



**Reviewing the sustainability and settlement
hierarchy of settlements in
North Somerset**

Executive Summary Report

October 2016

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1. Introduction

The purpose of this report is to provide a practical tool to review the relative sustainability of rural settlements and provide up-to-date evidence to support the settlement hierarchy in North Somerset. This can be applied in a consistent and rigorous way to assist with decision-making through the plan making process. This will be used to provide a framework to help support decision making on future site allocations.

A settlement hierarchy is a way of categorising an area's settlements to recognise their different roles. At the top of the hierarchy are the larger more sustainable settlements that demonstrate a strong social, environmental and economic role. These places fulfil the most functions, have the best infrastructure (facilities and services) and are most accessible by sustainable forms of travel. The smaller settlements, with least functions, infrastructure and transport links, are nearer the bottom of the hierarchy. Identifying which settlements display the most sustainable characteristics through the hierarchy will help us decide which are most suitable to accommodate additional growth and promote sustainable communities. We need to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and direct growth to areas where people want to live and have the opportunity to work. Settlements that are sustainable places to live need to have enough homes to support local facilities. The focus of significant development should therefore be in locations which are, or can be made sustainable.

The Core Strategy sets out this hierarchical approach to settlement strategy in North Somerset. Outside the four towns (Weston-super-Mare, Clevedon, Portishead and Nailsea) we identified nine service villages (Backwell, Banwell, Churchill, and Congresbury, Easton in Gordano/Pill, Long Ashton, Winscombe, Wrington and Yatton) – these were the larger villages with a relatively good range of services and facilities where appropriate small scale growth may be permitted (Policy CS32). Policy CS33 set out the context where infilling may be acceptable within the settlement boundaries of the identified infill villages (Bleadon, Claverham, Cleeve, Dundry, Felton, Flax Bourton, Hutton, Kenn, Kewstoke, Locking, Sandford, Uphill and Winford).

Weston-super-Mare, Clevedon, Portishead and Nailsea are not assessed as part of this process, as having key facilities and services, they are relatively sustainable and are deemed to be more suitable locations for development (providing this doesn't cause unacceptable adverse impacts). Likewise the smallest villages and open countryside are not assessed, as these are deemed to be relatively unsustainable.

Assessing sustainability is a two-stage process

This first stage identifies the current relative sustainability of service and infill villages across the district. This is the purpose of this report. The second stage is a detailed assessment which looks at individual sites and how development of these sites could impact on the future sustainability of a settlement. It allows an assessment of the impact that change (or lack of change) might have on sustainability. This assessment process provides an overall framework for assessing the broad location of future development. This stage will be very important for site locations outside of

settlement boundaries of existing towns. The town may be judged to be broadly sustainable, but is the proposed development site at a location which is acceptable in terms of the connectivity to those facilities and services it contains which would make it a sustainable location?

Both of the assessment stages use the eight characteristics used to classify sustainable communities, as identified within UK Sustainable Development Strategy. The eight components are grouped under the three dimensions of sustainable development – the social, economic and environmental roles, as set out in the National Planning Policy Framework.

We will use other technical studies to determine the appropriate amount and location of new development and to ensure that it is adequately supported by necessary infrastructure and services.

The assessment is based on the assumption that there are no settlements that are inherently ‘unsustainable’, but that the way we use our towns and villages (for living, working and leisure) and the manner in which they may change in the future, that will affect their role and function, and the quality of life of residents.

2. Policy background

The **National Planning Policy Framework (NPPF)** states that:

“The purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for us don’t mean worse lives for future generations. Development means growth. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.”

“Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.”

Paragraph 7 of the NPPF sets out the three dimensions to sustainable development. These dimensions give rise to the need for the planning system to perform a number of roles:

- **“An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Paragraph 8 of the NPPF sets out that the three dimensions should be sought in harmony:

“...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

Paragraph 55 of the NPPF states that new development should:

“Promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”

Paragraph 35 of the NPPF states the importance of facilitating sustainable travel:

‘.. Developments should be located and designed where practical to...give priority to pedestrian and cycle movements, and have access to high quality public transport facilities’

The **UK Sustainable Development Strategy - Securing the future** (2005)¹ defines Sustainable Communities as:

‘Places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.’

The strategy also sets out the eight characteristics to define what a successful sustainable community would display. These are represented in the *Sustainable Communities (Egan) wheel*. It’s essential that all characteristics are addressed if we are to plan, deliver and maintain sustainable communities; there is no hierarchy in the characteristics.

North Somerset Sustainable Community Strategy – Improving our communities together – North Somerset Partnership (2008 – 2026)². - Sustainable communities’ theory is the basis of our local commitments with the vision for *North Somerset*:

¹ UK Sustainable Development Strategy:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69412/pb10589-securing-the-future-050307.pdf

² North Somerset Sustainable Communities Strategy:

<http://www.northsomersetpartnership.co.uk/whatwedo/sustainablecommunitystrategy/index1.asp>

'Sustainable, inclusive, safe, healthy, prosperous communities thriving in a quality environment.'

The **Taylor Review of Rural Economy and Affordable Housing** (2008)³ makes an important point worth noting:

"since we are not going to bulldoze our villages and start again, and people are going to continue to live in them, the key emphasis of the planning system (at all levels) needs to move away from asking 'is this settlement sustainable?', to 'will development enhance or decrease the sustainability of this community – balancing social, economic and environmental concerns?'"

This is particularly taken into account when assessments are made about the sustainability of individual development sites within settlements.

But the review is clear that not all development will be appropriate, saying that:

"In seeking to address rural housing demand and create sustainable communities, the solution of unrestricted development to meet housing demand would create more unsustainable communities - a solution less desirable than the original problem."

3. Sustainable Communities Wheel:

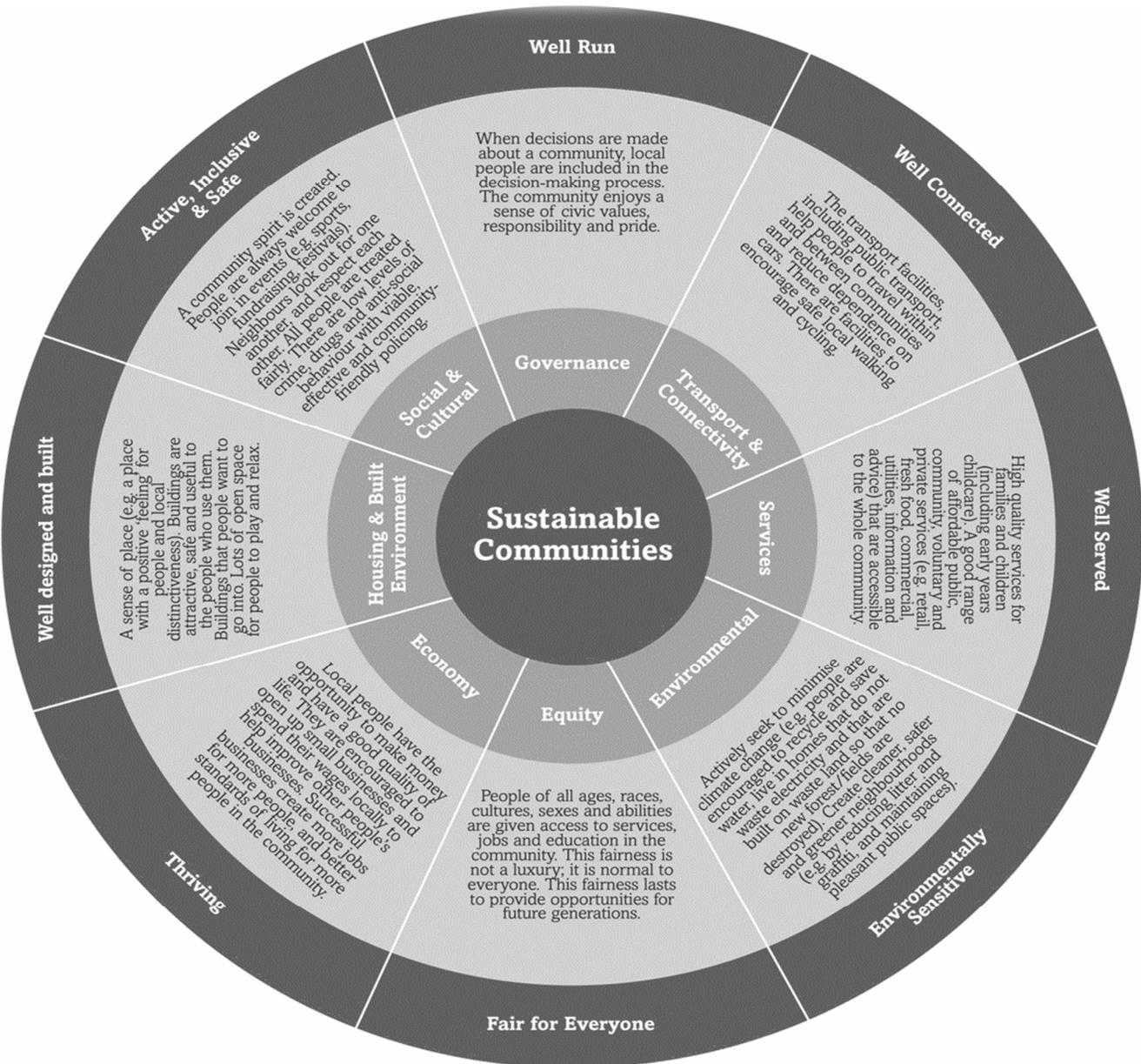
The eight characteristics to define a successful sustainable community are represented in the sustainable communities wheel. This version was used within ***Making Places: Creating Sustainable Communities***⁴ by the Academy for Sustainable Communities (2006)

The outer circle displays the eight components for what is considered necessary to make a sustainable community. The middle ring provides explanation about what each component would mean in practice within a community, so that these can be measured. For example, a well-run community would be one that *'when decisions are made, local people are included in the decision-making process. The community enjoys a sense of civic values, responsibility and pride.'* The inner circle simply provides another way of expressing the component, for example, the *'well run'* component is the same as *'governance'* and *'well connected'* relates to *'transport and connectivity.'*

It is asserted that to maintain sustainable communities it is essential that all eight components are addressed.

³ Taylor Review of Rural housing: http://www.wensumalliance.org.uk/publications/Taylor_Review_Livingworkingcountryside.pdf

⁴ Making Places: Creating Sustainable Communities: <http://www.citized.info/pdf/commarticles/ASC%20MAKING%20PLACES.pdf>



4. North Somerset approach

The approach we have used combines the three dimensions of sustainable development as set out in the NPPF with the eight characteristics of the sustainable community wheel from the Academy of Sustainable Communities, to assess the overall current sustainability of existing settlements. This methodology allows those villages assessed to be compared according to their relative sustainability. The assessment is applied in relation to how the settlement as a whole performs.

This detailed assessment has been carried out for the service and infill villages only, this will enable the settlement classification to be tested through a broad ranking of settlements in terms of their relative sustainability. The towns are not assessed, as having key facilities and services, are relatively sustainable and are therefore deemed to be more suitable locations for development. Likewise the smallest

villages and open countryside have not been assessed, as these are deemed to display fewer sustainability characteristics.

We devised a sustainability matrix, selecting criteria to assess the extent to which each of the eight components of a sustainable community is met within each settlement. The criteria chosen reflected a number of sources, including the ***Devon Toolkit for sustainable rural communities (2008)***⁵, which provides example questions to determine how well each of the eight characteristics is met and the ***Building for Life Assessment***⁶, a government-endorsed industry standard for well-designed homes and neighbourhoods. Characteristics to identify which indicate current sustainability will include: good connections to nearby places, proximity to facilities, good public transport links and the availability of public open spaces.

