

April 2018

Sites and Policies Plan, Part 2

SITE ALLOCATIONS PLAN



2006-2026



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1. Introduction

Purpose of the document

- 1.1 The North Somerset Council Site Allocations Plan is a Local Plan prepared in accordance with the Town and Country Local Planning (England) Regulations 2012 (part 6). This development plan document supersedes the remaining saved Replacement Local Plan policies. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 1.2 Following adoption of the North Somerset Core Strategy in April 2012, the council approved a Consultation Draft Sites and Policies Plan in February 2013 and undertook public consultation. Further progress was delayed given the legal challenge to the Core Strategy housing requirement which resulted in Policy CS13 and a number of other policies being remitted for re-examination. As a result of this the council resolved to take the plan forward as two separate elements: Development Management Policies (Part 1) and Site Allocations (Part 2). The Development Management Policies Plan was not dependent on the resolution of the Core Strategy remitted policies and was adopted in July 2016.
- 1.3 The purpose of the Site Allocations Plan is to identify the detailed allocations required to deliver the North Somerset Core Strategy, consistent with government guidance. This will include a review of existing and the identification of new allocations covering, for example, residential and employment uses, as well as designations to safeguard or protect particular areas such as Local Green Space or Strategic Gaps.
- 1.4 The Core Strategy will be reviewed by the end of 2018. Key strategic issues of housing, employment, infrastructure and any consequential changes to the Green Belt will be determined through the Joint Spatial Plan; a development plan document being prepared jointly by the West of England authorities for the period 2016-2036. This plan is proposed to be adopted late 2018 or early 2019 and will provide the context for the proposed new North Somerset Local Plan and which is intended to cover the period 2018-2036. As the Site Allocations Plan is being prepared to implement the Core Strategy housing requirement, it is in effect a transitory plan, and its content will need to be reviewed through the new Local Plan.

Plan making progress

- 1.5 An earlier consultation draft of the Sites and Policies Plan was issued in February 2013. This document included both site allocations and development management policies. Because of the delay to the Core Strategy caused by the High Court challenge it was decided to split the document and proceed initially with the Sites and Policies Plan Part 1: Development Management Policies.
- 1.6 The confirmation of the Core Strategy housing target as 20,985 dwellings 2006-2026 allowed the council to proceed towards adopting the Sites and Policies Part 2: Site Allocations Plan. Given the passage of time and further changes required as a result of the Core Strategy decision, a further period of consultation was necessary prior to the plan being finally approved for submission to the Secretary of State for examination. The table below sets out the plan-making stages that led to adoption.
- 1.7 After the close of consultation on the Publication version, all representations received (both supporting and objecting to the Site Allocations Plan), were forwarded to the Inspector appointed for the independent examination into the plan. The inspector undertook the examination and held hearings as before submitting recommendations to the council. The council then proceeded to adoption. The Site Allocations Plan was adopted on 10 April 2018.

Stage	Date	Event
Plan-preparation	February – April 2013	6 weeks consultation on Consultation Draft.
	March – April 2016	6 weeks further consultation on the Consultation Draft
	April – Sept 2016	Assessment of responses; Consultation Report preparation of revised document.
	Oct – Nov 2016	Consultation on Publication Version
Examination	February 2017	Submission to Secretary of State.
	May 2017	Examination conducted by independent Inspector including hearings
	February 2018	Inspector’s report issued.
Adoption	April 2018	Formal adoption by the council.

Policies Map

- 1.8 Adoption of the Site Allocations Plan results in changes to the Policies Map. These proposed changes have been incorporated into the Policies Map at www.n-somerset.gov.uk/planningpolicy

2. Policy context

2.1 The preparation of the Site Allocations Plan has taken into account the relevant national and local planning policy context. The Plan has also been informed by a detailed evidence base.

National policy

2.2 National planning policy is set out within the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance, which covers elements of spatial planning and how the planning system should operate. This policy framework covers broad topic areas such as plan preparation, housing, employment, town centres, built heritage, Green Belts and biodiversity and the creation of strong, safe and prosperous communities. Local authorities are required to take national policy into account by ensuring that their plans and policies are consistent with this national guidance. National planning policy is also material to the consideration of individual planning applications and appeals.

