

North Somerset Council

Hearing Statement April 2017

Reference: CS/6

Matter 2 – Housing

2.2 In terms of the delivery of the housing sites allocated in the SAP and by the Council in the proposed further amendments of February 2017 (SD20), taking each of the following settlements in turn:

- i Are there any sites which should be excluded from the list of sites identified in Schedule 1 to the SAP and by the Council in the proposed further amendments of February 2017 (SD20) in order for the SAP to be sound?**

- ii Having regard to additional information supplied with examination document CD1 and Appendices, how likely is it that the sites allocated in Schedule 1 and the proposed amendments will deliver the housing requirement of the CS within the Plan period 2006-2026?**
 - a. Weston-super-Mare**
 - b. Clevedon**
 - c. Nailsea**
 - d. Portishead**
 - e. Winscombe**
 - f. Yatton**
 - g. Backwell**
 - h. Congresbury**
 - i. Churchill**
 - j. Banwell**
 - k. Bleadon**
 - l. Uphill**
 - m. Barrow Gurney**
 - n. Failand**
 - o. Sandford**
 - p. Tickenham**

- iii Is it appropriate to include an allowance for windfall development within the calculation of housing provision in Table 1 to the SAP?**

Are there any sites which should be excluded?

1. One of the purposes of the Site Allocations Plan is to identify the detailed allocations required to deliver the North Somerset Core Strategy housing figure, consistent with government policy and guidance. This has included a review of existing and the identification of new residential allocations.
2. The strategic context for the Site Allocations Plan is provided through the Core Strategy, which sets out the council's approach to meeting development needs in North Somerset to 2026. The Core Strategy contains ten priority objectives, including the following:

'Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 20,985 new homes by 2026'.

3. On 18 September 2015 the Secretary of State approved Core Strategy Policy CS13 and the housing requirement of 20,985 dwellings over the plan period (2006-2026). Core Strategy Policy CS14 (housing distribution) sets out a broad indication of where it is anticipated that the dwelling requirement will be located over the plan period. This provides a framework for the assessment of allocations coming forward through the Site Allocations Plan.
4. The North Somerset Core Strategy sets out a settlement hierarchy primarily based on the level of social, economic and community facilities that are available. Weston-super-Mare (Policy CS28-30) is a sub-regional centre and is considered to be the most sustainable location within the district. This is followed by the towns of Nailsea, Clevedon and Portishead (Policy CS31), the service villages (Policy CS32) and finally infill villages (Policy CS33).
5. The Site Allocations Plan must conform with the Core Strategy approach which focuses development at the principal settlement of Weston-super-Mare as part of an employment-led strategy to improve self-containment, address out-commuting and tackle regeneration issues. This includes the strategic allocation at Weston Villages. Elsewhere the other main opportunities will be found at the towns of Clevedon, Nailsea and Portishead although there will be constraints particularly in respect of flood zones and Green Belt. Within the rural areas the service villages will be the focus for any new development albeit at an appropriate scale on smaller sites, and within settlement boundaries of the infill villages. Elsewhere in the countryside, including in the Green Belt there is not anticipated to be significant opportunity for new development at sustainable locations.
6. The search for suitable development sites to meet the housing requirement therefore needs to be based on a sequential approach with sites in or on the edge of towns favoured over those in the villages. However this simple approach needs to be balanced against the need to ensure that:

- the housing market can deliver the required building rates and meet the 5 year supply requirements;
 - priority is given to previously developed land rather than greenfield;
 - sites are environmentally suitable and will not have an adverse impact on such matters as landscape, heritage, flooding, etc;
 - sites that are located in or adjacent to a settlement have safe and convenient access to local facilities;
 - sites have suitable highway access and will not individually or cumulatively have an adverse impact on the strategic highway network;
 - sites can be considered deliverable and developable.
7. Because of the time that has lapsed since the beginning of the plan period (2006) and the need to meet a 5 year housing supply, a large majority of the sites allocated for residential development in the Site Allocations Plan have either been completed or have planning consent, as set out in Table 1 of Document SD20. In addition there are assumptions on windfall sites and other sources of supply, as set out in our hearing statement on Matter 2.3.
 8. The net result is that very few sites in the Site Allocations Plan do not have planning consent and therefore are open to challenge through the plan led system.
 9. The methodology for identifying potential sites to meet the Core Strategy housing requirement is set out in the Sustainability Appraisal Main Report (SD/7) and associated Residential Site Assessments (SD/8), and are discussed in more detail under Matter 1. A general assessment of the various planning issues using a Red Amber Green (RAG) system has been applied to a wide range of factors to help assess the suitability of the site.
 10. The appendices to this statement focus on the following five residential allocations which objectors have suggested should be excluded from the plan. Each appendix summarises the objections and provides an appraisal of the relevant issues which were assessed as part of the site selection process. When considering the impacts in the balance, the Council's case is that these sites should be retained as residential allocations subject to, where appropriate, necessary mitigation.
 - Engine Lane, Nailsea (Appendix 2.2a) Pages 7-13
 - Trendlewood Way, Nailsea (Appendix 2.2b) Pages 14-17
 - The Uplands, Nailsea (Appendix 2.2c) Pages 18-22

- North West Nailsea (Appendix 2.2d) Pages 23- 30
- Moor Road, Yatton (Appendix 2.2e) Pages 31- 36
- Justification for new school at North West Nailsea (Appendix 2.2f) pages 37 – 41

11. The proposed mixed use allocation at Old Mill Road, Portishead is being dealt with under Matter 3.CS/10

How likely is it that the proposed allocations will deliver the housing requirement?

12. Document CD1a lists each individual deliverable site and provides the anticipated rate of development, based on the information in CD1b. Wherever possible, the anticipated rates of development are discussed and agreed with the developers or landowners, to ensure that their knowledge of their sites is fully utilised.
13. The Council is in the process of undertaking the annual monitoring assessment to an April base date, which includes updating the list of sites with consent, surveying each and every site, recording the level of completions and the number of units under construction. Once complete, this information will be submitted to the examination, in advance of the hearings, to provide an updated land supply position.
14. Each of the identified sites is deliverable. The majority have planning consent, and almost all of the remainder are proposed to be allocated.
15. In addition to the specific sites listed there are a number of other categories of supply that are expected to deliver housing. These are all set out and justified in our hearing statement on Matter 2.1 and are not repeated here, to avoid duplication.

Is it appropriate to include an allowance for windfall?

16. The NPPF allows local authorities to include an allowance for windfall sites if there is compelling evidence that such sites will consistently become available in the local area and are expected to continue to form a reliable source of supply.
17. Small windfall developments across the district have made a significant contribution to housing delivery in previous years and this is expected to continue. Table 1 below sets out the windfall completion figures on small sites (those with a net dwelling capacity of up to 9 units) over the plan period so far within North Somerset.

Table 1: Small site windfall completions 2006-2026

	Clevedon	Nailsea	Portishead	Weston	Other	TOTAL
2015/16	-1	20	7	33	37	96
2014/15	8	9	8	72	56	153
2013/14	22	5	16	34	60	137
2012/13	20	16	8	25	46	115
2011/12	19	4	4	46	49	122
2010/11	9	2	3	54	44	112
2009/10	19	6	8	96	39	168
2008/09	-3	9	23	126	48	203
2007/08	52	9	10	163	58	292
2006/07	20	11	28	118	72	249
TOTAL	165	91	115	767	509	1,647

18. The 1,647 windfall completions on small sites between 2006 and 2016 have been delivered despite challenging economic circumstances following the recession and a restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7, adopted 2007).
19. The original Core Strategy approach was not significantly different from the Replacement Local Plan. Whilst adoption of the plan removed the settlement boundaries of some of the smallest, least sustainable villages it introduced more flexibility inside the service and infill villages that retained a defined boundary.
20. The now adopted modified Core Strategy policies introduce much more flexibility in respect of those villages and towns with settlement boundaries. Infill villages now benefit from further support for development inside their settlement boundaries, and service villages and towns have specific policy support for development, subject to scale and sustainability criteria, both within and adjacent to their boundaries. This will provide considerably more opportunity for small site windfalls within the policy framework, through the development management process.
21. The NPPF states that the calculated windfall allowance should not include development on residential gardens. According to previous Department of Communities and Local Government research, Ordnance Survey data indicates that within North Somerset 17% of the new build residential completions that took place were on land that was previously in use as a residential garden.
22. A small site windfall assumption of 137 dwellings per annum has therefore been factored in to the land supply provision. This figure is calculated by taking the plan period average of 165 units per year, less 17% assumed to be delivered on garden land. This equates to 1,370 dwellings over the remaining

10 years of the plan period.