All eight categories used to define sustainable communities are assessed to ensure all aspects are considered. The three pillars of sustainability: economic, environment and social factors are used as the overarching themes under which the eight characteristics are classified. These are grouped as follows:

Social	Environmental	Economic
1. Active, inclusive and safe	4. Environmentally sensitive	6. Thriving
2. Well run	5. Well designed and built	7. Well served
3. Fair for everyone		8. Well connected

The matrix shows that there are many facets which contribute to making and place sustainable and therefore many factors which can improve or worsen the sustainability of an existing settlement. By comparing the criteria across settlements, an indication of the relative sustainability of individual settlements can be achieved.

5. Methodology

The first stage of our approach was to conduct a desk-based assessment (using our selected criteria) of how well each of the eight sustainable community components are met within each settlement. This was done through using Census information, other reference statistics and through website searches. The detail contained in the draft assessments was then checked by the relevant Parish Councils for accuracy. Once the information was verified as accurate or changes made as required, this was used to assess each component to produce an overall traffic light (Red, Amber or Green (RAG) rating for that component. A green rating is given to those

⁵ Devon Toolkit: <http://www.rsnonline.org.uk/images/files/toolkit-dec08.pdf>

⁶ Building for Life criteria: <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

sustainability characteristics that are easily identified with associated evidence, amber to those which are met to a lesser extent and a red where there is little evidence of the characteristic being present. To assist with the RAG rating under each criterion, a guide to rating is provided, which allows the RAG rating to be determined. An explanatory justification for each RAG rating must be provided. To further aid with classification and to further distinguish how well a measure is matched, a plus or minus can be added to those characteristics as appropriate. This produces three bands:

G +	G	G -
A +	A	A -
R +	R	R -

This process provides an overall sustainability wheel for each settlement, which provides a visual impression of the sustainability of that settlement, where a largely green wheel indicates sustainability characteristics are easily met and a red wheel indicating a settlement has fewer sustainable characteristics.

It is recognised overall sustainability is a judgement based on a basket of indicators, but the methodology ensures that a wide range of factors are assessed in a consistent way. Sustainability ranking should only be used to provide an overall indication of sustainability across the different criteria, and that sustainability is a relative concept and will vary over time.

It is also appreciated that communities and facilities will change over time. It is therefore recommended that the assessment is carried out on a periodic basis to factor in changing circumstances encountered in settlements over time.

6. Measuring the accessibility to facilities

A key consideration in assessing the relative sustainability of settlements is identifying accessibility to facilities including health, education and retail services. This is measured with a view to enabling and encouraging sustainable modes of travel, thereby reducing carbon emissions and improving health and air quality. North Somerset Council will use the advice provided by the Institute of Highway Transportation/ DETR '**Providing for journeys on foot**' (2000) to determine acceptable walking distances to facilities as a starting point in the assessment. This states that:

An average walking speed of approximately 1.4 m/s can be assumed, which equates to approximately 400m in five minutes or three miles per hour.

Suggested Acceptable Walking Distance (for those without a mobility impairment) are therefore calculated as:

	Village centres	Commuting/ School	Elsewhere
Desirable	200m	500m	400m

Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

This can be complemented by the more recent advice contained within:

a) *The Urban Design Compendium* - Llewelyn Davies Yeang (2013), which states that:

People should be able to walk in 2-3 minutes (250 metres) to the post box; the newsagent's should be within 5 minutes (400 metres). There should be local shops, the bus stop, the health centre and perhaps a primary school within a walking distance of 10 minutes (800 metres).

b) *Manual for Streets* – Department for Transport (2007):

Walkable neighbourhoods are typically characterised by having a range of facilities within **10 minutes' (up to about 800 m)** walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit and previous policy states that walking offers the greatest potential to replace short car trips, particularly those under 2 km. The Manual for Streets encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents.

c) *Shaping Neighbourhoods – for local health and global sustainability* - Barton, Grant and Guise (2010) which states that:

Academic research into the distance which people are prepared to travel to a particular facility or service, and the distance which achieves a higher percentage of journeys being made by walking or cycling. The average walking speed is suggested to be 3 miles (5 km) per hour, or 1.4 metres per second. But, recognise that individual speeds vary widely in the 2 -4 mile per hour range. Walking times are therefore calculated as:

Distance	Time approximately
400m	5 minutes
800m	10 minutes
1km	12 minutes
1 mile	17 minutes

An estimate is then provided of how far people will walk based on percentage of journeys made at each distance.

Distance	Number of journeys
Up to 600m	75%+ trips on foot
600 – 1000m	50% trips on foot
1000 – 2500m	25% trips on foot
Over 3,200m	< 10% trips on foot

Quality, safety and desirability of routes

It is important to recognise that whilst distances to and from facilities should be measured, the quality and safety of these routes is crucial in determining whether they will be used. Routes should offer high quality connections between homes and facilities, to allow for a range of users, including those with buggies and using mobility scooters to use these. Factors to consider when assessing the quality of routes include:

- Directness – the walking distance compared to the crow-flies distance.
- Width of footways – is it appropriate for all likely users?
- Obstructions – is there anything which would affect the use of footway?
- Surface – is it firm, non-slip, cleared and well drained?
- Crossings – are they safe and convenient?
- Personal security – are footways well-lit and safe?
- Attractiveness – are there any issues with traffic noise/ fumes. Is it an attractive route which would encourage walking?
- Signage – is this clear, are the routes legible?
- Suitability – are different needs provided for? For example tactile paving.

It is also noted that acceptable walking distances will depend on various factors including an individual's fitness and personal motivation.

7. Results from this assessment

The summary assessment for each of the villages (listed alphabetically) can be viewed in from pages 15-33. A detailed assessment for each of the villages is available on request from planning.policy@n-somerset.gov.uk.

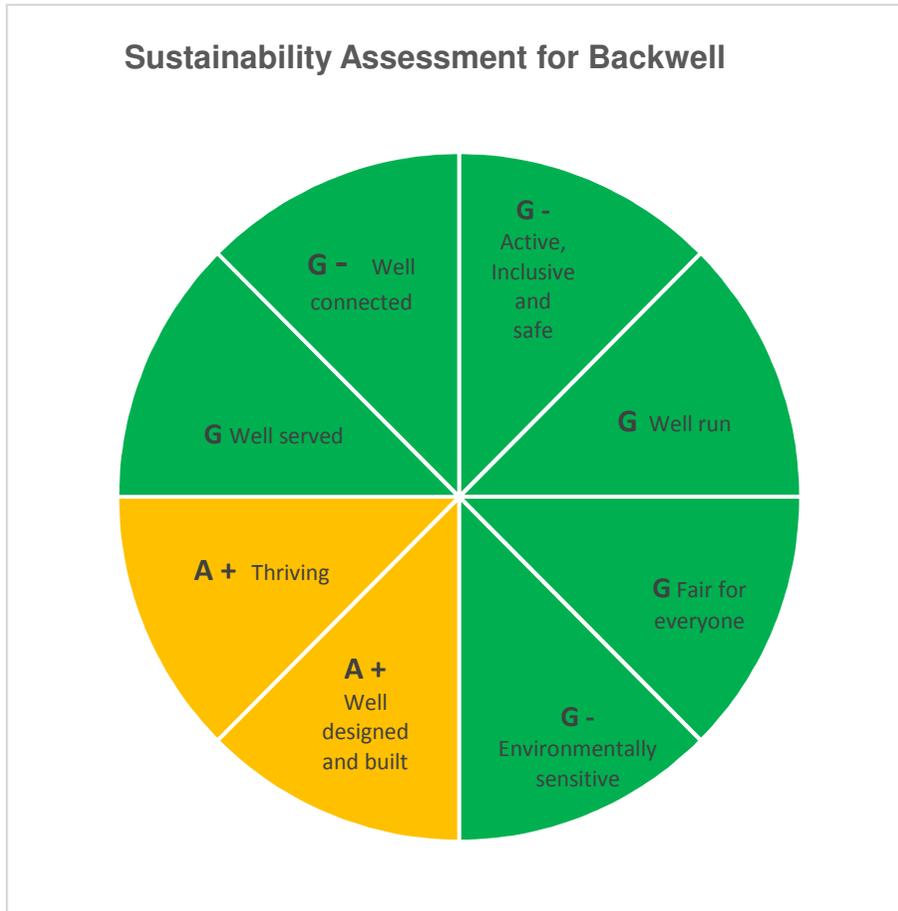
The assessment is accompanied by a 'facilities schedule' spreadsheet. This details the services and facilities within each settlement. This provides details of those present at the time of the initial assessment in 2015, a regular review will be undertaken to update these to ensure accuracy over time. The facilities schedule also includes a RAG rating for facilities. This helps to identify whether facilities are located within the settlement itself (which will score Green). If the nearest facilities are outside of the village but within (approximately) 5km of the village centre, this is given an Amber. This is to acknowledge that the facility is potentially within cycling distance (depending of the quality of the route) or a short local journey by public transport or car. A Red score is given when facilities are greater than 5km from the village centre and so will be more difficult to access.

The relative sustainability in terms of how each settlements performs under each of the sustainability criteria can be viewed on page 34, '*Relative sustainability at a glance.*' This table provides a visual impression of how different settlements compare in terms of their RAG ratings under all the sustainability criteria assessed. The information will be used as a Framework for considering the role and function of settlements.

8. Summaries of the individual settlement assessments

Assessing the sustainability of settlements: Backwell

Backwell is approximately 3km nearest town of Nailsea.



Social dimension: There is evidence of a wide range of community activities and meeting places, which are likely to meet the needs and expectations of many within the community. The Parish has an adopted Neighbourhood Development Plan. All schools are rated by Ofsted as outstanding. There are neighbourhood watch schemes and community policing, suggesting it's likely to feel like a safe place to live. It is noted that there are fewer rental properties than in other villages, which is likely to make it difficult for all who want to live in the village being able to.

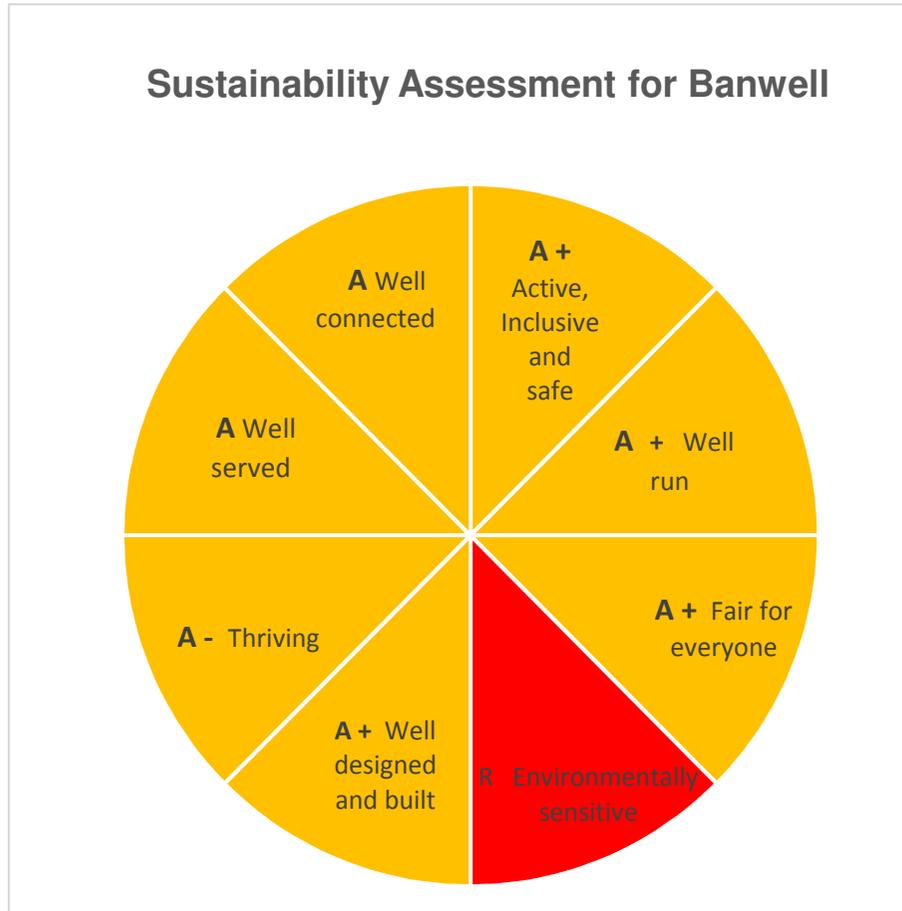
Environmental dimension: The village scores favourably in terms of environmental sensitivity, as it's not within a flood zone or adjacent to environmentally designated (SSSI, AONB) areas. There is an active community environmental sustainability group called 'Sustainable Backwell.' The village is likely to have a sense of place with three conservation areas which contain listed buildings and ancient monuments. There are 3 well-managed parks. It is noted that the busy main road (A370) through the village has congestion hotspots.

