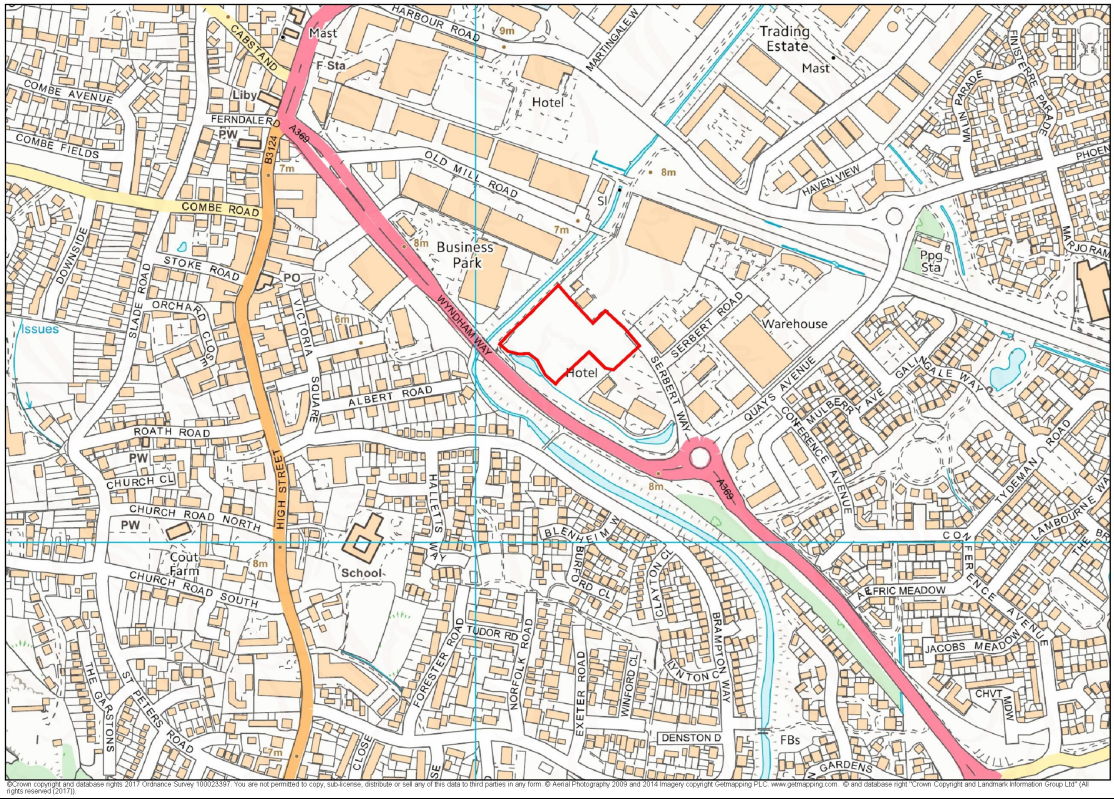
Site: Harbour Road/Serbert Way Portishead

SITE ALLOCATIONS PLAN: FURTHER ASSESSMENT OF RESIDENTIAL SITES

Site assessment process

The purpose of the site assessment process is, through a combination of Housing and Economic Land Availability Assessment and Sustainability Appraisal techniques, to assess the suitability of potential housing sites to address the housing supply issue identified by the Inspector. The assessments will be formally considered by Executive Committee on 5 September 2017.

Site address:



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Site details	
Site reference	SAP
Previous references	Site previously considered through 2014 HELAA as part of larger Gordano Gate site ref: HE14234
Site address/location	Harbour Rd/ Serbert Way, Portishead
Site area (ha)	1 ha
Previously developed (%)	Yes
Current land use	Site has previously had a consent for retail.
Surrounding uses	Retail, business use.
Development Management status (any recent planning applications/consents)	Pre-application
Green Belt (%)	No

Site Allocations Plan examination: Further assessment of residential sites: draft templates published 1 August in advance of formal consideration by Executive Committee 5 September 2017.