23. To avoid double counting, and because 473 dwellings are already factored in to the land supply position under the small sites with planning consent category, the windfall element has been reduced accordingly. This gives a total expected from small site windfall of 897 units within ten years.
24. Overall, it is the council's assessment that the increased flexibility introduced into Core Strategy Policies CS28, CS31, CS32 and CS33 will result in a significant boost to the number of small windfall sites coming forward, and therefore the current trend based forecast should be treated as a reliable conservative estimate.
25. Large windfall sites (those with a net gain of 10 or more houses) also provide a significant contribution to housing supply, although these are more difficult to predict using past averages.
26. The additional flexibility introduced into the Core Strategy will undoubtedly translate into additional capacity that is in conformity with the plan. Developers are already promoting edge of town and village schemes, and the recent Call for Sites exercise undertaken by the council has identified numerous opportunities that will now be assessed through the Housing and Economic Land Availability Assessment process.
27. It is not appropriate to apply a trend based forecast to estimate this source of additional policy compliant supply, as the policies have been made more flexible than ever before.
28. At this early stage we are unable to definitively quantify the amount of development expected adjacent to towns and service villages.
29. What should, however, be taken into consideration is that releasing suitable, sustainable, deliverable sites through the development management process, rather than just through the plan making process, provides the council with the ability to release sites and maintain a deliverable supply.
30. As an indicative 'broad location' type allowance we expect at least 500 dwellings to come forward from this source over the remainder of the plan period.

APPENDIX 2.2a Engine Lane, Nailsea

SITE: Land west of Engine Lane Nailsea

ESTIMATED CAPACITY: 195

SIZE: 8 hectares

SITE SPECIFIC REQUIREMENTS (Schedule 1 of the SAP)

- Access off Engine Lane
- Strong hedge boundaries to be retained
- Footpath on western side of Engine Lane
- Full Transport Assessment required
- Replacement or improved sport facilities required
- Housing mix to meet local needs
- Consideration of fact that site is within 5km consultation zone for Bats SAC

LAND OWNERSHIP: Nailsea Town Council/ Nailsea and Backwell Rugby Club



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SITE DESCRIPTION

The site lies against the urban edge of Nailsea. It is bound to the north by the Nailsea & Backwell Rugby Club and by properties and a farm along Netherton Wood Lane to the south. Engine Lane adjoins the site to the east, with agricultural fields abutting the western boundary of the site. The site extends to approximately 8 hectares and comprises greenfield undulating land that is primarily used for grazing, with a limited stretch in the north that is used by Nailsea and Backwell Rugby Club as training pitches for juniors.

There is no existing formal vehicular access into the site, although field gates are present along Engine Lane. A bridleway, within the site runs adjacent to the southern boundary of the site. A public right of way runs along, but outside the western boundary of the site. A central area of copse and mature trees with a small pond is located in the centre of the site. The fields are divided partially by dry stone walls, hedges and trees.

PLANNING CONSTRAINTS

- Public Rights of Way cross the site
- Coal Authority Low Risk Development Area
- Within 5km consultation zone for Bats SAC
- Northern part of site used for rugby training pitches
- Southern and eastern boundaries to accommodate undergrounding of 132kv line (Hinkley C Connection).

RELEVANT PLANNING HISTORY

16/P/3030/EIA1 – Screening opinion as to whether an EIA required for development of 195 dwellings (undetermined)

SUMMARY OF OBJECTIONS RAISED

54 objections based on poor access to the town centre, lack of services, green field site, loss of open spaces, minimal employment opportunities, poor road network, landscape impact, loss of high quality agricultural land, loss of biodiversity, flood risk, impacts on rights of way, coalfield area, archaeologically significant.

1 supporting representation suggesting a number of changes to the site specific requirements.

NSC RESPONSE TO OBJECTIONS

A general assessment of the various planning issues relating to this site is contained in SD/8 Residential Site Assessments. This uses a Red Amber Green (RAG system) for a wide range of factors to assess the suitability of the site. The detailed assessment of the various issues raised against the allocation of this site is set out below.

Highways

The Council has carried out an assessment of the local and cumulative impacts on the highway network of development in Nailsea. The Council's spreadsheet model for Nailsea has been updated with a forecast to 2026 to include development within the Site Allocations Plan. This model identifies the site specific impacts on the highway network as well as the cumulative impact from the combined sites. The model apportions the traffic impact to each development site and prioritises the junctions most affected. This is being used to inform a mitigation package for Nailsea which will include highway improvements as well as measures to facilitate sustainable modes of travel. Overall the highway network in Nailsea is considered to have the capacity for the additional demand in traffic generated by the allocated sites. However, the spreadsheet model is indicating a number of pinch points and infrastructure improvement schemes which will be required to be addressed and which will form part of the mitigation package.

Public Rights of Way

If a planning application is submitted a plan showing the existing public rights of way on the correct legal alignments together with the proposed diversions and additional paths to be constructed within the development will be required.

An off-site financial contribution will be sought for improvements to the path network in the vicinity of the site and which are likely to be used by residents of the site as a circular walk.

Visual Impact

The site lies within the K1: Nailsea Farmed Coal Measures (Landscape Character Assessment) and exhibits characteristics typical of that landscape character area, including dry stone walls, sinuous pastoral fields and gentle topography. It is determined to be an area of strong landscape character in good condition, but this breaks down to the north and west of Nailsea and the urban edge sits harshly on the raised ground. The 'Landscape Guidelines' in the assessment call for the conservation of the remote and rural nature of the pastoral landscape, traditional land management (grazing), maintenance of key features including distinctive drystone walls, minimising the impact of the urban edge and managing the area as a complete unit of historic landscape. The hedge along Engine Lane also assists significantly in reducing the impact of the urban edge and is a substantial feature running the whole length of the road.

Whilst not all of the above is possible in the context of a residential development, the retention and replacement of hedges/trees will help to mitigate any landscape impact. This is particularly relevant on the boundaries where the undergrounding of power lines will take place and replacement hedgerows will be necessary

Retention of Hedgerows

Following discussions between the proposed developer and National Grid it has become apparent that it will not be possible to retain the existing hedge boundaries

along Engine Lane. The developers are suggesting that the site specific requirements to retain hedgerows be amended to read;

“Strong hedge boundaries to be retained where practicable. Where this is not possible, replacement hedgerows should be provided”

The Council would not object to this rewording

Greenfield Development

Greenfield development is required to deliver the Core Strategy housing requirement and provide a mix and range of deliverable sites.

High Grade Agricultural Land

The site is classified as having a high probability of being within the Best and Most Versatile category and has been previously classed as Grade 2 Agricultural Quality

However agricultural land quality is just one of many considerations to take into account and has to be weighed against the need for additional housing .There are no substantial tracts of lower grade agricultural land around Nailsea that are not constrained by either Green Belt, flooding or landscape issues.

The Council have therefore complied with the requirements of para 112 of the NPPF.

Archaeology

There are currently two recorded archaeological assets within the development area:

MNS2462 – Cropmark complex (unknown date)

MNS4512 – probable site of WW2 searchlight and works, Engine Lane, Nailsea

The cropmark complex was investigated in 1996 by Bristol and Region Archaeological Service, and the results of this excavation were that there was no trace of the cropmarks seen on aerial photographs on the ground. Two sherds of Romano-British pottery and 1 sherd of possible 12th century earthenware were also found. Several small fragments of coal were noted in the subsoil of most trenches, which may have come from the now demolished coalmine known as Grace's Pit.

Although this section of the proposed development was excavated and recorded through trial trenching, the southern half of the site has not undergone any archaeological investigation. It is recommended that as part of any forthcoming planning application a geophysical survey and desk based assessment is undertaken to inform any necessary archaeological mitigation.

Ecology

The key issue is the use of the site by foraging bats

Protected species surveys that have been carried out to date the importance of the area for Greater Horseshoe Bats (GHB). Significantly high levels of GHB activity have been recorded in terms of foraging and commuting. There is a greater horseshoe bat maternity roost at Brockley Hall Stables SSSI, ~2.5km south, and the

SAC is ~4km south/southwest (Kingswood, nearest SAC unit). The site also recorded presence of lesser horseshoe bats.

A radio tracking study of principal foraging areas and flight routes used by the GHB roosting at Brockley Hall identified one of their key commuting routes to be northwards towards Chelvey (where there are known night feeding roosts). Engine Lane surveys and observations show that the GHB are using the Engine Lane site as a food source in May, and commuting further to other food sources other times of the year, likely the Nailsea, Tickenham and Kenn Moor SSSI area with rich invertebrate food source in the rhyne network. The land north of Youngwood Lane has been identified as an important flight line.

As these areas between the maternity roost at Brockley and the SSSI are identified as key foraging areas for horseshoe bats, it will be important for the design of any scheme to retain, as far as possible, and enhance existing boundary habitats for horseshoe bats; including tree lines, hedgerows and adjoining grassland habitats. Buffers to any central and boundary habitats, should be provided to retain dark commuting and foraging habitats for bats. The key objectives for the assessment of horseshoe bats is i) to be able to continue to commute through the landscape and ii) to continue to provide feeding resources for horseshoe bats.

It will be difficult to replicate the same conditions on site once the grazed pasture has been removed and therefore there is a need to address the net loss and provide replacement bat foraging conditions on an alternative site e.g. a larger strategic corridor.