Economic dimension: All main facilities are catered for within the village, apart from a large supermarket, but there are supermarkets in nearby Nailsea. There are a range of local employers. There has been no change in the number of active retail units in the local centre since 2008, whereas other villages have increased. The number of people living and working within the village (self-containment) alongside recorded business start-ups is lower than

for some other villages.

Assessing the sustainability of settlements: Banwell

Banwell is approximately 5.5km from the nearest town of Weston-super-Mare.



Social dimension: There is a good range of community events and meeting places. There is evidence of parish activity which is likely to meet the needs and expectations of most of the community, but not of additional activity such as a Neighbourhood Development Plan. There is currently just one Neighbourhood Watch scheme and limited community policing, which may reduce the feeling of safety within the village.

It's noted that there are few starter homes within the village, which is likely to make it difficult for some who want to live in Banwell being able to do so.

Environmental dimension: There is known environmental sensitivity associated with the village. This is due to factors including its susceptibility to flooding, proximity to environmentally sensitive areas (AONB, SNCI, SSSI) and potential for air pollution associated with congestion. Unlike other villages, there is no evidence of the community activity tackling environmental sustainability.

The land surrounding the village is primarily of high probability Best and Most Versatile Agricultural Land Quality. Part of the village is within a conservation area, which may be under threat due to the issue of heavily trafficked roads and congestion at the centre of the village.

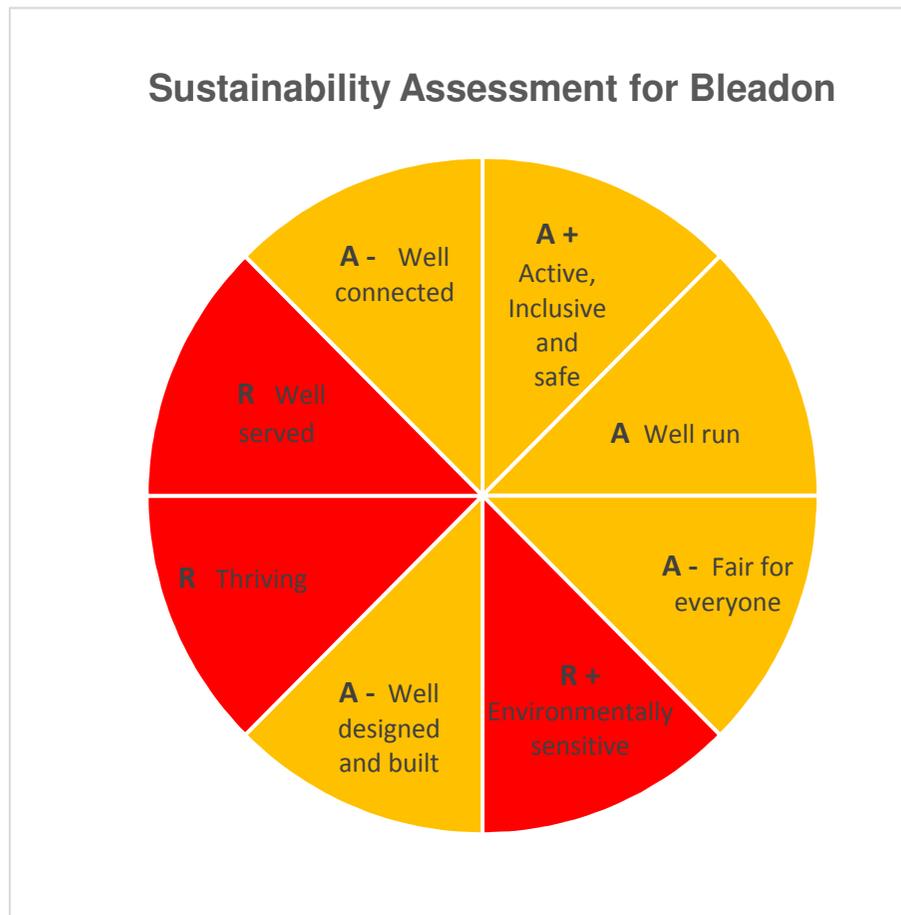
Economic dimension: There is a fair range of facilities and retail provision, but there is a new Co-op stores on the edge of the village. but its noted that shops have closed in the village centre due to lack of access and traffic

problems. There are a limited range of local businesses.

The nearest rail station is in Worle, which is approximately 5km from the village. There are bus services to Wells and Weston super Mare. Few commuters use sustainable travel means for work, which indicates that these methods may not provide a good alternative to the private car.

Assessing the sustainability of settlements: Bleadon

Bleadon is approximately 5km from the nearest town of Weston-super-Mare.



district.

Social dimension: There are a range of activities which are likely to appeal to many people within the community. The village has an online directory detailing all activities. All streets within the village are covered by Neighbourhood Watch schemes, which is unusual and there is community policing, which suggests that it's likely to feel like a safe place to live.

There is no school and very few job opportunities within the village.

Environmental dimension: The village is susceptible to environmental sensitivity, due to flood risk and proximity environmentally designated areas (AONB, SSSI). Unlike other villages, there are no community groups taking steps to be more environmentally sustainable. The majority of land surrounding the village is of medium or low probability of Best and Most Versatile Agricultural Land Quality.

Economic dimension: There are few services provided within the village, no healthcare, leisure centre or supermarket shopping facilities and the nearest store is around 4km away. There is a post office.

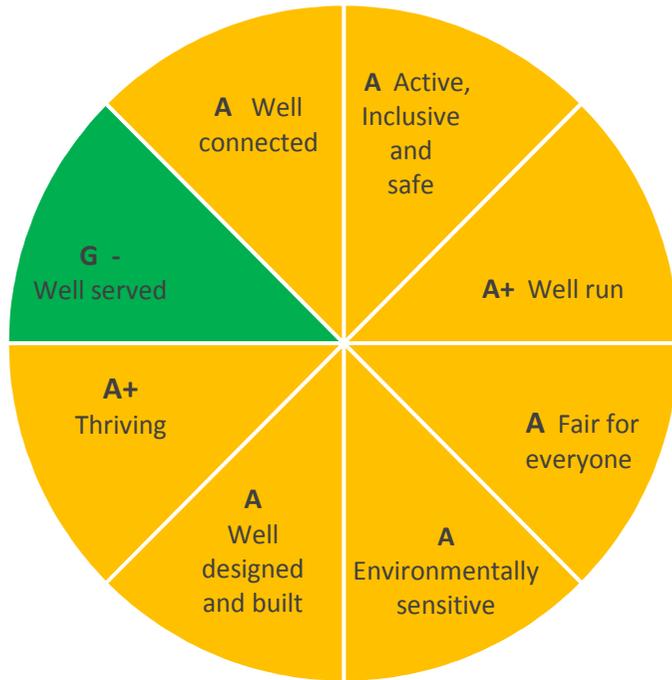
The nearest rail station is approximately 5km in Weston super Mare and there's an hourly bus service to the town. But only a quarter of people use sustainable travel means for work.

Connectivity is reasonable, due to proximity of Weston and the fact that the village does benefit from superfast broadband provision. There is also no issues with congestion, which is a real issue in other villages across the

Assessing the sustainability of settlements: Churchill

Churchill is approximately 9.5km from the nearest town of Weston-super-Mare.

Sustainability Assessment for Churchill



Social dimension: There are a range of community activities and places to meet, which are likely to appeal to residents within the village. The village is likely to feel like a safe places to live, with low level crimes and Neighbourhood Watch schemes and community policing in place. There is evidence that the parish is well run and is considering a Neighbourhood Development Plan.

Environment dimension: Land surrounding the village is primarily high probability of being the Best and Most Versatile Agricultural Land Quality. The Mendip Hills AONB are in close proximity to the village. Unlike other villages, there is no evidence of community activity to improve environmental sustainability.

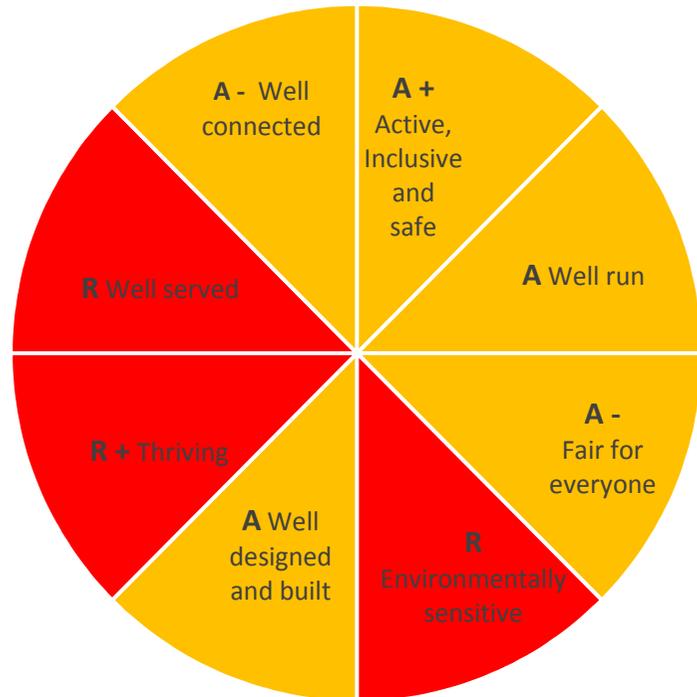
Economic dimension: There is a relatively limited number of job opportunities available, but self-containment is measured as 37%, which is high compared to other villages. There are a few large employers, including the veterinary school. In terms of facilities, the village is unusual as it have both a primary and secondary school provision with spaces. There is a post office, doctor's surgery, leisure centre and a range of pubs. There are however, relatively limited retail facilities, including a small supermarket with ATM and petrol station. There's also a tea room alongside the Post office.

Churchill does have good access to the A38 and has superfast broadband provision, which improves connectivity.

Assessing the sustainability of settlements: Claverham

Claverham is approximately 9km from the nearest town of Nailsea.

Sustainability Assessment for Claverham



Social dimension: There are a small range of community activities and meeting venues. The village is in the process of preparing a Neighbourhood Development Plan. The village hall provides a community hub with a range of activities and providing a pub in the evenings. The parish council appears to be well run, with a Neighbourhood Development Plan being developed. It is likely to feel like a safe place to live, with a Neighbourhood Watch scheme, community policing and Yatton PACT covering Claverham with anti-social behaviour and isolation issues being addressed.

Environmental dimension: There are issues with environmental sensitivity. Unlike other villages, there are no community initiatives to tackle environmental sustainability. Land surrounding the village is high probability of being the Best and Most Versatile Agricultural Land Quality. The village is in close proximity to environmentally sensitive designations.