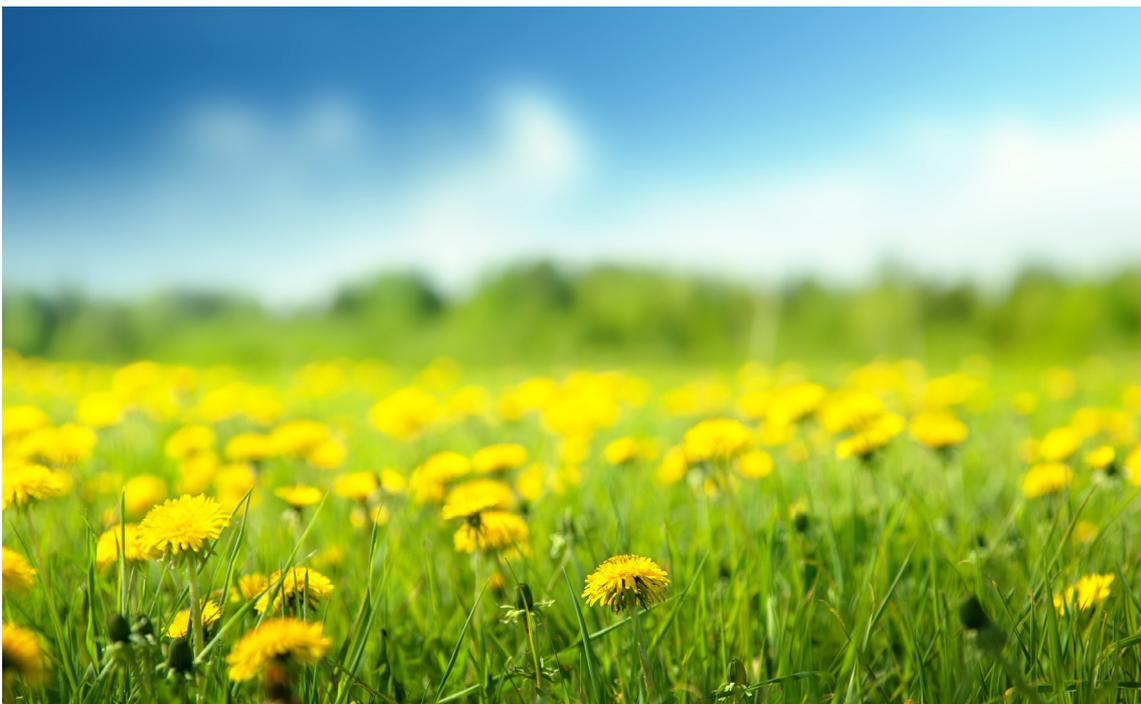
2.3 Some of the key NPPF requirements that are relevant to this Site Allocations Plan are to:

- allocate sites to promote development bringing forward new land and where necessary providing detail on the scale, form access and quantum of development;
- deliver a wide choice of high quality homes that people want and need and increase the supply of housing;
- create sustainable, inclusive and mixed communities;
- plan proactively to meet the needs of businesses and support an economy fit for the 21st century;
- promote the vitality and viability of town centres and meet the needs of consumers for a high quality and accessible retail service;
- ensure that proposed development is viable and deliverable.

North Somerset Core Strategy

- 2.4 The Core Strategy sets out the strategic planning framework for guiding the location and level of development within North Somerset up to 2026. It provides the context for the more detailed policies and site specific proposals contained within this Site Allocations Plan. The North Somerset Core Strategy was adopted in April 2012. As a result of a legal challenge the Core Strategy housing requirement was remitted back to the Planning Inspectorate together with a number of other policies which may require adjustment as a consequence of any change in the housing target. In September 2015 the Secretary of State confirmed the new housing requirement in Policy CS13 as 20,985 dwellings 2006-2026.
- 2.5 In November 2015 the council consulted on its proposed changes to the remaining remitted policies. The council's approach was that the housing shortfall identified as 1,715 dwellings could be accommodated in accordance with the spatial strategy, and therefore minimal changes were required to the other remitted policies. This was subsequently tested at examination.
- 2.6 Hearings were held in June 2016 and at the conclusion of the hearing sessions on 23 June 2016, the Inspector concluded verbally that the spatial strategy within the plan remained sound notwithstanding the increase in the adopted housing number. However, in order to make the plan sound, more flexibility was required in the wording of the settlement policies. The council published proposed main modifications to some Core Strategy Policies setting out a more flexible approach to development adjoining settlement boundaries. No change was proposed to either policy CS6 (Green Belt) or CS19 (Strategic Gaps) but changes were proposed for Policies CS28 (Weston-super-Mare), CS30 (Weston Villages), CS31 (Clevedon, Nailsea and Portishead), CS32 (Service Villages) and CS33 (Smaller settlements and countryside).
- 2.7 All representations received to the main modifications consultation were submitted to the Inspector for his consideration. The Inspector's Report was received in November 2016 and then plan fully re-adopted in January 2017. The Core Strategy then provided a clear planning context for the preparation of the Site Allocations Plan and the assessment of development proposals.