This larger strategic corridor for bats to the west of Nailsea could serve multiple purposes (long term management for bats, flood mitigation, recreation space, and water quality improvement) especially if there is strategic growth in the future to the west of Nailsea. A financial contribution from the developers of Engine Lane towards this corridor is currently being discussed as part of the off -site mitigation costs in relation to bats

Any forthcoming planning application will need to be informed by an extended phase 1 survey, and a full season of bat surveys April – October in line with current guidelines, to inform the HRA and mitigation/compensation required for the development. This could include badger surveys, reptile surveys, dormice surveys, and great crested newt surveys

Nailsea, Tickenham and Kenn Moor SSSI

This site is located approximately 400m to the northwest. The rhynes and banks are designated as SSSI due to their botanical and invertebrate interest, which must be retained and protected, notably the rhyne flora and fauna is vulnerable to pollution. Therefore, it is essential that adequate mitigation is implemented (construction and operation) to protect water quality from the development to the nearby watercourses (e.g. SUDS) and the SSSI.

Housing Mix

The developer has objected to the site specific requirement related to the provision of housing to meet local needs and has suggested the alternative wording:

“A broad range of housing types will be required to meet all requirements”

The SAP does not and should not specify the exact mix of development but any forthcoming proposals will need to comply with Policy DM35 of the Sites and Policies Part 1 Development Management Policies. This policy seeks to ensure that housing sites in Nailsea have a suitable mix in order to assist downsizing and the provision of smaller dwellings for the elderly and young couples. It is suggested that the site specific requirements refer to this adopted policy

Drainage

The site is located within Flood Zone 1 and therefore not liable to flood, however because of the size of the site a Flood Risk Assessment will be required.

Surface Water Drainage

Any run off will have to be lower than the greenfield run off rate. A pre application has been submitted and did not raise any objections in principle from the Council's drainage team. As this site drains to the IDB area any discharge to the rhynes network will be subject to consultation and agreement with the IDB.

Lack of Employment Opportunities in Nailsea

The Site Allocations Plan protects existing employment sites in Nailsea and proposes 1.5 hectares of employment land at North West Nailsea. Improvements to rail infrastructure and cycleways support access to Bristol by alternatives to the car.

Distance from local facilities

Although the site is some distance away from the town centre there are local facilities nearby e.g. primary schools and within safe walking distance. Due to Green Belt, landscape and flooding constraints Nailsea is constrained to the east, north and south and therefore given that Nailsea Town Centre is located to the east it is inevitable that any new allocations will be some distance away from town centre facilities

Loss of Sport Pitches

The site includes a number of grass rugby training pitches, and there is a policy requirement to provide replacement pitches for those lost as part of this development. A development of this size will have an impact on the local pitches and supporting facilities, therefore an on or off site contribution will be necessary to overcome this loss.

The existing changing facilities at Nailsea/Backwell Rugby club are limited and along with the accessibility issues that the supporting facilities have, is preventing the club from expanding and meeting the needs of the local people. The club has a proposed project to provide an increase in changing rooms and also resolve the accessibility issues, the contribution offered directly from the developer would help with these issues.

It is understood that discussions have been held with Sport England for a financial contribution to Nailsea/Backwell Rugby club from this development, in order to improve and increase their clubhouse provision.

Coalfield

The site is within a Coal Authority Low Risk Development Area and a Coal Risk Assessment will be required as part of any forthcoming planning application. Any issues arising from this can be addressed through the detailed planning stage and is unlikely to raise in principle objections to the site. The need for a Coal Risk Assessment has been omitted from the site specific requirements for this site but can be added.

Deliverability

The deliverability of this site is dealt with in CD1b Land Supply Evidence page 139.

The site was promoted by Nailsea Town Council, in conjunction with NLP acting on behalf of Barratt Homes. Town Council have now exchanged contracts with Barratt Homes.

A pre application report was issued in March 2017 outlining the issues that need to be addressed in any forthcoming planning application. A planning application for 183 units is being prepared and will be submitted in April 2017.

CONCLUSION

The site is now under the control of developers, a planning application is expected shortly and its development is considered to be achievable within five years.

Mitigation works to offset any impact on biodiversity and the landscape have been identified and a transport assessment will identify any specific works required.

Although the site is some distance away from the town centre there are local facilities nearby e.g. primary schools and within safe walking distance.

APPENDIX 2.2b Trendlewood Way, Nailsea

SITE: Trendlewood Way, Nailsea

ESTIMATED CAPACITY: 30

SIZE: 1.1 hectares

SITE SPECIFIC REQUIREMENTS (Schedule 1 of the SAP)

- Retention of wooded area fronting Trendlewood Way required
- Land to be made available for local shop unit
- Consideration of fact that site is within 5km consultation zone for Bats SAC
- Coal Mining Risk Assessment Required

LAND OWNERSHIP: Brunel Care and St Peter's Hospice



SITE DESCRIPTION

This vacant site is located south of Trendlewood Way, Nailsea. It is rectangular in shape with residential development surrounding it. A small mature woodland is located in the north western corner of the site. It is the only undeveloped site left over from the development in the 1970s and 1980s in this part of Nailsea.

PLANNING CONSTRAINTS

- Tree Preservation Order (No 824) on woodland (not included within site boundary)
- Coal Authority Low Risk Development Area

PLANNING HISTORY

There has been no recent planning history

SUMMARY OF OBJECTIONS RAISED

24 objections to this site because of suggested high density, poor road network, town centre and local parking issues, no need for shop unit, impact on wildlife and site was bequeathed to benefit the elderly and should be used for this purpose. . Developers have also questioned the sites availability and whether it can contribute to the 5 year housing supply

One supporting representation.

NSC RESPONSE TO OBJECTIONS

A general assessment of the various planning issues relating to this site is contained in SD/8 Residential Site Assessments. This uses a Red Amber Green (RAG system) for a wide range of factors to assess the suitability of the site. The detailed assessment of the various issues raised against the allocation of this site is set out below.

Highways/Parking

The Council has carried out an assessment of the local and cumulative impacts on the highway network of development in Nailsea. The Council's spreadsheet model for Nailsea has been updated with a forecast to 2026 to include development within the Site Allocations Plan. This model identifies the site specific impacts on the highway network as well as the cumulative impact from the combined sites. The model apportions the traffic impact to each development site and prioritises the junctions most affected. This is being used to inform a mitigation package for Nailsea which will include highway improvements as well as measures to facilitate sustainable modes of travel. Overall the highway network in Nailsea is considered to have the capacity for the additional demand in traffic generated by the allocated sites. However, the spreadsheet model is indicating a number of pinch points and infrastructure improvement schemes which will require to be addressed as part of the mitigation package.

There are no in principle highway objections to developing this site and parking provision would need to conform to the Council's parking standards

Access should be designed in line with Manual for Streets, but careful consideration will be needed of the interaction of the proposed access and existing junctions on Trendlewood Way. There is no requirement to provide a ghost island right turn.

Visual Impact

The site is visually very well contained by existing hedges and trees from the wider landscape. The site lies within the settlement boundary of Nailsea, where the principle of residential development is acceptable. The surrounding area is residential in character, and therefore it is not considered that a residential development would be out of place subject to details of the design.

Density

The density proposed (approximately 30 dwellings per hectare) is lower than the 40dph referred to in Policy CS14 and Policy DM36 Sites and Policies Part 1 Development Management Policies but is appropriate given the character of the surrounding area.

Type of Residential Development

The SAP does not and should not specify the exact mix of development but any forthcoming proposals will need to comply with Policy DM35 of the Sites and Policies Part 1 Development Management Policies. This policy seeks to ensure that housing sites in Nailsea have a suitable mix in order to assist downsizing and the provision of smaller dwellings for the elderly and young couples.

Impact upon trees

The impact upon the TPO trees will need to be carefully considered as part of any application. Any planning application would need to be accompanied by a tree survey and an arboricultural statement. Policy DM9 of the Sites and Policies Plan Development Management Policies Plan will be relevant. It must be noted that the site allocation does not include the adjacent woodland.

Ecology

The initial ecological evaluation indicated the presence of active badge setts within the wooded copse and the presence of foraging bats. Any application would need to be accompanied by a Biodiversity – Preliminary Ecological Appraisal (PEA) or an Extended Phase 1 Habitat Survey) and any necessary surveys that are recommended as a result of this.

Shop Unit

The retail unit was originally proposed by the developer/landowner but they have subsequently indicated that this proposal is likely to be unviable. The Council would not object to it being deleted from the site specific requirements.

Flooding

The site is located within Flood Zone 1 and therefore not liable to flood. Because of the size of the site a Flood Risk Assessment will be required.

Deliverability

The deliverability of this site is dealt with in CD1b Land Supply Evidence page 143.

A formal pre-application has been submitted and the report on this was completed confirming residential use in principle.

Agents have confirmed that they have been instructed by their client to submit a full planning application. This is being prepared, and ecological surveys have commenced. Total completion of site is expected within 5 years.

CONCLUSION

The site is located within the built-up area of Nailsea and is well served by footpaths and close to existing bus stops. There is no harmful impacts from the proposed development and the proposed density is appropriate given the character of the surrounding area. It is in a sustainable location and will help meet housing needs within Nailsea. It is clearly deliverable within 5 years and the landowners are making progress towards a planning application.