Economic Dimension: There are few services/ facilities and the one large employer, Claverham Ltd is due to close down. Whilst, there is a primary school, this has limited spaces and there are no healthcare or sporting facilities, just one hairdresser, café and a takeaway. Most facilities are located in Yatton, which is not easy to access by walking or cycling, as there are no footpaths on some stretches of road from the village and therefore is deemed to be unsafe.

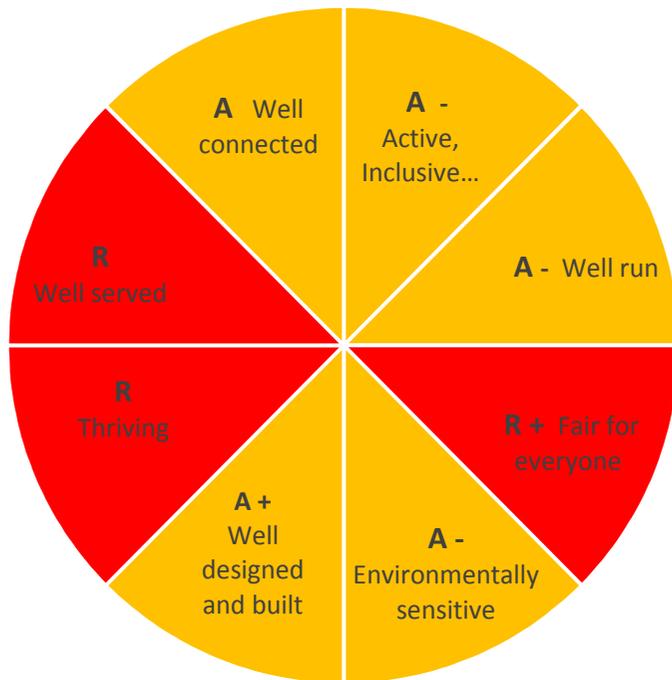
In terms of connectivity, the nearest rail station is in Yatton which is 3km from the village. There are limited buses so connectivity is not as good as other

villages.

Assessing the sustainability of settlements: Cleeve

Cleeve is approximately 6.5km from the nearest town of Nailsea.

Sustainability Assessment for Cleeve



Social dimension: There is a range of community activities and venues in the village. There are no neighbourhood watch schemes, but there is community policing and very few crimes reported, suggesting it would feel like a safe place to live. The parish council keep residents well informed, through noticeboards and a community website. There is also a community resilience team.

There are limited employment opportunities in the village itself, apart from garden nursery and pub. There is no primary school in Cleeve. There is a fair spread of house types, but few rental properties.

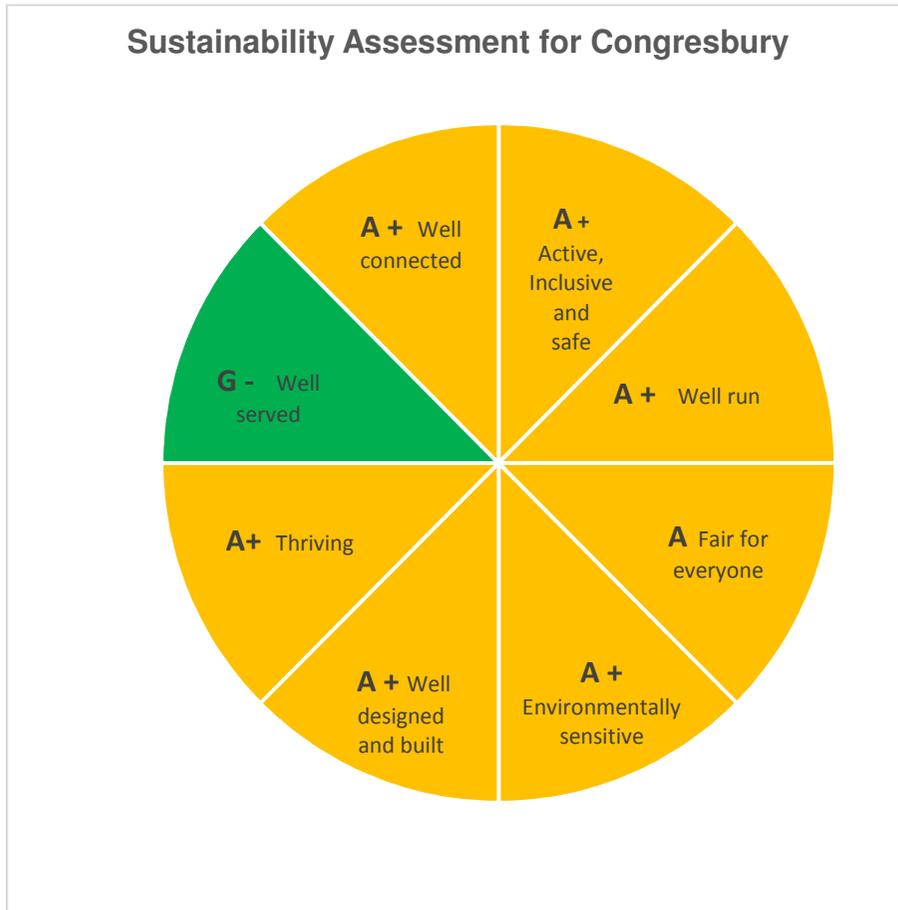
Environmental dimension: Unlike other villages, there are no community environmental sustainability groups in the village, but Goblin Coombe Environmental Centre is located in the Parish. The village carries out regular litter picking. The village is surrounded by high probability of Best and Most Versatile Agricultural Land Quality.

The village is not within flood zones. Goblin Coombe is a Site of Special Scientific Interest (SSSI) and there is ancient woodland. There are no conservation areas. There are a range of well managed public open spaces, including the woodland surrounding the village.

Economic dimension: There is no defined local retail centre and very few facilities within the village. Cleeve nursing home and Garden Nurseries and the largest businesses. There is no school or healthcare within the village, but there is a post office with a small shop. There are some sporting facilities and one pub.

Assessing the sustainability of settlements: Congresbury

Congresbury is approximately 9km from the nearest town of Clevedon.



Social dimension: The village is an active community with many community activities and several community meeting places. The evidence is that the Parish council is well run, and they are considering developing a Neighbourhood Development Plan. There are community groups which provide services for vulnerable members of the community.

There are no Neighbourhood Watch schemes and some issues with anti-social behaviour, which may reduce the feeling of safety within the village.

There is a primary school with spaces and a secondary school approximately 2.5km away.

Environmental dimension: There may be some air quality issues linked to congestion and there are also issues with flood risk and environmental sensitivity. The village is likely to have a sense of place with a conservation area and many listed buildings, including scheduled ancient monuments.

Economic dimension: There is a rather limited range of job opportunities within the village. In terms of retail provision, there are a couple of convenience stores and some other food and non-food shops which are likely to meet the everyday needs of residents. It's noted that the local centre units have increased from 2008, with an additional 3 shops. There is a post office and a library, a range of healthcare and sporting facilities. There is a range of pubs and cafes. However, it's noted that some key areas including pre-school and recreational facilities require investment to ensure facilities are fit for the future.

Assessing the sustainability of settlements: Dundry

Dundry is approximately 3km from the nearest town of Bishopsworth

Sustainability Assessment for Dundry



Social dimension: There are a range of community events and meeting places. The Parish council appears to be well run with parish website, magazine, blog, Facebook page and noticeboards in the village.

There are No Neighbourhood Watch schemes, but reported crime is low and there is some community policing, suggesting that it would feel like a safe place to live.

There are however, few employment opportunities in the village and a very limited range of house types and tenures. There is a Primary School which has Academy status.

Environmental dimension: There is a parish recycling scheme, but no allotments or community group actively tackling climate change. The village is surrounded by moderate and low Agricultural Land Quality.

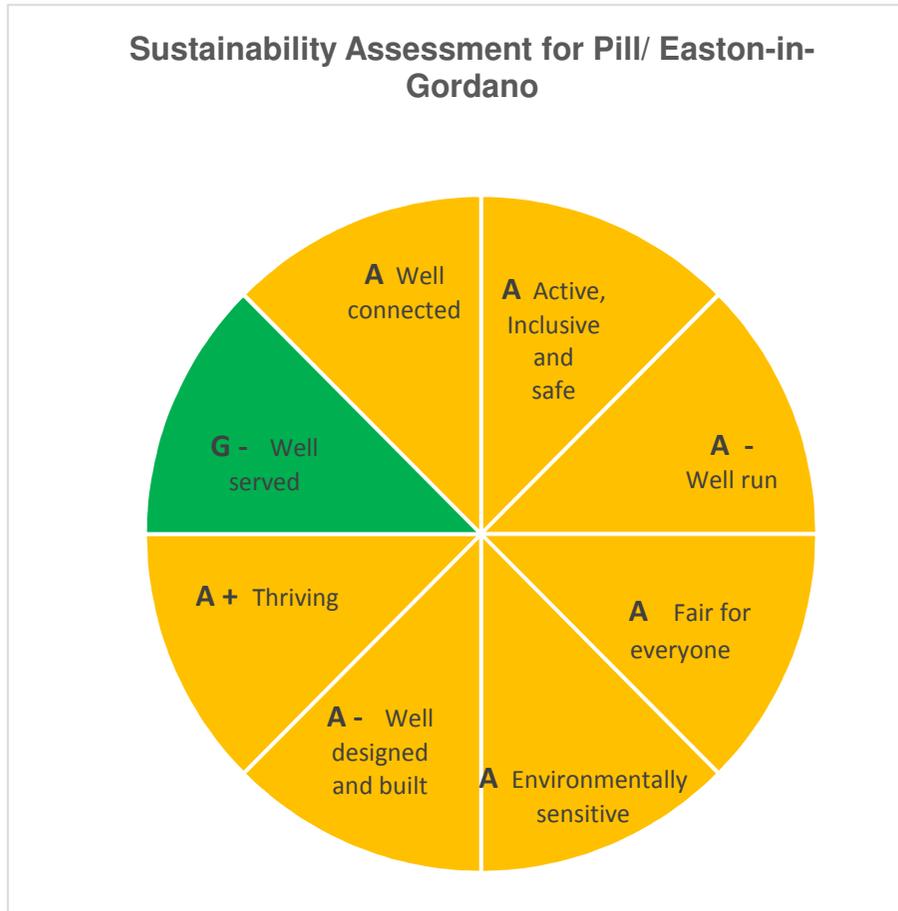
There are a couple of prominent listed buildings, but it does not have a conservation area. The village is adjacent to an environmentally sensitive area, which increases its environmental sensitivity.

Economic dimension: There are few local businesses. There is no defined retail centre for the village, there is a convenience store, but no post office or healthcare. There is a mobile library service, a few sporting options and 3 pubs.

The nearest rail station is Parsons St, Bristol at 5.5km away, there is a limited bus service, consequently very few commuters use sustainable travel methods for employment. There are narrow lanes used by HGV's and few pavements, so walking and cycling is unlikely. The Broadband speed is low, which does not improve connectivity.

Assessing the sustainability of settlements: Easton in Gordano/ Pill

Pill is approximately 8km from the nearest town of Portishead.



Social dimension: The village is an active community with meeting places and an active Parish Council. The Parish Plan does report concerns over levels of anti-social behaviour and crime and with no Neighbourhood Watch schemes may reduce the feeling of safety within the village.

Whilst there are no plans for a Neighbourhood Development Plan the Parish Plan was updated in 2015.

There is a relatively good range of house types and tenures, likely to meet the needs of most within the community.