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AONB (%)	No
Indicative capacity	93 based on above application.
Site notes e.g. any change to boundary	Representation received seeking care home on this site.

Site suitability	
Flood risk status (include fluvial, tidal, and surface and drainage)	Part of site indicated to fall into flood zone 3a.
Archaeology	No constraint identified.
Heritage	No constraint identified.
Landscape (incl. character, coalescence, and setting)	Urban area.
Ecology/ Environmental (Species/habitats'designations)	No overriding constraints identified.
Transport and highways	No significant constraints identified.
Site access	Site can be accessed from Serbert Way.
Agricultural land value	n/a
Site/area character	Suburban, low density character. Wyndham Way is flanked by trees/ hedgerows providing a green corridor into the town. The site is largely hidden from view along this corridor.
Compatibility with surrounding uses	Potential for compatibility issues with surrounding business/retail uses.

Physical factors	
Features on or near to site that would influence potential	Neighbouring business uses may influence development of this site.
Topography	No constraint.
Ground conditions	
Contamination	

Planning policy	
Current/proposed site allocations/designations	The site is proposed to be allocated for B Class employment in the SAP. It also falls into the Portishead Town Centre boundary as set out in the adopted Development Management Policies Plan, Policy DM60. The RJ to this policy encourages residential development as part of mixed use schemes using upper floors with other uses on the ground floor. This does not preclude the allocation of this site for B use class in the SAP.
Core Strategy compatibility	Yes in principle. However the proposal is contrary to the allocation of the site for B Class employment through Policy SA4 of the SAP.
Is site within JSP as a location identified for strategic growth?	No.

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Summary of site suitability:

Indicate whether site has higher, medium, lower or no suitability based on balance with the factors above.

Site availability						
Is site available in total or part?	Yes					
Is site being actively promoted?	Yes					
Are there any known legal/ownership constraints?	No					
Are there multiple ownerships requiring land assembly?	No					
If availability is not known what actions will be taken to address?	-					
If site is not available now, when is it likely to become available?	17-22		22-26		26-36+	

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Sites where viability is not known should be treated with caution where there are a number of constraints identified above under suitability.

Site achievability	
Are there any known viability constraints in addition to the constraints identified above?	No
Are there potentially competing sites being planned and/or delivered in the local area?	Yes – although offering different products. This scheme is specifically for assisted living units.
Status of development interest (developer/ land promoter etc)	Anchor Developments have exchanged contracts on the land (subject to planning) and therefore have a confirmed legal position to proceed.
Delivery trajectory (including any developer information)	Propose to submit a full planning application by the end of 2017. Subject to planning, start on site is anticipated summer 2018, with a two year build programme.

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Key actions to explore to overcome constraints
Detail here the key constraints identified and any key actions/mitigations that may be necessary to overcome identified constraints that could be explored to bring site forward.

Key constraint (insert)	Mitigating action (insert)
Proposed allocation for B Class employment. Loss of land available for employment use in the town.	Retain the site as an employment allocation and specify terms in the allocation to make consistent with Policy DM60.

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Sustainability assessment (Equivalent to SD8)

Assessment criteria:		
SA Objective 1: Improve Health and wellbeing		
Sub-objective 1.1	**Achieve reasonable access to public open space**	
Assessment	Assessment of public open space availability within the settlement for the following categories/standards:	
	Conservation Site 1.2ha per/1000 population	
	Formal parks and Gardens 0.1 ha per/1000 population	
	Neighbourhood Open Spaces 0.6 ha per /1000 population	
	Woodland 1.0 ha per /1000 population	
Red	Under Supply in all 3+ categories within the settlement	
Amber	Under supply in 2 categories within the settlement	
Green	Under supply in one or less categories within the settlement	
Sub-objective 1.2	**Achieve reasonable access to playing pitches**	
Assessment	Assessment of playing pitches (football only) availability within the settlement for the following categories/standards	
	Standard of provision:	
	1 Adult Football Pitch per 1750 people aged 16-45 (2011 Census)	
	1 Junior Football Pitch per 300 people aged 11-15 (2011 Census)	
Red	Fails to meet either standard	
Amber	Only meets one standard	
Green	Meets both standards	
Sub-objective 1.3	**Proximity to public leisure centre**	
Assessment	A measurement is made of the distance to the closest public leisure centre from the site.	
Red	The site is greater than 5km from a leisure centre	
Amber	The site is between 2 and 5 km from a leisure centre	
Green	The site is less than 2km from a leisure centre	
Sub-objective 1.4	**Achieve reasonable access to healthcare facilities**	
Assessment	GIS search identifying healthcare provision in proximity to the settlement.	
Red	No GP/ healthcare provided within 5km of settlement	
Amber	Limited healthcare provision provided within 5km of settlement	