APPENDIX 2.2c The Uplands, Nailsea

SITE: The Uplands, Nailsea

ESTIMATED CAPACITY: 50

SIZE: 2.2 hectares

SITE SPECIFIC REQUIREMENTS (Schedule 1 of the SAP)

- Access off The Uplands (to be widened)
- Requires retention of strong hedge boundaries especially on southern boundary
- Housing mix to meet local needs
- Consideration of fact that site is within 5km consultation zone for Bats SAC

LAND OWNERSHIP: North Somerset Council



SITE DESCRIPTION

The site borders the south western boundary of Nailsea and consists of two rectangular shaped fields. Residential development (The Uplands) lies immediately to the north of the site and a substantial copse to the east. A strong hedge boundary, sunken track and mature trees form the southern boundary. The

countryside to the south and west falls steeply away. To the west lies a former farmhouse. The fields are relatively level.

PLANNING CONSTRAINTS

- Tree Preservation Order (TPO 143) covering the southern and western boundary in addition to the group of trees in the north eastern corner protected by the covenant.
- Public Bridleway LA13/4 runs adjacent to the southern boundary.

PLANNING HISTORY

There has been no recent planning history.

SUMMARY OF OBJECTIONS RAISED

There were a number of objections relating to this specific site, with the main issues being that the land is designated as public open space, inadequate highway access, poor surrounding road network, impact on wildlife, landscape impact, lack of employment opportunities in Nailsea and outside the mains drainage area. In addition to these objections there were a number of similar concerns expressed by local residents relating to the level of development proposed at Nailsea. Developers have also questioned the site's availability and whether it can contribute to the 5 year housing supply.

NSC RESPONSE TO OBJECTIONS

A general assessment of the various planning issues relating to this site is contained in SD/8 Residential Site Assessments. This uses a Red Amber Green (RAG system) for a wide range of factors to assess the suitability of the site. The detailed assessment of the various issues raised against the allocation of this site are set out below.

Highways

The Council has carried out an assessment of the local and cumulative impacts on the highway network of development in Nailsea. The Council's spreadsheet model for Nailsea has been updated with a forecast to 2026 to include development within the Sites Allocation Plan. This model identifies the site specific impacts on the highway network as well as the cumulative impact from the combined sites. The model apportions the traffic impact to each development site and prioritises the junctions most affected. This is being used to inform a mitigation package for Nailsea which will include highway improvements as well as measures to facilitate sustainable modes of travel. Overall the highway network in Nailsea is considered to have the capacity for the additional demand in traffic generated by the allocated sites. However, the spreadsheet model is indicating a number of pinch points and infrastructure improvement schemes will be required to address these which will form part of the mitigation package.

The development site forms land south of the existing Uplands residential estate in Nailsea. Uplands comprises of a loop road with two access onto the wider highway network, and there are a number of small cul-de-sacs within the estate serving small numbers of dwellings.

It is expected that access will be obtained via the southernmost cul-de-sac which provides direct access to four dwellings, and an additional private driveway which provides further access to two properties.

The existing cul-de-sac is narrow, and there is evidence of on-street parking which further reduces the available width. As part of any forthcoming planning application the Council will need to be satisfied that a suitable access can be obtained which meets required standards.

Visual Impact

The site is visually very well contained by existing hedges and trees from the wider landscape. There will be a change from a rural outlook for properties to the north to a more urban one, but otherwise the effect is limited provided the boundary hedge alongside the bridleway to the south can be maintained and building heights are carefully controlled. This site requires a sensitive development that does not breach the hedges.

The site has strong hedge boundaries and is well screened from views from the south. The capacity of the site has been reduced to 50 dwellings (it was 100 in the Feb 2016 version) in order to reflect the character of the surrounding area, and take account of the restrictive covenant in the north east corner and the recently designated Tree Preservation Order.

Ecology

The key ecological features are:

- Significant area of woodland on the eastern side of the site.
- Mature well established, high hedgerow along the southern boundary, boarding the footpath.
- Local Wildlife Site adjacent/close proximity – ‘Fields along Youngwood Lane’.

These features will need be protected and adequately buffered from development. Mitigation will also need to include sensitive lighting to ensure the features used by bats are kept to existing light levels. The majority of the site comprises grassland habitat, which is improved, and regularly mown. This is considered to limit its biodiversity value and as a food resource value for foraging bats. This could however be enhanced by creating a longer grassland buffer along the hedgerow and woodland boundary. Other enhancements could include wildflower meadow, orchard planting and wetland areas.

Protected species surveys that have been carried out to date in the area have identified the importance of the surrounding area for Greater Horseshoe Bats (GHB). It is anticipated that the woodland and southern hedgerow of this application site

would be important for GHB (and other bat species) and need to be retained in any future development proposals.

An ecology assessment will be required as part of any planning application. However there are no designated Nature Conservation sites within the proposed development area.

Drainage

The site is located within Flood Zone 1 and therefore not liable to flood, however because of the size of the site a Flood Risk Assessment will be required.

Surface Water Drainage

The Council has no record of surface water flooding on this site for up to the 1 in 100 year flood event. From a desk study of the BGS maps (British Geological Society) the site appears to be able to take some infiltration but further investigation (eg percolation tests) would need to be undertaken.

The North Somerset Levels Internal Drainage Board and North Somerset Flood Risk Management Team do not indicate that drainage issues are insurmountable:

“This site lie on the periphery of the existing developed zone some distance from existing maintained watercourses. It is likely that both new surface water sewers and local ditch improvements will be needed to convey surface water to existing maintained watercourses”. (NSLIDB).

“Easily drained and sustainable drainage could be implemented easily” (NSFRMT).

Public Open Space

The site is not designated as formal public open space or Local Green Space in the SAP or any previous plan. However it is acknowledged that the public have had access to the site for many years for informal recreation such as dog walking. As a responsible landowner the Council have maintained the site by grass cutting and boundary maintenance

Lack of Employment Opportunities in Nailsea

The Site Allocations Plan protects existing employment sites in Nailsea and proposes 1.5 hectares of employment land at North West Nailsea. Improvements to rail infrastructure and cycleways support access to Bristol by alternatives to the car.

Deliverability

The deliverability of this site is dealt with in CD1b Land Supply Evidence Page 147.

The site is owned by North Somerset Council who at the 2nd February 2016 Executive Committee resolved to “bring forward the development of the site” subject to all relevant consents being received. Since that date the site has been subject to a pre application report setting out the various issues that would need to be addressed in any subsequent planning application.

Site expected to be delivered within 5 years. The current anticipated start date is 2019, with completions expected over following two years. Developer interest has also been registered.

CONCLUSION

The site is located within the built-up area of Nailsea and is well served by footpaths and close to existing bus stops. It forms a natural rounding off of underused land which is contained by strong natural features and topography.

Given the surrounding character of the residential area, the site does not lend itself to high density development. It is suggested that 50 dwellings would be considered to be the maximum and that the layout, design and scale of the development respects the privacy of neighbouring properties.

Developer interest has been shown in the site and the development of 50 dwellings is considered to be achievable within five years.

APPENDIX 2.2d North West Nailsea

SITE: North West Nailsea

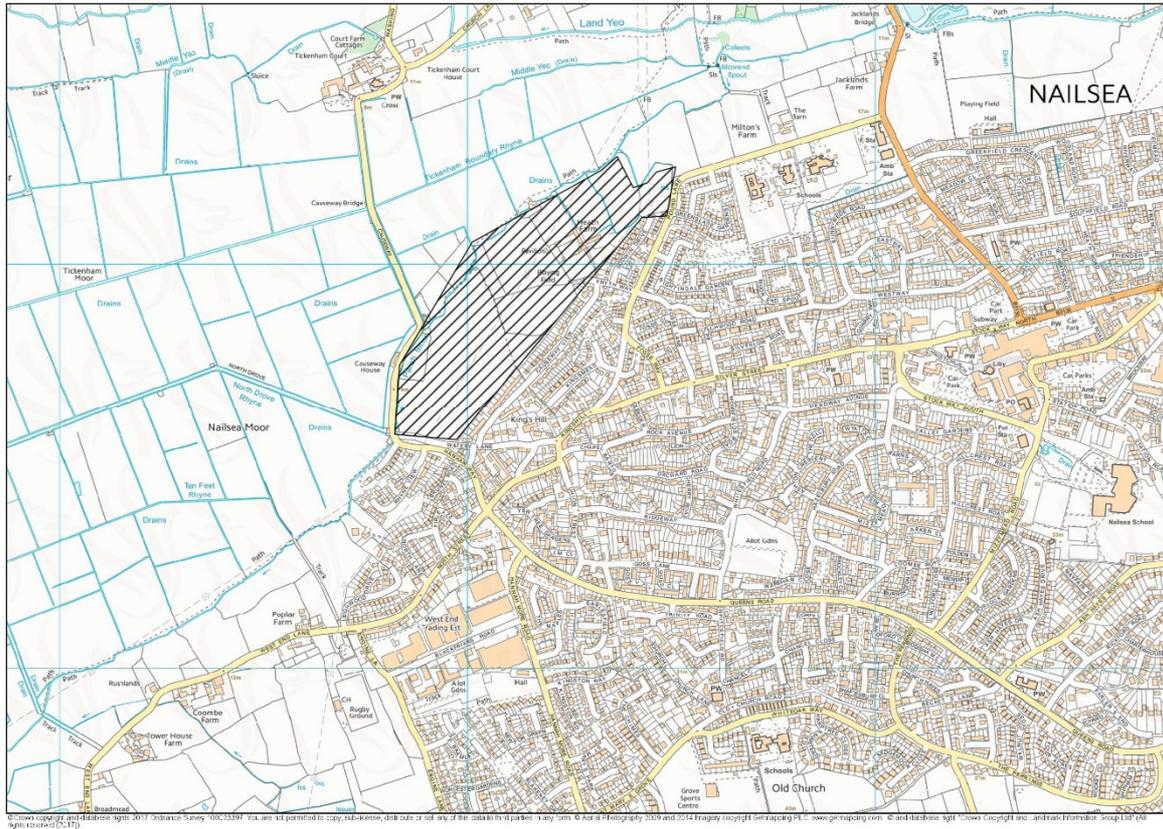
ESTIMATED CAPACITY: 450

SIZE: 19.4 hectares

SITE SPECIFIC REQUIREMENTS (Schedule 1 of the SAP)