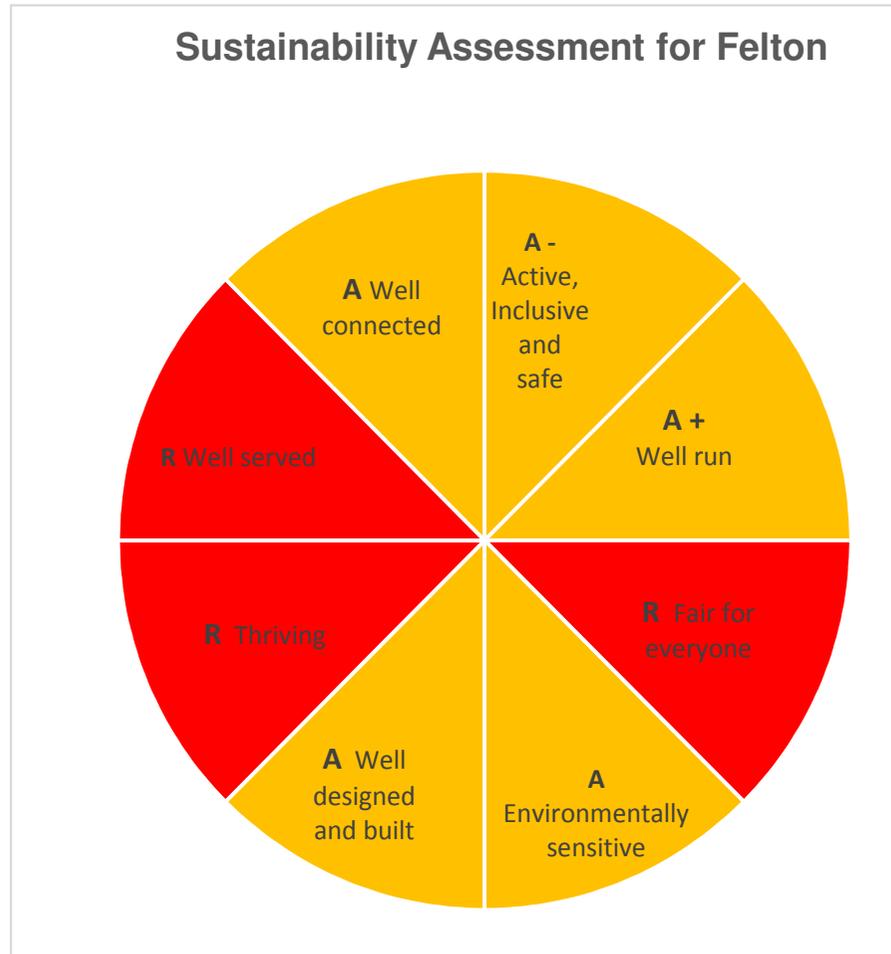
Environmental dimension: There is some environmental sensitivity in the village, but there is an active community group, 'Sustainable Pill' taking steps to improve the environmental sustainability of the village. There is a good range of public open spaces and no reported issues with congestion.

Economic dimension: There are limited job opportunities within the village but it is in close proximity to Portbury Dock where there are numerous opportunities.

There are both primary and a secondary school with spaces, but 2 of the schools are rated as Requiring Improvement by Ofsted. Key facilities are catered for within the village. In terms of retail provision, unit numbers have increased from 2008 suggesting a relatively thriving community.

Assessing the sustainability of settlements: Felton

Felton is approximately 11km from the nearest town of Nailsea.



Social dimension: There is a very limited range of community events and meeting places in the village. There is no Neighbourhood Watch, but very low levels of crime reported, suggesting that it would feel like a safe place to live. The village is part of Winford Parish Council which holds regular meetings, has a Facebook page and website and Parish Plan in place to 2019.

There is a limited range of house types and tenures and no school within the village.

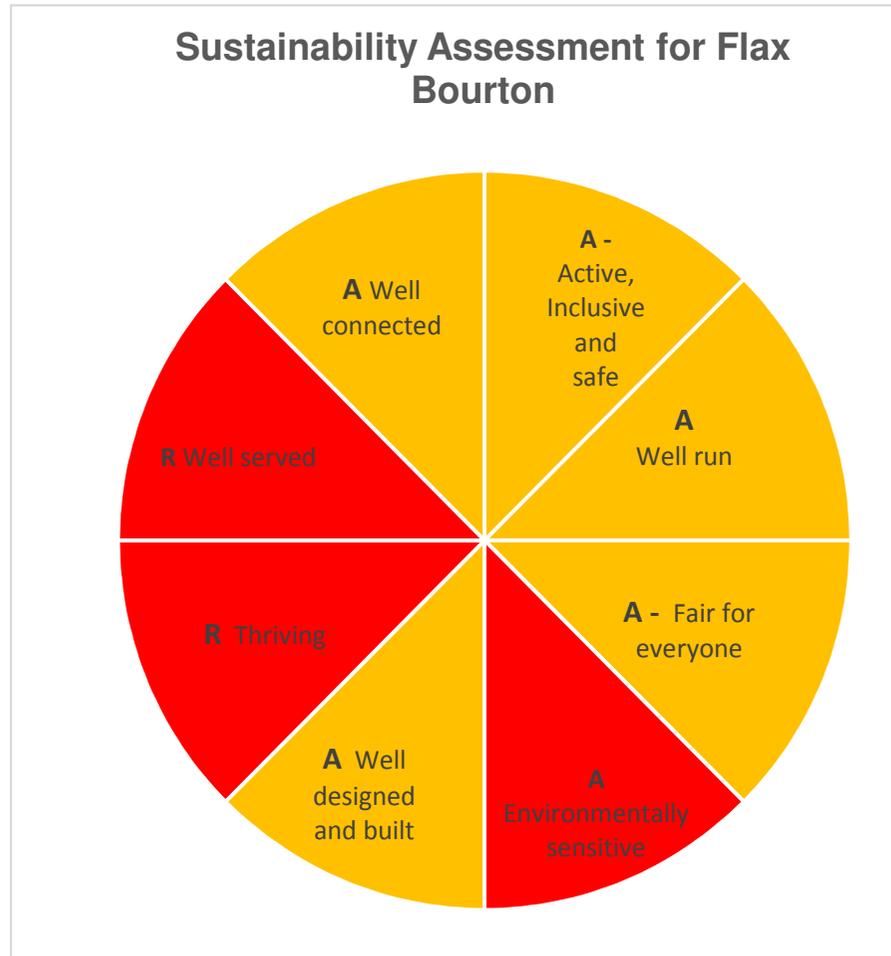
Environmental dimension: There is no community environmental sustainability groups or community recycling schemes. The village is surrounded by high and moderate probability of Best and Most Versatile Agricultural Land quality. It is not within any designated flood zones.

There are listed buildings, an ancient monument and conservation area covering the village, suggesting that it is likely to have a sense of place. Felton common is the only public open space within the village.

Economic dimension: There are very few employment opportunities within the village. There are also very few facilities and it is a considerable distance to access key facilities.

Assessing the sustainability of settlements: Flax Bourton

The nearest town to Flax Bourton is Nailsea which is approximately 4km away.



Social dimension: There are a range of community events, but few community meeting venues. There are no Neighbourhood Watch schemes listed, but there are low levels of crime and community policing, suggesting that it would feel like a safe place to live. The Parish Council keep the community informed via their website. The village hall is run by a community interest company and the village has its own charitable enterprise. There is a relatively limited range of house types and tenures. There is a primary school, which is Ofsted rated as Good.

Environmental dimension: There are no community environmental sustainability groups or recycling initiatives. The village is surrounded by high probability of Best and More Versatile Agricultural Land quality.

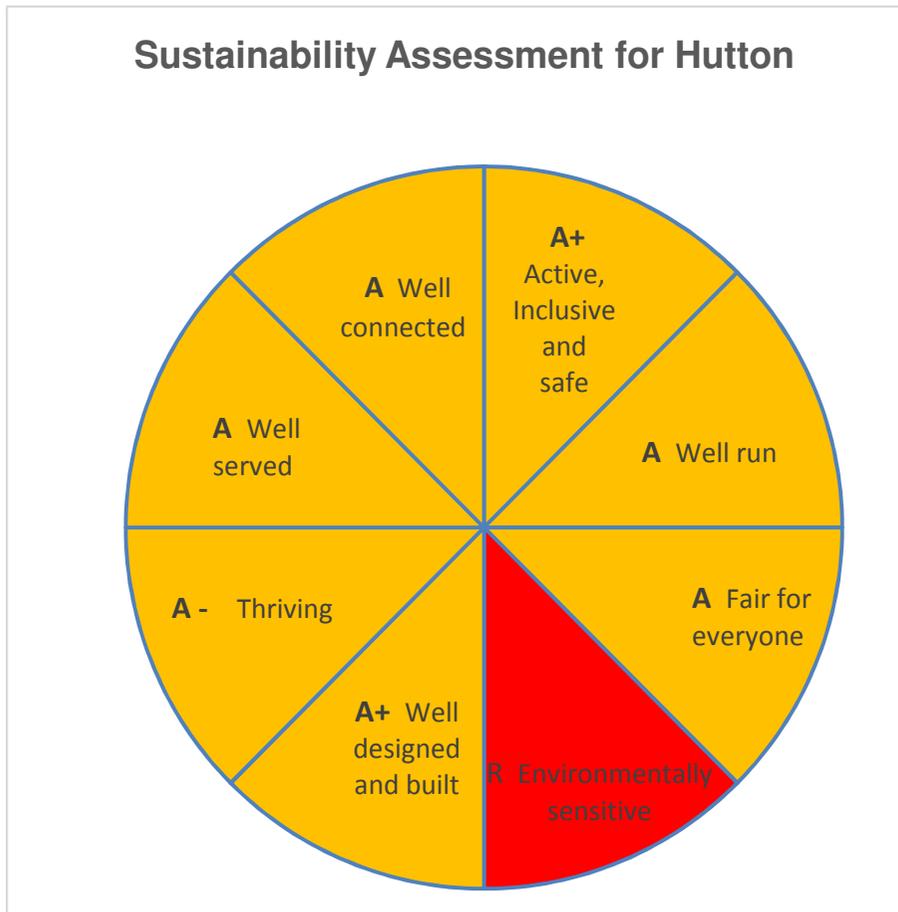
The village is not within flood zones, there is semi natural woodland surrounding the village and designated local wildlife sites. There are a range of public open spaces. There are a few listed buildings but no conservation area.

Economic dimension: There is no defined local village centre as there are no shops, post office, banks or restaurants, there is a pub, and the closest supermarkets are 4.5km away. There is no healthcare and few sporting options available.

The nearest rail station is Nailsea and Backwell at approximately 4km from the village. The nearest bus stops are on the A370 which has a regular bus service to Bristol. There is the Festival Way cycle path and many footpaths. Broadband coverage is patchy, although quite a few people are able to work from home.

Assessing the sustainability of settlements: Hutton

Hutton is approximately 5km from its nearest Town, Weston-super-Mare.



Social dimension: The Parish Council appears to be well run and there are a range of activities and a few community meeting places with associated activities suitable for different members of the community. Community information is kept up-to-date, Hutton News delivered to every household and is available online. There is a fairly good range of housing stock types and tenures (more so than other villages), which are likely to meet the needs of the community. There are neighbourhood watch schemes and community policing, suggesting it is likely to feel like a safe place to live.

Environmental dimension: The village scores red for environmental sensitivity unlike other villages, there are no community initiatives to improve environmental sustainability or any community recycling schemes. The village is surrounded by high probability BMV agricultural land quality and is bordered by the Hutton Moors and Mendip Hills AONB. The village is likely to have a sense of place with designated conservation area and a range of well managed public open spaces.

Economic dimension: There are a range of local businesses, but relatively low numbers of people who live and work within the village. This is due to limited opportunities within the village itself, but it is acknowledged that there are a range of opportunities at nearby industrial estates and wider opportunities in Weston-super-Mare.

The village has a primary school, convenience store with post office and ATM. The closest rail station is 5km away (W-s-M) and there are regular bus services to Weston-super-Mare. There are walking routes, but no dedicated cycling routes. Superfast broadband improves the connectivity of the village.

Assessing the sustainability of settlements: Kenn

Kenn is approximately 3km from its nearest Town, Clevedon.

