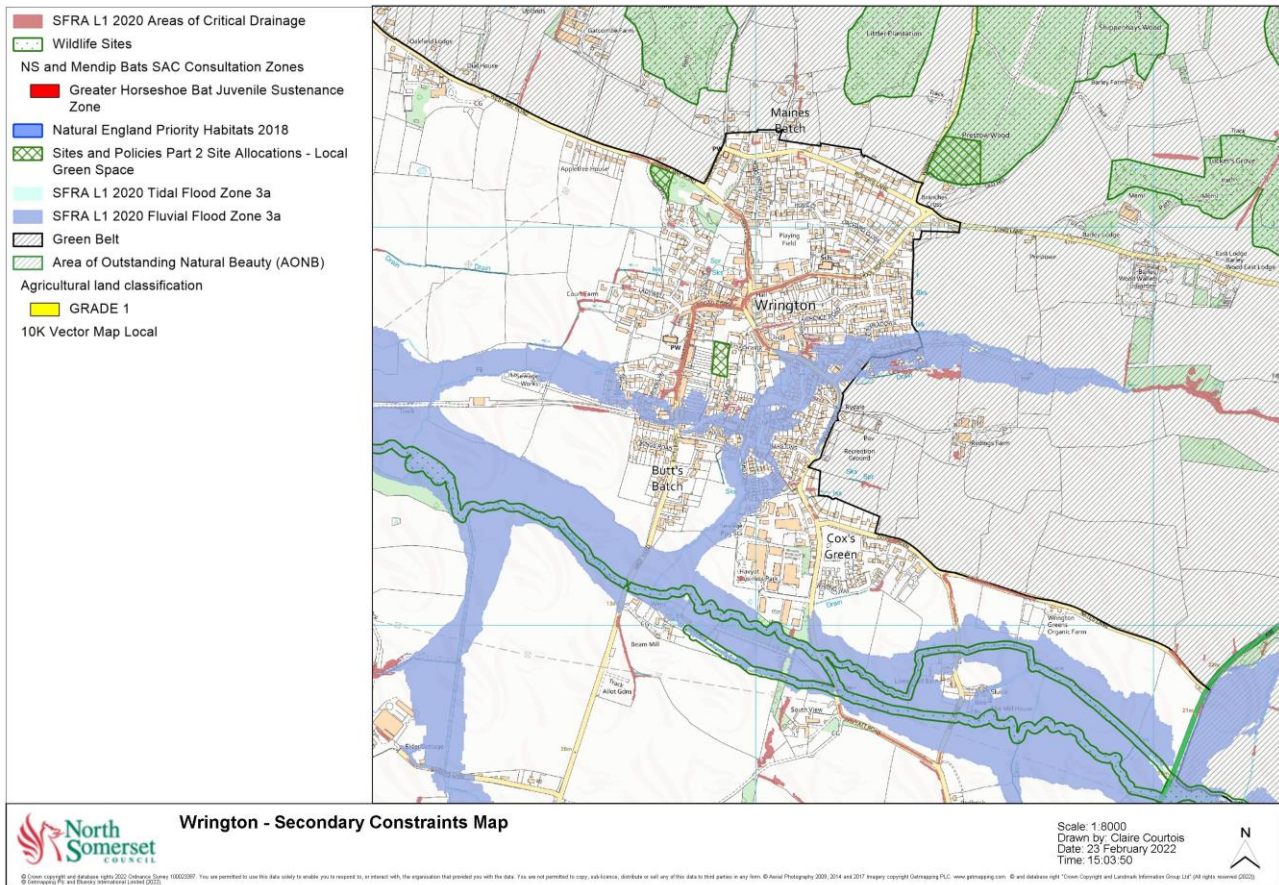
The map below shows the submitted sites and the area of search which has been defined for Wrington within which to assess potential sites for housing development. The area of search boundary has been drawn to include sites that have been submitted to the council as part of the call for sites process.

Area of search around Wrington showing submitted sites



Secondary Constraints

The map below shows the secondary constraints within or near the village of Wroughton:



In terms of secondary constraints, the map shows that the area of south of the village falls in Flood Zone 3a, similar to other areas within Wroughton.

To the north and east, Wroughton is surrounded by Green Belt.

There are some areas of critical drainage.

There are areas designated as local green space:

- Land at the Alburys
- Wroughton Hill

There are several wildlife sites close to Wroughton and the search area, including the following:

- Prestow Wood and Shippenhays Wood
- Simshill Wood
- Ball Wood and Corporation Woods
- Tucker's Grove and Whitley Coppic
- Congresbury Yeo Rhyne and land adjacent

Discounted Sites:

Key constraints affecting the sites across this location include flood risk, heritage, ecology and Green Belt status. Sites HE2033, whilst identified as having potential for consideration, has part that is subject to flood zone 3b that is not considered suitable so any potential would be considered avoiding this part. Two bands of flood zone 3 extend northwards from the Congresbury Yeo into the Village.

Potential for adverse impact upon setting of heritage features including listed buildings and Conservation Area.

2 sites were discounted following this assessment leaving 2 sites with potential for further consideration through plan making accounting for around 10.5ha.