- Capacity of 450 dwellings considered a maximum
- Spine Road running through site (from Pound Lane to Watery Lane) required.
- Pylons to be removed
- Undergrounding of 132kv line on northern boundary
- Transport Assessment required
- New Primary School to be included as part of development
- Relocation or replacement of Fryth Way sports pitch
- Where possible retention of Tree Preservation Order trees
- Retention of strong hedge boundaries especially to the north
- PROW links to Causeway View
- Coal Mining Risk Assessment required
- Housing mix to meet local needs
- Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest

LAND OWNERSHIP: Site in multiple ownership, with a council landholding forming part of the area (Fryth Way Playing fields).



SITE DESCRIPTION

The site is 19.4 hectares in size, rectangular in shape and lies to the north west of the built up area of Nailsea. Along its eastern boundary lie the rear boundaries of properties in Causeway View and Godwin Drive, whilst the Parish Brook forms the western boundary. In the centre of the site are Fryth Way playing fields with the remaining part of the site comprising a mix of agricultural land and pasture bounded by mature hedgerows, scrub, and scattered trees, and network of rhyne in the northern corner. The site is generally level with two overhead 132kv power lines and associated pylons crossing the site; one transversing the eastern boundary whilst the other runs through the centre of the site.

PLANNING CONSTRAINTS

- Public Rights of Way cross the site
- Coal Authority Low Risk Development Area
- Within 5km consultation zone for Bats SAC
- Two 132kv overhead lines (one to be removed, the other to be undergrounded following the north western boundary of site - see Hinkley Point C Connection Development Consent Order 19th January 2016)
- Flood Zone 1 (with the exception of a very small area of Flood Zone 3A on the north western boundary)
- Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest to the west of the Causeway (includes the Parish Brook)
- Tree Preservation Orders

RELEVANT PLANNING HISTORY

02/P/2450/OT2 – Outline application for 463 dwellings in 2002 - withdrawn.

SUMMARY OF OBJECTIONS RAISED

3 objections relating to site prone to flooding, impact on openness of the Green Belt (the site is not in the Green Belt) and the rural character of the area, impact on SSSI, unsuitable road network, proximity to pylons and ecology impact. There were also a number of objections relating to the level of development proposed for Nailsea.

1 supporting representation from the prospective developer Linden Homes (10208289//1) but questioning the need for a primary school reservation on the site.

NSC RESPONSE TO OBJECTIONS

A general assessment of the various planning issues relating to this site is contained in SD/8 Residential Site Assessments. This uses a Red Amber Green (RAG system) for a wide range of factors to assess the suitability of the site. The detailed assessment of the various issues raised against the allocation of this site is set out below.

Highways

The Council has carried out an assessment of the local and cumulative impacts on the highway network of development in Nailsea. The Council's spreadsheet model for Nailsea has been updated with a forecast to 2026 to include development within the Sites Allocation Plan. This model identifies the site specific impacts on the highway network as well as the cumulative impact from the combined sites. The model apportions the traffic impact to each development site and prioritises the junctions most affected. This is being used to inform a mitigation package for Nailsea which will include highway improvements as well as measures to facilitate sustainable modes of travel. Overall the highway network in Nailsea is considered to have the capacity for the additional demand in traffic generated by the allocated sites. However, the spreadsheet model is indicating a number of pinch points and infrastructure improvement schemes will be required to address these which will form part of the mitigation package.

Public Rights of Way

Three public footpaths cross the site, LA13/8, LA13/9 and LA13/10. These footpaths need to be incorporated in to the design and layout for the site. Consideration should be given to include them within any public open space/green infrastructure provision.

Improved links to Nailsea and the surrounding countryside are important. A link to Watery Lane in the south west corner of the site would assist in access to the PRoW network to the west of the proposed site.

Visual Impact

The site is hard up to the built up edge of Nailsea and the visual character of the site is dominated by the overhead pylons and the rear view of properties along the north western boundary of Nailsea. A large amount of trees on the site are protected under TPO 698. These to be retained without reducing the overall capacity of the site. The site has no specific landscape designation and is largely unconstrained. Although the development will extend into the surrounding countryside, the retention and replacement of hedges/trees and removal of overhead power lines will help to mitigate any landscape impact.

Greenfield Development

Greenfield development is required to deliver the Core Strategy housing requirement and provide a mix and range of deliverable sites.

High Grade Agricultural Land

The site is classified as having a high probability of being within the Best and Most Versatile category and has been previously classed as Grade 3A agricultural land quality.

However agricultural land quality is just one of many considerations to take into account and has to be weighed against the need for additional housing. There are no substantial tracts of lower grade agricultural land around Nailsea that are not constrained by either Green Belt, flooding or landscape issues.

The Council have therefore complied with the requirements of para 112 of the NPPF.

Contamination

There appears to have been a former sewage works in the centre of the site (where the playing field is currently located), which has the potential for contamination to exist on the site. As a minimum a Phase I Desk Study report will need to be submitted with any planning application. Any issues arising from this can be addressed through the detailed planning stage and is unlikely to raise in principle objections to the site.

Archaeology

A number of recorded heritage assets lie within the proposed development area, which include the following:

40258 – Former sewage treatment works at Heath Farm (as shown on 1932 OS map)

40268/43341 – Heath Farm, Pound Lane, Nailsea (post-medieval farmstead)

40267 – Post-medieval agricultural building over stream, Heath Farm

A 1984 study of the area alluded to an area of medieval field systems/lynchets within the proposed development area.

To the north of the site lie further recorded archaeological assets:

6985 – Mound south east of Tickenham church (undated)

9046 – Post medieval causeway, Tickenham Moor

46016 – Enclosure period bridge at Tickenham Moor

The area surrounding Tickenham Court to the north of the proposed development has evidence of prehistoric and medieval activity.

This area has undergone very limited archaeological investigation, and with its location set on a ridge just above the moor, there is moderate potential for archaeological remains.

As part of any forthcoming planning application a desk-based assessment needs to be undertaken, along with a 100% gradiometry survey to assess the potential of any as yet undiscovered archaeological remains, including the potential lynchets mentioned above. Further evaluation may be required dependent on the results of the survey which will provide information on the nature, level and extent of any archaeological remains, and thus inform any mitigation strategies.

Ecology

There are no statutory or non-statutory site designations within the allocation site. It lies adjacent to the Tickenham, Nailsea and Kenn Moors SSSI with the Parish Brook included within the SSSI. The SSSI is designated for invertebrate and botanical interest.

The allocation site falls within the NSC bat habitat consultation zone. Bat records in the local area include lesser and greater horseshoe bats, which are afforded higher levels of protection as they are qualifying species of the North Somerset and Mendip Bat SAC.

Any forthcoming planning application will need to be informed by an extended phase 1 survey/preliminary ecological assessment fully assessing potential impacts of the scheme.

Drawing upon data from nearby sites, it is likely that horseshoe bats (both species) are using the site, and therefore a Habitats Regulations Assessment (HRA) screening test is likely to be required.

The site is over 5km from the Severn Estuary SPA. Consideration should be given in the appraisal to possible presence/use of the site by SPA designated species populations of over-wintering birds. It is anticipated that it is unlikely that the habitats of the site would support SPA qualifying species.

As a general rule, where possible, existing ecological features should be retained and enhanced and the creation of compensatory habitat should be a last resort. As the Parish Brook bounds the SSSI, a minimum 10m would be expected along this boundary. Sensitive master planning, to retain boundary habitats and other features of key ecological importance/function will be required. The woodland and central hedgerow are important in maintaining a green link to the wider area to the south and north.

Protected species surveys that have been carried out in the area and have identified the importance of the area, for Greater horseshoe bats. Significantly high levels of GHB activity have been recorded in terms of foraging and commuting. There is a greater horseshoe bat maternity roost at Brockley Hall Stables SSSI, ~2.5km south, and the SAC is ~5.3km south/southwest (King's Wood and Urchin Wood nearest SAC unit). Both application sites also recorded presence of lesser horseshoe bats.

A radio tracking study of principal foraging areas and flight routes used by the GHB roosting at Brockley Hall identified one of their key commuting routes to be northwards towards Chelvey (where there are known night feeding roosts). Engine Lane surveys and observations show that the GHB are using that site as a food source in May, and commuting further to other food sources other times of the year, likely the Nailsea, Tickenham and Kenn Moor SSSI area with rich invertebrate food source in the rhyme network.