Sustainability Assessment for Kenn



Social dimension: There is a limited range of community events. There is a Parish Newsletter and community noticeboards in the village. Neighbourhood Watch scheme, limited community policing but very low levels of crime therefore should feel like a safe place to live.

The village is unusual in that it has more jobs than there are residents, due to the business parks. But there is a lack of affordable housing with no socially rented houses in the village. There is no primary school in the village.

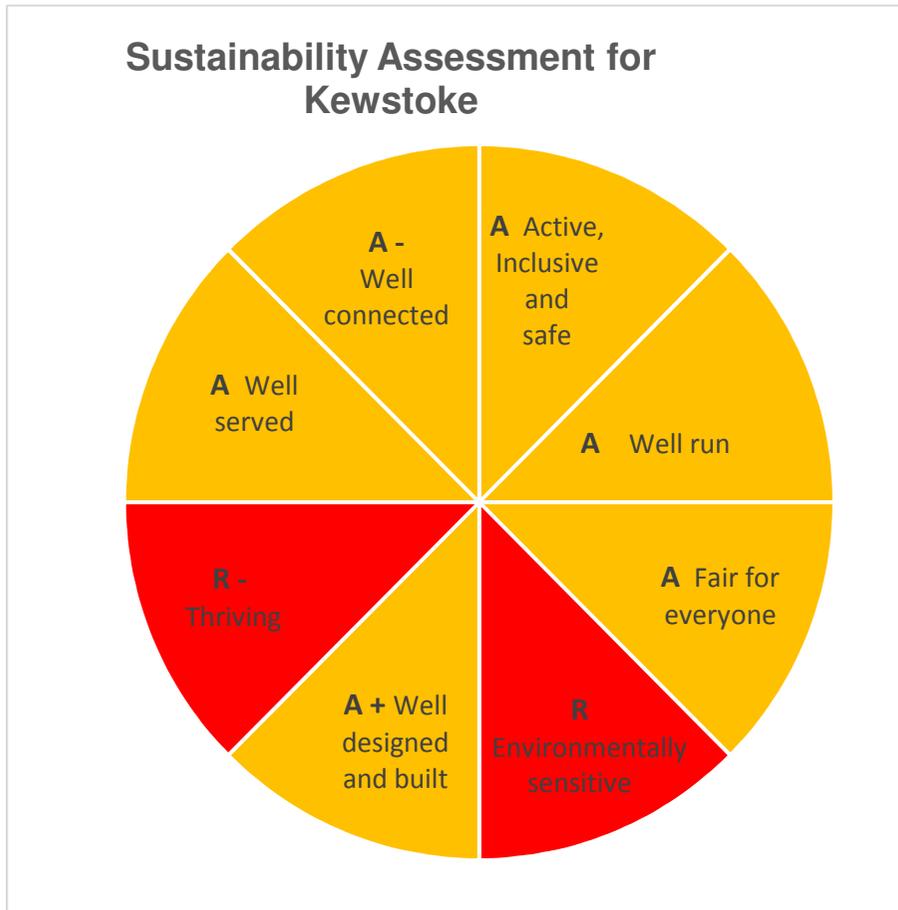
Environmental dimension: There are no community environmental sustainability groups, but there is a parish recycling scheme. The village is surrounded by high probability of Best and Most Versatile Agricultural Land. There are SSSI's within the village boundary and the village is within tidal flood zone 3b. There are no public open spaces within the village

Economic dimension: There are a range of businesses within the village. Few facilities are located within the village itself. The village is within good proximity to the Clevedon where all facilities can be accessed.

The nearest rail station is in Yatton which is around 3.5km from the village. Bus service is limited to service 88, which travels every 2 hours from Nailsea – Portishead, Clevedon, Broadband coverage is patchy.

Assessing the sustainability of settlements: Kewstoke

Kewstoke is approximately 3km from its nearest Town, Weston-super-Mare.



Social dimension: There is quite a good range of clubs and activities mainly held in the Village Hall. The primary school is rated as Ofsted Good. There is a parish newsletter and 6 noticeboards in the village. Neighbourhood Watch schemes are in place alongside community policing suggesting that it is likely to feel like a safe place to live. There are reported issues with vehicle speeding through the village. There is a larger range of employment opportunities than in many villages of its size due mainly to the convalescent home and holiday park.

There is a fair spread of house types, smaller range of tenures but not compared to other villages.

Environmental dimension: There are no known community initiatives to tackle environmental sustainability. The village is surrounded by a mix of agricultural land classifications. Due to its coastal position, it is within tidal flood zone 3A.

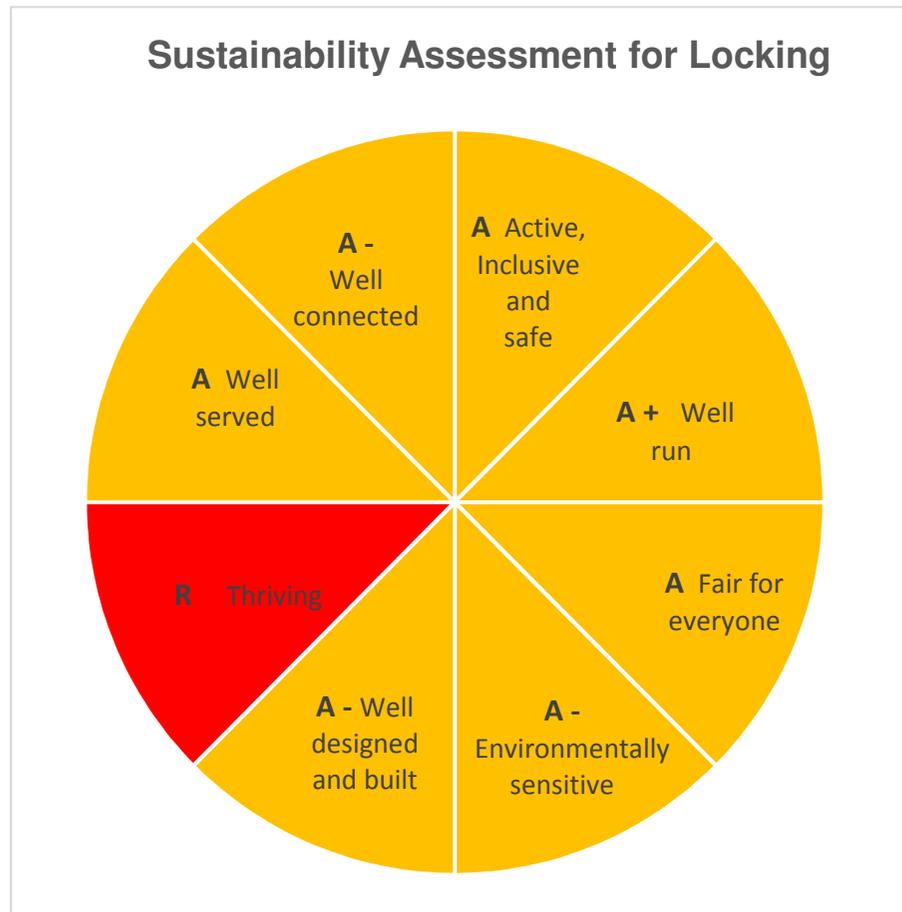
The village has a distinct sense of place due to its coastal setting. There are public open spaces including the beach, Sand point and the village is surrounded by Weston woods.

Economic dimension: There is an unusual range of businesses. Where key facilities aren't located in the village they can be found in nearby Worle, which is within comfortable cycling distance.

Nearly a third of residents use sustainable travel modes of transport for work, higher than for some villages likely due to employment opportunities. The nearest rail station is in Weston Milton at under 3km. The village is served by bus service 100, which travels half hourly to Weston super Mare.

Assessing the sustainability of settlements: Locking

Locking is approximately 6km from its nearest Town, Weston-super-Mare.



Social dimension: The village appears to have good governance, with a range of community meeting places with associated activities suitable for different members of the community. There is also a good range of housing stock types and tenures (more so than other villages), which are likely to meet the needs of many within the community, the existing housing stock is complemented by the adjoining Locking Parklands development. There are Neighbourhood Watch schemes and community policing, suggesting it is likely to feel like a safe place to live. The Parish Plan is regularly reviewed and community information kept up-to-date. The Parish Council is considering a Neighbourhood Development Plan.

Environmental dimension: There are issues with flood risk associated with the village. There are no identified issues with air quality and the village is not within environmentally designated areas. There is a mix of low, medium and high probability of best and most versatile agricultural land quality. Unlike other villages, there are no community initiatives to improve environmental sustainability. There is some community recycling in place.

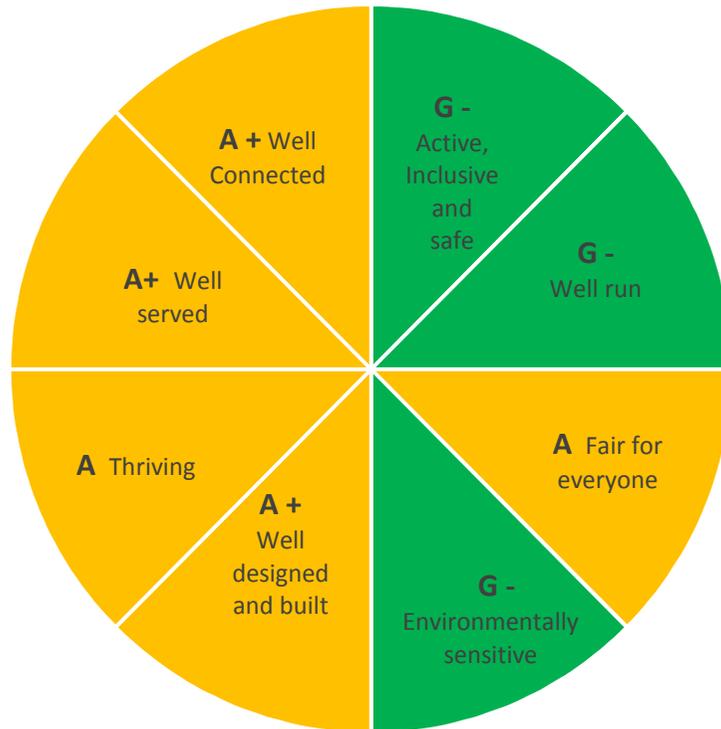
Economic dimension: There are relatively restricted job opportunities within the village itself, consequently, few people live and work within the village. There are wider opportunities surrounding the village. The village has a primary school, some healthcare, a post office and an ATM with a small range of other shops. The closest rail station is Weston Milton at around 2.5km away and there are regular bus services to Weston-super-Mare. Walking and cycling routes have been improved and there is superfast broadband,

improving connectivity of the village.

Assessing the sustainability of settlements: Long Ashton

Long Ashton is closer to Bristol (~4km) than many other villages are to their nearest town.

Sustainability Assessment for Long Ashton



Social dimension: The village has a wide range of activities including those not typically found in many villages. There is a good range of community meeting places, which are likely to meet the needs and expectations of many within the community. There are also Neighbourhood Watch schemes and community policing, suggesting that it will feel like a safe place to live. The Parish appears to have good governance, with a recently adopted a Neighbourhood Development Plan. There are also a range of community-run organisations to support vulnerable members of the community.

The house type favours larger houses, which does not necessarily meet the needs of all those wanting to live in the village. Both primary schools are Ofsted rated as Good, however these are projected to be oversubscribed in the coming years.