Green	GP surgery and other healthcare facilities provided in settlement
SA Objective 2: Support communities that meet people's needs	
Sub-objective 2.1	**Achieve reasonable access to a full range of community facilities**
Assessment	The distance and ease of access to a range of community facilities (convenience store, post office, meeting venues) is recorded and assessed in terms of safety and convenience
Red	Relatively poor access to a convenience store, post office, meeting venues and other facilities within settlement
Amber	Fair access to a range of community facilities are located within the settlement
Green	Good access to a convenience store, post office, a range of meeting venues and other facilities within settlement
Sub-objective 2.2	**Achieve reasonable access to a full range of educational facilities – primary education**
Assessment	Using information from 'Pupil Projections from North Somerset Schools 2015 -2019'
Red	No primary schools within settlement or no ability to expand
Amber	Primary school within settlement with limited capacity
Green	Primary school within settlement with capacity or ability to expand
Sub-objective 2.3	**Achieve reasonable access to a full range of educational facilities – secondary education**
Assessment	Using information from 'Pupil Projections from North Somerset Schools 2015 -2019'
Red	No secondary schools within 5km of settlement
Amber	Secondary school within 5km of settlement
Green	Secondary school within settlement
Sub-objective 2.4	**Provide opportunities for people to work locally**
Assessment	A judgement on access to a range and number of employment opportunities within each settlement based on local knowledge.
Red	Poor access to limited job opportunities within settlement
Amber	Fair access to a range of local job opportunities within settlement
Green	Good access to a wide range of local job opportunities within settlement
Sub-objective 2.5	**Achieve reasonable access to town centre services and facilities**
Assessment	This lists the distance a site is from a defined settlement category as defined by the Core Strategy.

Red	Further than 5 km from nearest town or service village
Amber	Up to 5 km from nearest town or service village
Green	Within or on the edge of a town or service village.
SA objective 4: Maintain and improve environmental quality and assets	
Sub-objective 4.1	**Minimise impact on and where appropriate enhance the historic environment, heritage assets and their settings**
Assessment	Constraints such as proximity to Conservation Areas, Listed Buildings and other heritage assets have been examined.
Red	The development of the site has the potential to have a harmful impact on heritage assets
Amber	The site is within or close to a heritage asset(s)
Green	The site is not close to heritage asset(s)
Sub-objective 4.2	**To protect and where possible enhance biodiversity and geodiversity at a landscape scale, particularly with respect to protected habitats and species**
Assessment	Potential impacts on protected species and habitats.
Red	The development of the site has the potential to have a harmful impact on protected species and habitats
Amber	There are potential impacts but these can be mitigated
Green	No major impacts identified
Sub-objective 4.3	**Minimise impact on and where appropriate enhance valued landscapes, recognising its wider purposes (natural beauty, enjoyment and cultural heritage) whilst having regard for its economic and social well-being. Including that within or close to the Mendip Hills AONB.**
Assessment	This assesses whether there is the possibility of any significant adverse impact on either the general landscape or townscape.
Red	Likely to have significant adverse impact on designated area e.g. adjacent to the Mendip Hills AONB.
Amber	Site development may have some adverse impact
Green	Development of site unlikely to have an adverse impact
Sub-objective 4.4	**Promote the conservation and wise use of land, maximising the re-use of previously developed land**
Assessment	Para 17 of the NPPF encourages the effective use of land by reusing previously developed land (PDL), provided that it is not of high environmental value.
Red	Greenfield
Amber	Partially Previously Developed Land (PDL)/ greenfield
Green	Previously Developed Land (PDL)