As areas between the maternity roost at Brockley and the SSSI are identified as key foraging areas for horseshoe bats, it will be important for the design of the scheme to retain, as far as possible, and enhance existing boundary habitats for horseshoe bats; including tree lines, hedgerows and adjoining grassland habitats. Buffers to the retained habitats, should be provided to retain dark commuting and foraging habitats for bats. The key objectives for horseshoe bats: i) to be able to continue to commute through the landscape; ii) to continue to provide feeding resources for horseshoe bats, e.g. grazed pasture.

There are rhynes present within the site, and a network of rhynes and other waterbodies within 500m of the application site. The site looks to support suitable great crested newt terrestrial habitat. Any well-connected waterbodies need to be assessed for presence/absence of great crested newts and avoidance/mitigation/licensing requirements proposed based on survey information.

The SSSI is located approximately 400m to the northwest. The rhynes and banks are designated as SSSI due to their botanical and invertebrate interest, which must be retained and protected, notably the rhyme flora and fauna is vulnerable to pollution. Therefore, it is essential that adequate mitigation is implemented (construction and operation) to protect water quality from the development to the nearby watercourses (e.g. SUDS) and the SSSI.

Although the area is ecologically sensitive, measures including the provision of bird and bat nesting and roosting opportunities incorporated into buildings, native local provenance berry and nectar rich planting, species-rich hedgerows, wildlife ponds, swales, and reedbeds will help to mitigate any impact.

Pylons

There is now consent for the removal and re-routing of the power lines that cross the site and work is planned to start in 2019. Initial concept masterplans prepared on behalf of the developer show how the undergrounded line that follows the north western boundary of the site can be accommodated within the landscape buffer without affecting the capacity of the site or the living conditions of residents.

Drainage

With the exception of a small strip of land on the north- west boundary the site is entirely located within Flood Zone 1 and therefore not liable to flood. Because of the size of the site a Flood Risk Assessment will be required.

Surface Water Drainage

Any run off will have to be lower than the greenfield run off rate. A pre application has been submitted and did not raise any objections in principle from the Council's internal drainage team. As this site drains to the IDB area any discharge to the rhynes network will be subject to consultation and agreement with the IDB.

Lack of Employment Opportunities in Nailsea

The Site Allocations Plan protects existing employment sites in Nailsea and proposes 1.5 hectares of employment land at North West Nailsea. Improvements to rail infrastructure and cycleways support access to Bristol by alternatives to the car.

Distance from local facilities

The centre of the site is 1.2 km away from the town centre. However there are local facilities nearby e.g. primary schools and within safe walking distance.

Loss of Sport Pitches

The allocated site contains a football pitch which will either have to be incorporated into the development or an alternative site found in the vicinity. The developers are aware of this and are actively seeking alternative provision off site.

Provision of site for Primary School

The site specific requirements require the provision of a site for a Primary School. This has been challenged by the prospective developer Linden Homes (10208289//1). Justification for this reservation is contained in a separate note (Appendix 2.2f)

Coalfield

The site is within a Coal Authority Low Risk Development Area and a Coal Risk Assessment will be required as part of any forthcoming planning application. Any issues arising from this can be addressed through the detailed planning stage and is unlikely to raise in principle objections to the site.

Deliverability

The deliverability of this site is dealt with in CD1b Land Supply Evidence page 151.

Pre-application advice submitted and report issued in March 2017. Request for EIA screening opinion submitted April 2017.

Given the scale of the site, delivery is expected to be phased, with the first 100 units currently anticipated within five years. This is supported by Barton Willmore's response to the Site Allocations Plan on behalf of Linden Homes, who are working to bring forward their first phase of 150 dwellings imminently.

CONCLUSION

Mitigation works to offset any impact on biodiversity and the landscape have been identified and a transport assessment will identify any specific works required.

The site is 1.2km away from the town centre there are local facilities nearby e.g. primary schools and within safe walking distance. Construction on site can be developed in advance of pylon removal and undergrounding and delivery is expected to be phased, with the first 100 units currently anticipated within five years.

APPENDIX 2.2e Moor Road, Yatton

SITE: Moor Road Yatton

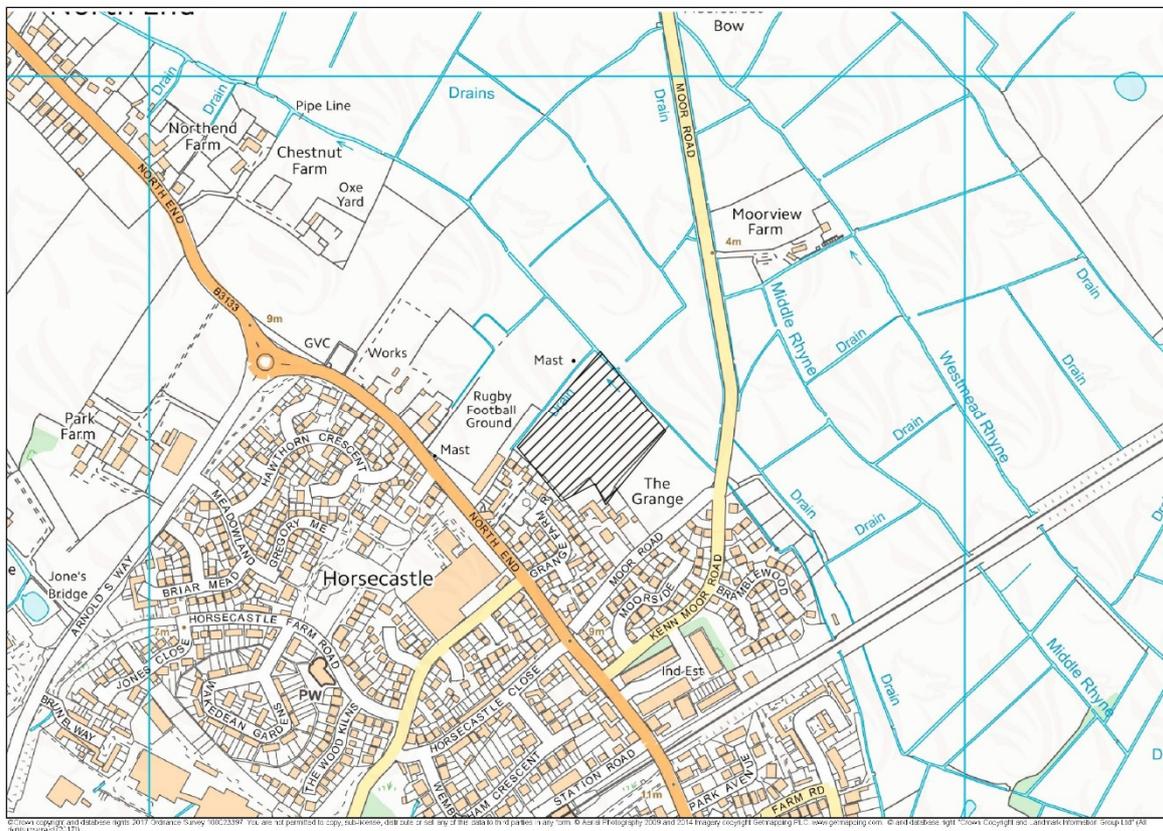
ESTIMATED CAPACITY: 60

SIZE: 2 hectares

SITE SPECIFIC REQUIREMENTS (Schedule 1 of the SAP)

- Layout to respect Grange Farm (Listed Building).
- No development in the orchard - the provision of an access road across the orchard will only be considered if alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme not be agreed, alternative access arrangements must be made.
- Landscape buffer alongside Stowey Rhyne.
- Contribution to comprehensive Surface Water Strategy.
- Contribution to road safety/congestion solutions in the wider area.
- Replacement/relocation of rugby pitches.
- Site is within 5km consultation zone for Bats SAC.

LAND OWNERSHIP: Persimmon Homes/Childrens' South West Hospice



SITE DESCRIPTION

The site including the Orchard extends to approximately 2.7 hectares. The southern field is in agricultural use as pasture and includes remnants of an old orchard. The northern field was leased to Yatton Rugby Club for use as a junior playing area. The two parts of the site are separated by a field hedgerow with groups of trees, and an associated ditch.

The site is bounded to:

- the north-west by the grounds of the Yatton Rugby Football and Netball Clubs, which include rugby pitches, netball courts and floodlighting; this boundary is partly defined by a length of hedgerow with trees at its northern end;
- the north-east by the Stowey Rhyne and associated scrubby vegetation, and beyond this fields in agricultural use, which are crossed by Moor Road;
- the south-east, by the continuation of Moor Road as it bends south-west, beyond which lie the curtilages of residential properties situated off Kenn Moor Road;
- the south-west, by vegetated frontage of Moor Road and the curtilages of adjacent residential dwellings, including The Grange, and properties along Grange Farm

PLANNING CONSTRAINTS

- The Grange Grade II Listed Building adjacent to the orchard.
- Within 5km consultation zone for Bats SAC.
- Individual Tree Preservation Orders within orchard and on boundary (TPO No 1046).
- Kenn Moor SSSI (rhynes only) to east of Moor Road.

RELEVANT PLANNING HISTORY

16/P/0888/F – 83 dwellings. Covers the whole site. Yet to be determined.