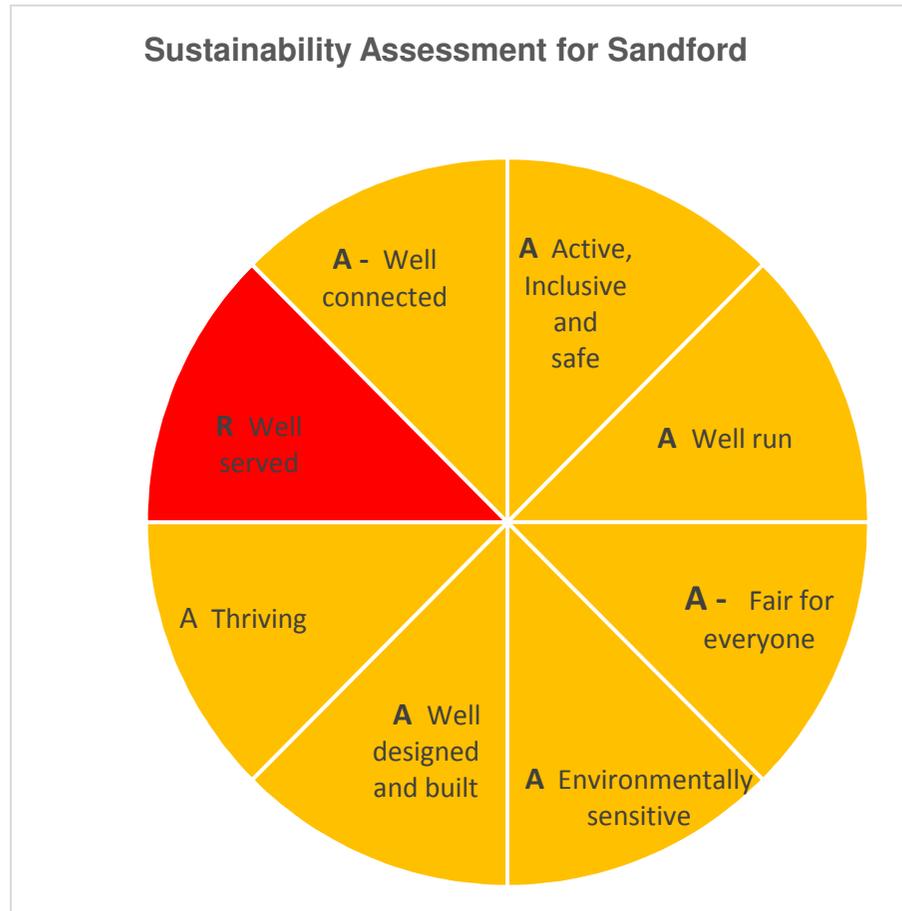
Environmental dimension: The village is favourable in terms of environmental sensitivity, where there is no major flood risk or environmentally sensitive designations. There is an active community group tackling issues relating to environmental sustainability. The village is likely to have a sense of place with listed buildings, ancient monuments, a range of public open spaces and three conservation areas.

Economic dimension: There are a range of employment options within the village itself and relatively good connections to Bristol. It's noted that there's been a small reduction in retail units since 2008. In terms of connectivity the village has the largest percentage of all villages recorded of people using

sustainable travel means for commuting. The village benefits from superfast broadband.

Assessing the sustainability of settlements: Sandford

Sandford is 12km from the nearest town of Weston super Mare.



Social dimension: There is evidence of parish activity which is likely to meet the needs and expectations of some of the community, but is not as active as those of other villages. The Parish Council is considering a Neighbourhood Development Plan. There is a Neighbourhood Watch scheme and few reported crimes with community policing in place, suggesting it would feel like a safe place to live. The primary school is rated as Ofsted Outstanding, therefore quality education provision is available. The housing market may preclude some from living in the village with few rentals and affordable homes for first time buyers.

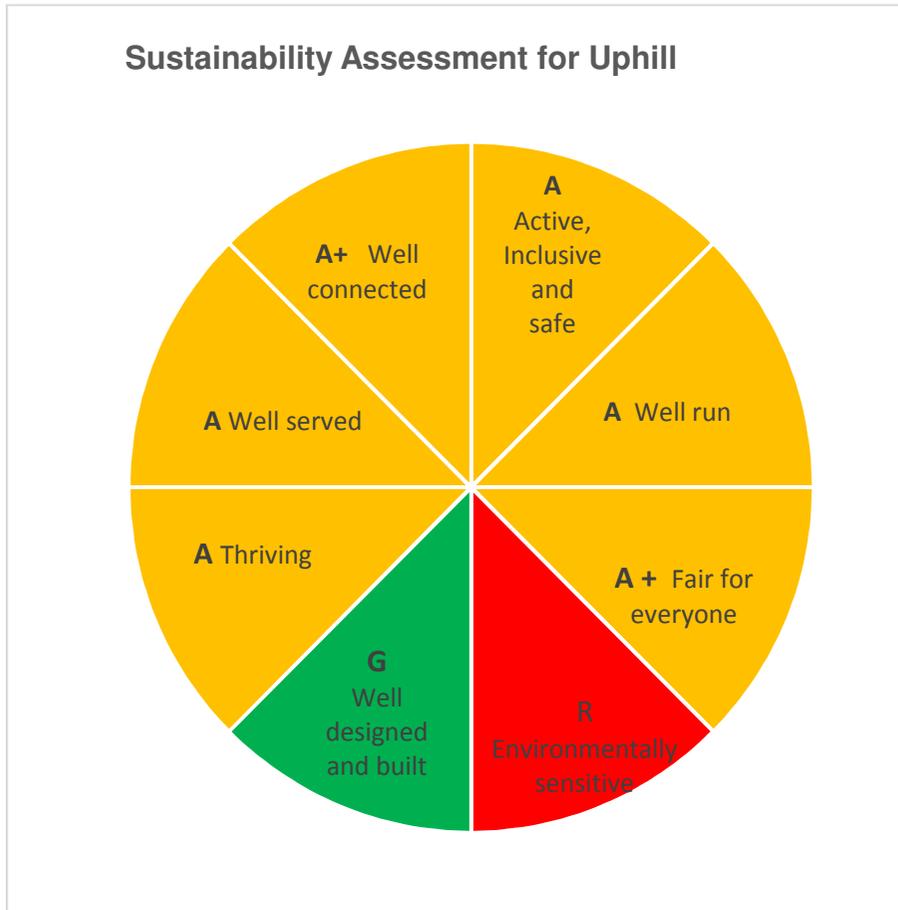
Environmental dimension: The village is not within a flood zone, although has experienced some recent flood incidents. The Village is adjacent to the AONB and ancient woodland. There is a community group working to tackle environmental sustainability and the school has ongoing eco-projects. The village appears to be relatively well-designed, with no real issues with congestion, apart from at peak school times. There is a range of open spaces which are reported to be well managed and used.

Economic dimension: There are few facilities and services within the village. Whilst there is a primary school, other key facilities are located in Winscombe, which at over 2.5km from the village. In terms of the thriving component, Thatcher's Cider is an expanding business, recently opening a new pub/restaurant, but this along with St Monica Trust these are the only large employers within the village.

Compared to other villages, few people travel to work by sustainable travel methods. This is likely to be due to the nearest rail station being over 8.5km away and limited bus services through the village. The strawberry line cycle route runs south of the village. Broadband coverage is patchy, with superfast only available to businesses.

Assessing the sustainability of settlements: Uphill

Uphill is 3km from the nearest Town of Weston-super-Mare.



Social dimension: There are a range of community events and meeting venues within the village. The whole village is covered by Neighbourhood Watch schemes. There is no Parish Council, but there is an active Village Society which produces a village magazine and holds regular meetings.

Weston General hospital is located within the Parish and provides many job opportunities, as does Weston Hospicecare and various other service sector jobs. There is a relatively wide range of house types and tenures within the village. Uphill primary school is Ofsted rated as Good.

Environmental dimension: There are no community groups active in tackling environmental sustainability. The land surrounding the village is mainly low probability of being the Best and Most Versatile agricultural land quality. There is risk of flooding with the village in designated flood risk zones (3a and 3b).

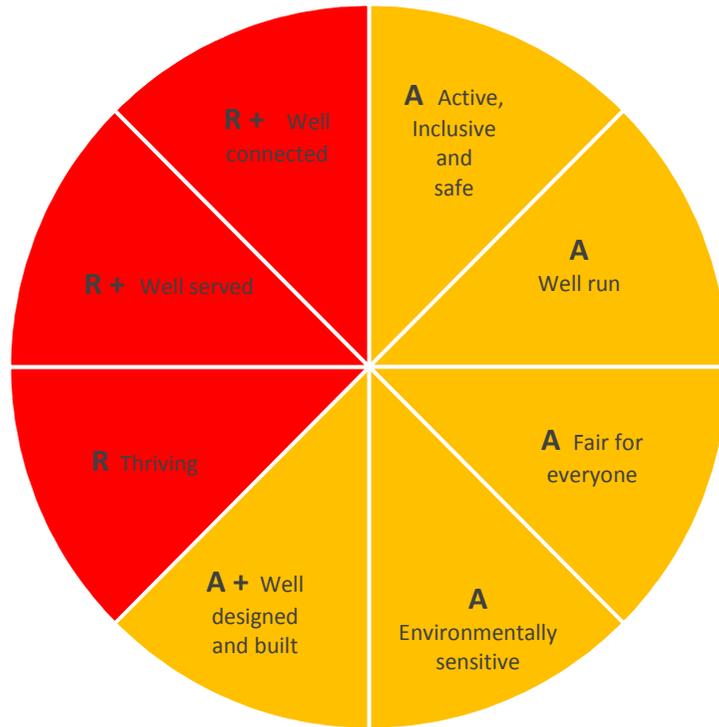
There is a good range of public open spaces including the natural beach and nature reserve. The village has a distinct sense of place, separate to nearby Weston.

Economic dimension: There is no defined local retail centre, with few businesses in the village, but the hospital, Weston Hospicecare and 2 schools are located in the Parish, which means there is good access to healthcare and education facilities. Its proximity to main town of Weston-super-Mare means that all facilities can be accessed within a reasonably short distance from the village.

Assessing the sustainability of settlements: Winford

The nearest town to Winford is Backwell which is approximately 8km away.

Sustainability Assessment for Winford:



Social dimension: There is a range of community activities and venues within the village. There are no Neighbourhood Watch schemes, but community policing is in place and few reported crimes suggesting that there will be a feeling of safety in the village. The Parish Council are active with a Parish Plan running until 2019. Winford Primary school is Ofsted rated as Good.

Some affordable homes have been provided, but primarily the housing stock is owner occupied with fewer smaller house types.

Environmental dimension: There are no community environmental sustainability groups, but the village does have a community compost scheme and annual litter picking and graffiti removal. There is some flood risk but this has been reduced through management measures. The village is surrounded by Grade 2 Agricultural Land Quality.

There are numerous traditionally houses and cottages suggesting that Winford will have a distinct sense of place. There are a range of well managed open spaces.

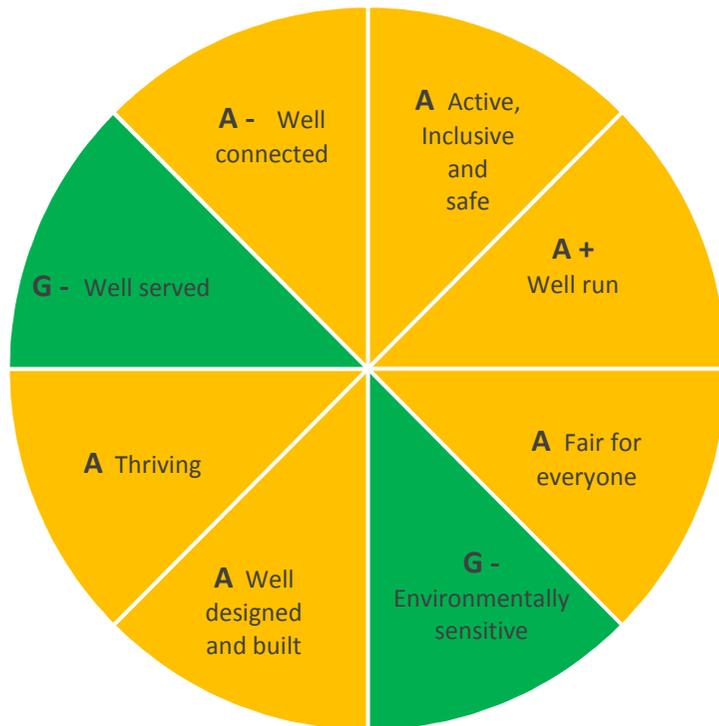
Economic dimension: There are a couple of business parks offering employment opportunities plus further employment at Bristol Airport. There is a Primary school with pre-school, village shop and post office but few other facilities present within the village itself. Few commuters use sustainable travel methods for work, this is likely to be due to the nearest rail stations being 9km away and few walking or cycling options available from the village. There are no pavements/ footpaths to allow walking to/ from the village. The village is only served by a

community bus service to Bristol or Weston, but there is a service to the Airport. The village benefits from superfast broadband. Traffic cutting through to the airport can cause congestion issues.