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Sub-objective 4.5	**Minimise the loss of productive land, especially best and most versatile agricultural land**
Assessment	GIS identification of the probability of a site being Best and Most Versatile Agricultural Land.
Red	High probability of Best and Most Versatile (BMV) Land
Amber	Medium probability of Best and Most Versatile (BMV) Land
Green	Not Best or Most Versatile (BMV) / or non Agricultural
Sub-objective 4.6	**Minimise vulnerability to tidal/fluvial flooding, without increasing flood risk elsewhere**
Assessment	Sites that are within Flood Zone 3A and may require some flood mitigation works are highlighted as "amber." Sites totally outside Flood Zone 3 are given a "green" rating.
Red	Site within flood or fluvial zone (3a))
Amber	Site within flood or fluvial zone (2)
Green	Site located outside flood zone 3 and 2 i.e. Zone 1
Sub-objective 4.7	**Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere**
Assessment	The extent to which sites that are within High, Medium or low (H/M/L) risk of flooding, as identified by the Environment Agency Surface Water Flooding map - what's in your back yard
Red	Site has high risk of flooding
Amber	Site has medium risk of flooding
Green	Site has low or very low risk of surface water flooding
Sub-objective 4.8	**Minimise impacts on air quality through locating development in locations least likely to contribute to traffic congestion**
Assessment	The extent to which the site development could contribute to congestion, identifying whether there are existing issues with the highway network
Red	Existing highway capacity issues.
Amber	Development could add to highway issues.
Green	No anticipated highway capacity issues.
SA Objective 5: Minimise consumption of natural resources	
Sub objective 5.1	**Achieve reasonable access to sustainable transportation - frequency of bus services**
Assessment	The frequency and proximity of bus services to the site/settlement have been assessed. See Policy DM27 of Sites and Policies Development Management Policies
Red	Urban (Weston Town Centre): every 30+ mins. Suburban (Clevedon, Nailsea and Portishead): every 60+ mins. Villages:

	90+ mins.
Amber	Urban (Weston Town Centre): 15-30 mins. Suburban (Clevedon, Nailsea and Portishead): 30-60 mins. Villages: 60-90 mins.
Green	Urban (Weston Town Centre): 15 or less mins. Suburban (Clevedon, Nailsea and Portishead): 30 or less mins. Villages: 60 or less mins.
Sub-objective 5.2	**Achieve reasonable access to sustainable transportation – proximity to bus stops**
Assessment	This assesses the distance from the site to the nearest bus stop.
Red	Nearest bus stop from site is greater than 600m
Amber	Nearest bus stop from site is between 400m and 600m
Green	Nearest bus stop from site is less than 400m
Sub-objective 5.3	**Achieve reasonable access to sustainable transportation - Pedestrian and cycleway links**
Assessment	This examines existing and potential links from the site to the nearest settlement.
Red	Poor links to the surrounding area i.e. no pavement or cycleway, need to cross busy road to access facilities
Amber	Safe and convenient connection to the surrounding area but could be improved i.e. a pavement or cycleway (not both) close by
Green	A safe and convenient connection to the surrounding area i.e. pavement and cycleway close by
Sub-objective 5.4	**Achieve reasonable access to sustainable transportation- proximity of site to railway station**
Assessment	This assesses the distance from the site to the nearest rail station.
Red	Nearest rail station from site is over 5km
Amber	Nearest rail station is between 2 and 5 km
Green	Nearest rail station from the site is less than 2km
Sub-objective 5.5	**Reduce harm on countryside through maintaining development within the existing defined settlement boundary**
Assessment	Whether the site is inside, adjacent to or wholly outside the current settlement boundary as defined on the Policies Map.
Red	Totally outside of the settlement boundary
Amber	Adjacent to the settlement boundary

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Green	Within the settlement boundary