BACKGROUND

The whole site were first allocated in the March 2016 Site Allocations Plan (Consultation Draft) with a capacity of 80 dwellings.

This allocation generated 13 objections which were similar to the objections raised to the latest version of the plan. The responses to the March 2016 Site Allocations Plan (Consultation Draft) were reported to the 18th October Executive Committee (SD/16).

At the Executive Committee on 18th October 2016, the Committee in approving the Publication Version of the Sites Allocation Plan resolved that the orchard part of this

allocation (southern half) be kept free from development apart from the required access road to the remainder of the site. The capacity of the site was reduced to 60 dwellings.

Following consultation on the October 2016 Publication Version and consideration of objections received, the 24th January 2017 Strategic Planning and Economic Development Scrutiny Panel (SD18) and the 7th February 2017 Executive Committee (SD/20 and SD/19), resolved to make further changes to the site specific requirements relating to the access road.

The site specific requirements relating to the access road as proposed to be modified (SD/20) and set out in Schedule 1 are now as follows:

- No development in the orchard. The provision of an access road across the orchard will only be considered if alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme not be agreed, alternative access arrangements must be made.

SUMMARY OF OBJECTIONS RAISED

13 representations which can be summarised as:

- Plan should set out key design principles so as to protect Grange Farm (Grade II Listed Building) (Historic England 12476353//2)
- Site forms a gateway approaching Yatton across the moors
- Orchard is both home to a very rare fungus and is used by foraging bats (Natural England 15687777//1)
- Just an access road across the orchard will still have a detrimental impact
- Effect on the Kenn Moor SSSI
- Intrusion into the countryside
- Orchard and training pitches should be allocated as Local Green Space
- Moor Road is unsuitable to accommodate additional traffic. Access should be from the B3133.

In addition to the above the prospective developer (Persimmon 3361153//8) has made the following objections:

- Replace *“no development in the orchard apart from the access road”* with *“development should take appropriate measures to protect the existence of the orchard tooth fungus”*. The decision to remove any development on the orchard is not supported by any evidence.
- The use of the training pitches by the rugby club has now ceased, there was never any planning permission in place for a formal change of use and the field has no facilities. The responsibility for replacing the training pitches lies with the Rugby Club.

NSC RESPONSE TO OBJECTIONS

A general assessment of the various planning issues relating to this site is contained in SD/8 Residential Site Assessments. This uses a Red Amber Green (RAG system) for a wide range of factors to assess the suitability of the site. The detailed assessment of the various issues raised against the allocation of this site is set out below.

As there is a current planning application (16/P/0888/F – 83 dwellings) the NSC responses below are largely based on internal/external consultations relating to this planning application.

Sustainability

The site is within walking distance of local facilities and the railway station and closer to these facilities than development recently granted consent in Yatton.

Trees

If a detailed layout can be submitted which allows sustainable retention of the protected trees and associated habitat and a suitable planting scheme there would be no objections to development of the site

Orchard

Both Natural England and the Council's Natural Environment Officer have expressed concern over the impact on the rare fungus and loss of habitat for foraging bats. The Site Allocation Plan addressed this issue by stipulating that there will be no development in The Orchard and that an access road will only be permitted if *"alternative access arrangements cannot be made and subject to a suitable scheme being agreed with Natural England. Should a suitable scheme not be agreed, alternative access arrangements must be made"*.

Rugby Training Pitches

In response to the Sites Allocations Plan (Consultation Draft) March 2016 and the current planning application Sport England has stated:

"The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development."

The Site Allocation Plan's site specific requirements are therefore supported by Sport England and also Para 74 of the NPPF. Although the rugby training pitches did not have planning consent and were only leased to the Rugby Club they require replacement.

Impact on Grange Farm

Historically Grange Farm had a close relationship with this orchard as a cider producing farm, over the years the house has lost its connection to this orchard, the property no longer produces cider and the orchard today only contains a few of the trees that were once there. Nevertheless the orchard adds a great deal to this house and its setting especially giving a picturesque view of the house when approaching Yatton from Moor Road. The loss of this will be harmful to this building and its historical setting. By eliminating any development in the orchard the setting of Grange Farm can be preserved.

Highways

If highway access cannot be obtained directly off the B3133 and a detailed scheme that satisfies Natural England can be secured, then there is the potential to obtain highway access off the junction between Moor Road and Kenn Moor Road. From a Highways perspective the principle of providing access from this point is acceptable but there are a number of technical issues that would need to be resolved as highlighted within the current planning application and the Council will need to be satisfied that a safe access can be achieved.

As per other large scale residential applications in Yatton the development of the site will need to fund on going improvements to reduce congestion and improve road safety in Yatton High Street and this is made clear in the site specific requirements

Visual Impact

The site does not lie in any landscape designation and is adjacent to the settlement boundary of Yatton. It can be viewed from Moor Rd against a backdrop of existing houses. The visual impact on the approach to Yatton along Moor Rd has therefore already been compromised by existing development. By removing development from the orchard the gateway approach to Yatton from this direction is preserved and this will help to mitigate any visual impact on the surrounding countryside.

Drainage/Flooding

The North Somerset Levels Drainage Board (16130337//30) have not objected to the planning application/allocation subject to a number of conditions and site specific requirements being imposed.

The site is in Flood Zone 1 and a Flood Risk Assessment has been submitted as part of the planning application

Deliverability

The deliverability of this site is dealt with in CD1b Land Supply Evidence Page 205.

Given the scale of the site delivery is expected to within five years. Developer interest and the submitted planning application are indications that the development of this site in its entirety (60 dwellings) is achievable within 5 years.

CONCLUSION

By eliminating residential development from the Orchard the impact on ecology, the adjacent listed building and the approach to Yatton from Kenn Moor Road has been significantly reduced.

The site is within walking distance of local facilities and the railway station and its deliverability will help address the 5 year supply.

Appendix 2.2f North West Nailsea

Justification for a Primary School Reservation

The Local Authority supports local schools for local children and has an expectation that pupils residing in town of Nailsea will be able to attend a local primary school within easy walking distance from their home. Nailsea is served by 4 primary-aged provisions - Golden Valley Primary in the west of the town, the Hannah More Infant and Grove Junior Federated Schools in the south and Kingshill Church Primary in the North. St Francis RC Primary is one of three Catholic VA Primary Schools in North Somerset and whilst 62% of its pupils reside in Nailsea, the school was created to serve the Catholic population living in the centre of the district of North Somerset. It should be noted that as the Catholic population increases across the district, priority for places will always be given (in accordance with the School's Trust admission requirements) to Catholic pupils above non-Catholic local pupils. St Francis, whilst a fully inclusive school, cannot be relied upon to serve the Nailsea population above its Catholic faith population. The latest school intake statistics show that 50% of all pupils have been allocated a place at the school based on a Catholic faith criteria. We have attached a map of the Nailsea area for information.

As referenced in our Education Commissioning Strategy (page 9) for the Nailsea area, "*Depending on planning submissions, options for new place provision may be explored and progressed during the life of this plan.*" Page 123 gives further information on the requirement to review of the need for new school places in this area to meet demand from major developments and that this would require significant funding from developers. As part of the actions within the Commissioning Strategy, officers are due to meet with the academy leads of Kingshill Church School (an Academy within the Bath & Wells Diocesan Multi-Academy Trust (MAT)) to ascertain whether this academy, that is independent of the Council, would be willing to expand to meet the needs of this new development. The site of Kingshill Church School is just under 1ha in size. A 420-place school normally requires a 2.4ha site. Whilst a feasibility to determine whether the buildings and site could accommodate extra pupils has been commissioned, there are serious risks that taking additional pupils onto an undersized site could compromise current educational delivery on this single-storey school site.

Until this is established, noting the numbers of pupils resulting from the Linden- Barton Willmore development of 450 homes, it is the councils's view that the development noted in the Site Allocations Plan (SAP) on land at North West Nailsea) is such that the projected number of pupils resulting from the 450 development projected to peak at 192 will exceed the number of spare spaces now and in the future at both Kingshill and the other 2 'town' schools.