Sites discounted through SHLAA

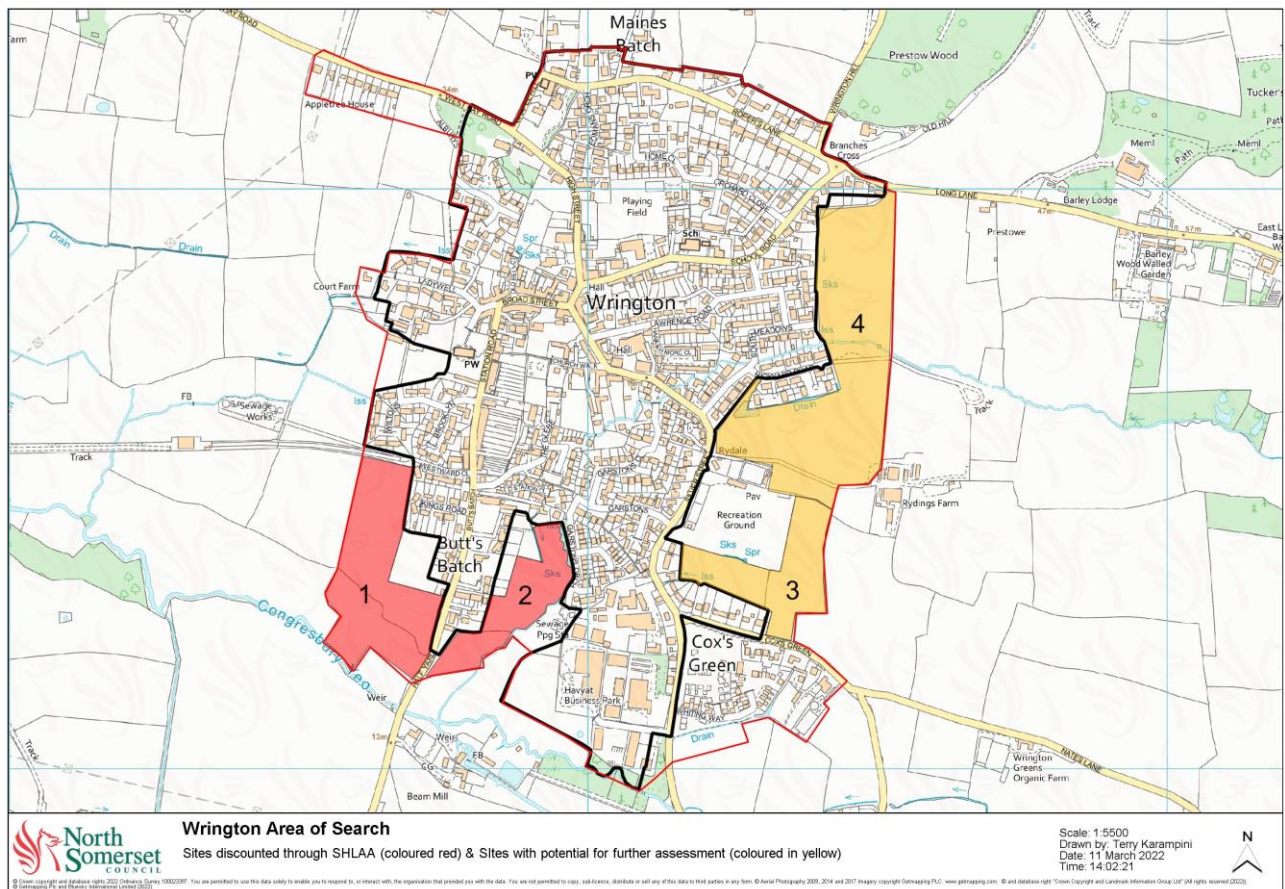
	Site reference	Site name/ location	Area (ha)
1.	HE20198	West of Butt's Batch, Wroughton	4.4
2.	HE2017	Land west of Garston's Orchard	2.1

Sites with further potential for consideration

Two sites have been identified as having potential for further consideration as small scale housing sites in the village of Wroughton. These are:

	Site reference	Site name/ location	Area (ha)
3.	HE20155	South of sports ground north of Cox's Green, Wroughton	2.6
4.	HE2033	Ridings Farm, East of Silver St, Wroughton	7.9

The following map shows the sites discounted through SHLAA and the sites with potential for further assessment:



Conclusion

The local plan Preferred Options has not identified new proposed allocations for Wroughton. Whilst the two sites selected for further assessment have some potential for development, they both fall within the Green Belt and therefore, very special circumstances will need to be demonstrated for development to come forward. Given the size and sustainability of this settlement and the aforementioned constraints posed to development on these sites, it is concluded that the sites will not be put forward as proposed allocations.

4.0 Next steps

- 4.1 Following the draft consultation, responses will be reviewed and any additional site submissions will be considered. This will include further review of the draft SHLAA findings and implications for the development proposed within the draft local plan.
- 4.2 Additional deliverability evidence will be gathered including viability evidence that will inform preparation of the Publication Local Plan programmed for later in 2022.