Assessing the sustainability of settlements: Winscombe

The nearest town to Winscombe is Weston-super-Mare, which is approximately 10km away.

Sustainability Assessment for Winscombe:



Social dimension: The village has a range of activities and community meeting places often found in an active village. It is likely to feel like a safe village, with Neighbourhood Watch schemes, few crimes listed and some community policing in place. The Parish Council appears to be well run with members of the public attending meetings and a Neighbourhood Development Plan being developed. There are also community-run organisations supporting vulnerable members of the community.

There are some local job opportunities, but not enough for the local population. Due to high house prices, people wanting to stay within the Parish often aren't able to do so.

Environmental dimension: There is a community group taking steps to make Winscombe more environmentally sustainable. There is a community orchard, Freecycle events, community recycling, litter picking and eco projects at Winscombe school. There are a range of well-managed public open spaces and no major environmental issues identified within the village. The village is surrounded by land which is high probability of being the Best and Most Versatile agricultural land quality.

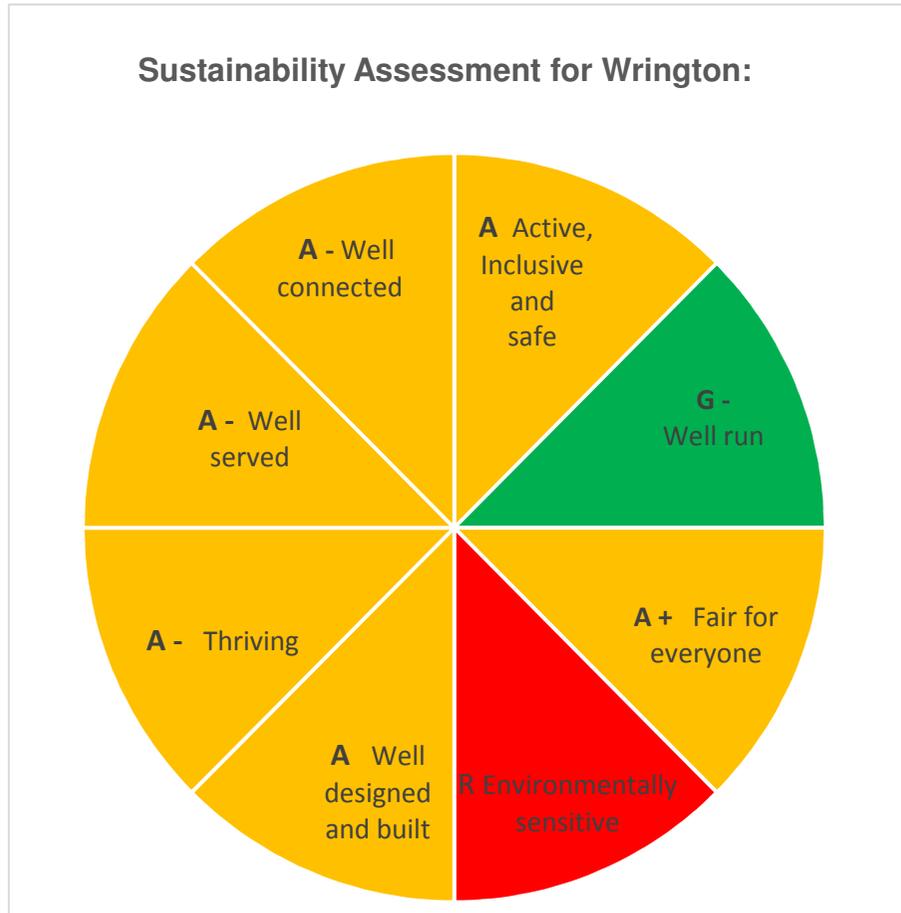
There is no conservation area and few listed buildings within the village.

Economic dimension: There are a good range of businesses with more retail units than in 2008. The Parish Council supports businesses and local traders in offering support to one another. The village has most key facilities, with some

pupil capacity at the primary school and the nearest secondary school closer than for many, but it should be noted this has limited spaces.

Assessing the sustainability of settlements: Wroughton

Wroughton is the furthest from the nearest town of all villages assessed at approximately 12km.



Social dimension: There are a range of activities often found in an active village and evidence that the Parish Council is well run with a Neighbourhood Development Plan in preparation. There are local community groups to support vulnerable members of the community and a range of community meeting places.

The village primary school is rated as Ofsted Outstanding, therefore there is good quality education. The closest secondary school is around 7km from the village.

Environmental dimension: The village is within flood risk zones and there are various environmental sensitive designations around the village. There are no community environmental sustainability groups in the village. There are noise pollution issues due to aircraft noise associated with the airport.

The village will have a sense of place, with a conservation area, listed buildings and many old characterful buildings. However, the road design is not desirable, with no footways or street lights in many places.

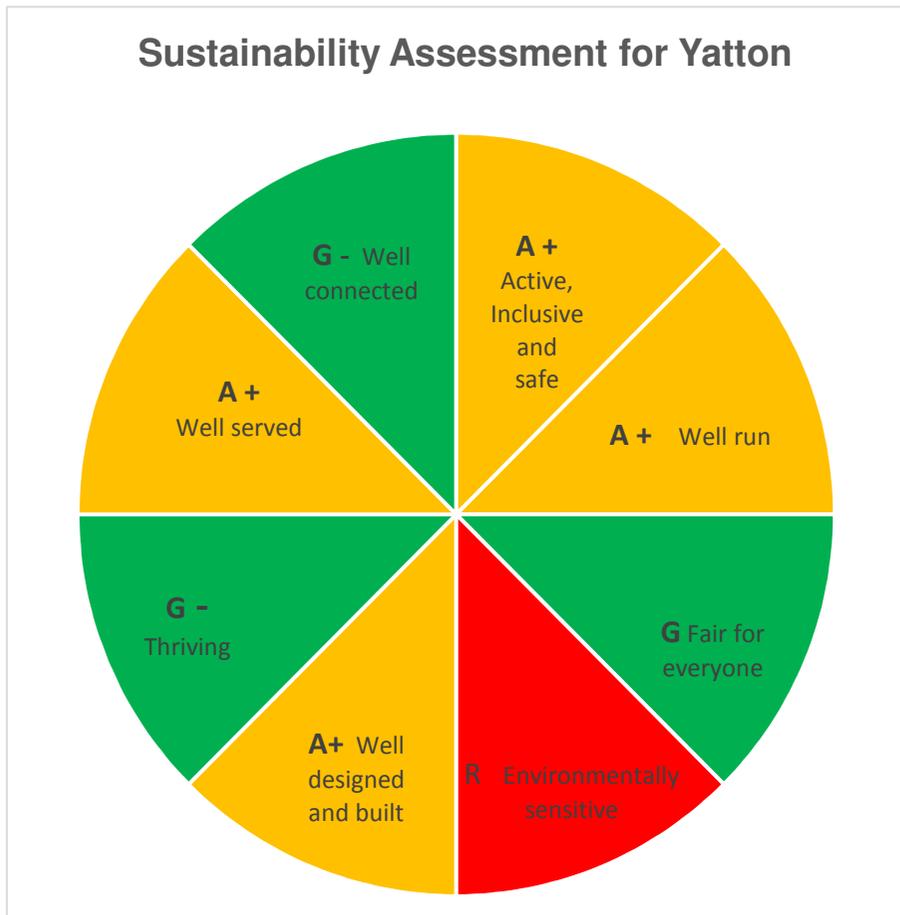
Economic dimension: There has been a reduction in active retail units from recorded year of 2008. Banks have closed in the village centre and there is a limited range of facilities offered.

There are limited job opportunities in and around the village. In terms of connectivity, the nearest rail station is around 5.5km, but there is no public transport to access this. There is an hourly bus service to Weston-super-Mare.

Very few commuters use the train for work, walk or cycle, there are restricted walkways and no dedicated cycle routes.

Assessing the sustainability of settlements: Yatton

Yatton is approximately 7km from its nearest town of Clevedon.



Social dimension: There is evidence of an engaged and active Parish Council. There are a range of meeting places with associated activities likely to meet the needs and expectations of most of the community. There is a Neighbourhood Watch scheme and community policing, suggesting a feeling of safety within the village. The parish is at the start of the process of developing a Neighbourhood Development Plan. There is a range of job opportunities and house types to suit different residents within the local community.

Environmental dimension: The village is surrounded by flood zones and has historical records of flooding incidents. The village is adjacent to environmentally sensitive areas (AONB, SSSI's). There is no evidence of local community activity to improve environmental sustainability. It's noted that the village is not optimally designed, with poor walking/ cycling routes and issues with local air quality associated with congestion.

The village is likely to have a sense of place, with a conservation area and many listed buildings. There are also a range of open spaces for the community to use.

Economic dimension: The village has fewer vacant units now than in 2008 with five additional shops. There is a relatively high number of business start-ups with a relatively high level of those living and working within the village. This suggests that Yatton is a relatively thriving community.

All main facilities and services are provided, with the likelihood of a new Primary school to fulfil the need for extra school places associated with development. With a rail station, relatively high proportion of commuters use sustainable travel methods for work.

8. Relative settlement sustainability at a glance

A green rating is given to those sustainability characteristics that are easily identified with associated evidence, amber to those which are met to a lesser extent and a red where there is little evidence of the characteristic being present.

	Social			Environmental		Economic		
	1. Active inclusive and safe	2. Well Run	3. Fair for everyone	4. Environmentally sensitive	5. Well designed & built	6. Thriving	7. Well served	8. Well connected
Backwell	G-	G	G	G-	A+	A+	G	G -
Long Ashton	G-	G-	A	G-	A+	A	A+	A +
Yatton	A+	A+	G	R	A+	G -	A+	G -
Winscombe	A	A+	A	G-	A	A	G -	A-
Congresbury	A+	A+	A	A+	A+	A+	G -	A+
Easton-in-Gordano/ Pill	A	A-	A	A	A-	A+	G -	A
Churchill	A	A+	A	A	A	A+	G -	A
Uphill	A	A	A+	R	G	A	A	A+
Wrington	A	G-	A+	R	A	A-	A-	A-
Banwell	A+	A+	A+	R	A+	A-	A	A
Hutton	A+	A	A	R	A+	A-	A	A
Sandford	A	A	A-	A	A	A	R	A-
Locking	A	A+	A	A-	A-	R-	A	A-
Kewstoke	A	A	A	R	A+	A	R	A+
Kenn	A	A+	A-	R	R	A+	A	A
Winford	A	A	A	A	A+	R	R+	R+
Bleadon	A+	A	A-	R+	A-	R	R	A-
Claverham	A+	A	A-	R	A	R+	R	A-
Flax Bourton	A-	A	A-	R	A	R	R	A
Cleeve	A-	A-	R+	A-	A+	R	R	A
Dundry	A	A	R	A	A	R	R	R
Felton	A-	A+	R	R	A	R	R-	R