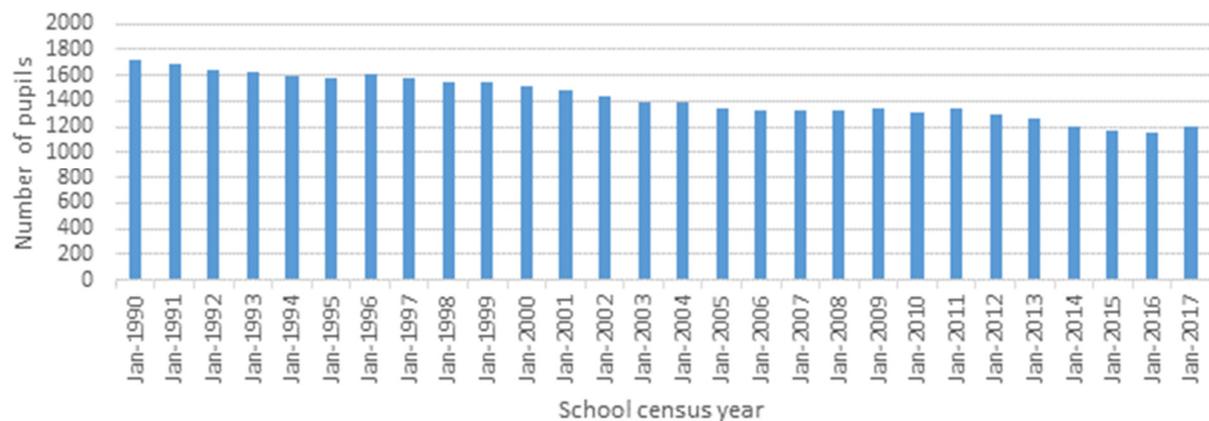
The duty of the Council is to secure the sufficient provision of school places both now and into the future. Our latest projections show the following demand:

2016-2020 Pupil Projections	School Places						Projected demand					Predicted empty places (negative values = shortfall, please also refer to 2016-2020 Year R Pupil Projections sheet)				
	Net Capacity	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020	2016	2017	2018	2019	2020
Nailsea Group																
Golden Valley Primary	357	420	420	420	420	420	410	404	396	379	365	10	16	24	41	55
Grove Junior	240	285	240	240	240	240	246	226	228	213	215	39	14	12	27	25
Hannah More Infant	157	180	180	180	180	180	161	163	157	153	149	19	17	23	27	31
Kingshill Church School	210	210	210	210	210	210	127	117	112	108	106	83	93	98	102	104
Group total	964	1,095	1,050	1,050	1,050	1,050	944	910	893	853	835	151	140	157	197	215
Spaces available after allowing for a 5% surplus												96	88	105	145	163
St Francis RC Primary	194	210	210	210	210	210	189	191	185	179	174	21	19	25	31	36

Following a remodelling of sites when Hannah More Infant And Grove Junior Schools federated (two separate schools overseen by a single governing body and the same Headteacher), a new joint reception area for the two schools was formed. In addition, 3 demountable classrooms that had become life-expired were removed. This has reduced the junior school's capacity from 360 to 240 places.

Whilst there is some current and projected spare capacity in the primary schools in Nailsea, this capacity is expected to be taken up by the planned large scale developments on allocated sites. Whilst the Council was aware of potential development of land at North West Nailsea, as the specific details of this development area was not known when the Commissioning Strategy was consulted upon and set, exact plans for this site were not developed. Within the new strategy a review of primary school place provision in Nailsea was set as a priority. Demand for places in Nailsea has been in decline with a change in the demographics of the town that has an older population. This can be seen below.

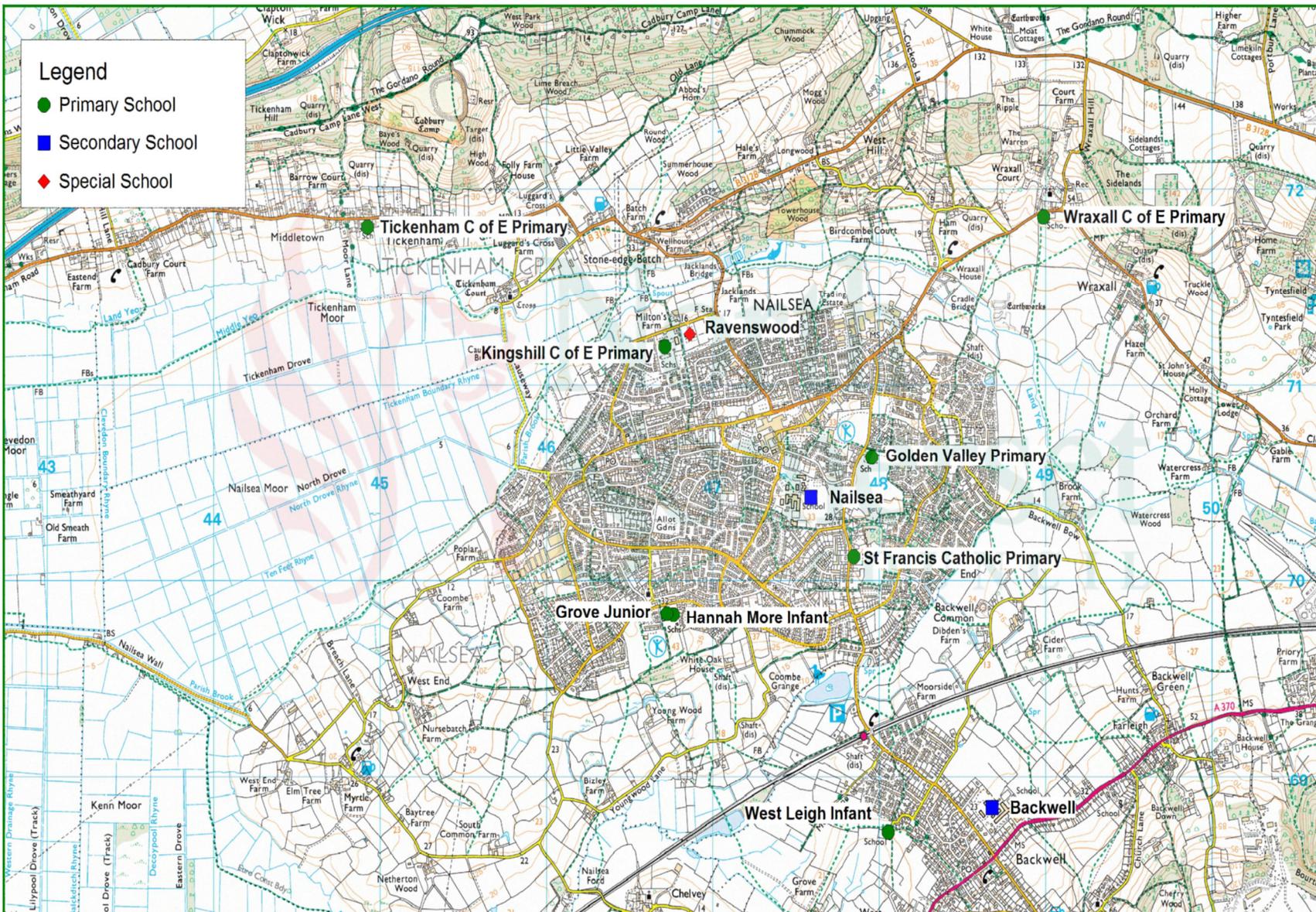
Nailsea primary place numbers
Source: January school census 1990-2017



	Jan-1990	Jan-1991	Jan-1992	Jan-1993	Jan-1994	Jan-1995	Jan-1996	Jan-1997	Jan-1998	Jan-1999	Jan-2000	Jan-2001	Jan-2002	Jan-2003	Jan-2004	Jan-2005	Jan-2006	Jan-2007	Jan-2008	Jan-2009	Jan-2010	Jan-2011	Jan-2012	Jan-2013	Jan-2014	Jan-2015	Jan-2016	Jan-2017
Four Oaks	118	123	114	121	129	136	133	109	91	77	70	65	67	37														
Greenslade Infants	93	94	82	75	77	58	71	68	77	78																		
Golden Valley Primary School	385	405	408	410	406	412	414	416	409	421	410	410	417	409	414	407	413	417	412	411	402	409	409	415	417	415	416	410
Grove Junior School	399	400	390	383	379	376	386	408	411	403	374	370	377	371	380	358	359	312	292	313	309	320	326	299	289	265	257	251
Hannah More Infants School	245	228	219	224	219	227	235	208	182	176	208	217	229	230	235	212	212	231	259	246	228	217	190	195	179	174	163	157
Kingshill Church School											242	201	146	143	155	159	141	150	157	161	167	189	172	157	134	126	134	132
Nailsea Junior	269	236	213	207	181	155	162	159	164	178																		
St Francis' Catholic Primary	218	205	224	210	207	215	204	211	208	208	218	216	201	205	203	210	208	213	215	210	204	205	201	195	188	192	186	250

Total	1727	1691	1650	1630	1598	1579	1605	1579	1542	1541	1522	1479	1437	1395	1387	1346	1333	1323	1335	1341	1310	1340	1298	1261	1207	1172	1156	1200
Total	17	16	16	16	15	15	16	15	15	15	15	14	14	13	13	13	13	13	13	13	13	12	12	12	11	11	11	12
	27	91	50	30	98	79	05	79	42	41	22	79	37	95	87	46	33	23	35	41	10	40	98	61	07	72	56	00

The Council has to plan for both the immediate need and longer-term requirements of the district. This includes supporting schools to ensure that their pupil capacities align with their revenue resources so that budgets are robust and high educational standards can be maintained. Having school sites to meet new demand located within new housing developments helps to secure local places for local pupils. The Commissioning Strategy notes the need for significant developments to be self-sufficient. Golden Valley Primary (also on a restricted site) and the Hannah More and Grove Federated Schools are some distance from this development and Kingshill Church Primary is currently considered to be too small for major increases in capacity (subject to a full feasibility and costs assessment). Any increases in provision at St Francis RC Primary would need to give priority to Catholic families and may not result in extra places for pupils from this development. Whilst the developer may be willing to make financial contributions to meet the school place needs resulting from the new homes, without a new site, this cannot be delivered.



- Legend**
- Primary School
 - Secondary School
 - ◆ Special School

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Schools in Nailsea and Backwell



Date
 19 May 2014