- 2.8 The Core Strategy has a number of key objectives that significantly influence the content of the Site Allocations Plan:
- Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 20,985 new homes 2006-2026 in accordance with the identified settlement hierarchy and spatial strategy;
 - Ensure that major development proposals are delivered in tandem with the necessary improvements in physical and social infrastructure such as flood mitigation, healthcare facilities etc;
 - Prioritise employment growth throughout North Somerset to support greater self-containment, in particular by ensuring that in Weston-super-Mare housing development is delivered in step with employment growth and brownfield opportunities in all four towns are maximised;
 - Focus strategic development at Weston-super-Mare as part of an employment-led strategy to deliver improved self-containment, stimulate investment, regenerate and revitalise the town centre to create a thriving and vibrant retail, leisure, tourist, cultural and commercial centre;
 - Continue to support North Somerset's existing Green Belt in order to prevent the sprawl of Bristol and its encroachment into valued countryside and to preserve the character of existing settlements, valued strategic gaps between settlements and characteristic green spaces.



3. Evidence base

- 3.1 The plan has been informed by an extensive evidence base, including the evidence used to support the Core Strategy process. Some of the key documents are as follows:

Housing and Economic Land Availability Assessments (HELAA)

- 3.2 The North Somerset HELAA (November 2014) identifies potential sources of land supply which could be considered through the plan making process for residential or economic use. These are assessed in terms of their suitability, availability and achievability.

Assessing the Sustainability and Settlement Hierarchy of Rural Settlements In North Somerset

- 3.3 This provides a consistent framework for assessing the relative sustainability of settlements and locations and which will help inform both decision-making on development proposals and through the plan making process.

Employment Land Review

- 3.4 The review – *Review of extant employment allocations of the NSRLP* – was prepared in 2015 as part of the preparation of the Site Allocations Plan. This study reviewed each of the remaining employment allocations attached to saved Policy E/5 of the Replacement Local Plan (2007). A methodology was applied to this assessment and each of the sites were scored accordingly in terms of their suitability across a range of factors and suggestions made for either the retention or de-allocation of sites in the Sites Allocations Plan.

Sustainability Appraisal (SA)

- 3.5 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that, to this end, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It indicates that plans need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas

- 3.6 It is a legal requirement under Section 39(2) of the Planning and Compulsory Purchase Act (2004) that new plans and other specified planning documents must be subject to a process of sustainability appraisal. Local Plans are also legally required to be subject to a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC (the Strategic Environmental Assessment or SEA Directive) transposed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).
- 3.7 Preparation of the SA of the Site Allocations Plan involves two key stages:
- i *Production of a Scoping Report*. This has involved updating and building upon the version produced for the Core Strategy published in 2007. This identifies the key sustainability issues facing North Somerset and the sustainability objectives which will be used to appraise likely significant effects of this Plan
 - ii *Production of a Main SA Report*, which demonstrates that the process of Sustainability Appraisal (incorporating the requirements of the EU Directive on Strategic Environmental Assessment) has been carried out properly, and highlights the findings of this process

Habitat Regulations Assessment/Appropriate Assessment

- 3.8 As required by the Conservation of Habitats and Species Regulations 2010, which relate to Articles 6(3) and (4) of the Habitats Directive, before a local authority can authorise a plan or project which is likely to have a significant effect on the integrity of a European site it must make an appropriate assessment of the implications for that site in view of its conservation objectives. Screening considers whether significant effects are likely, and hence whether an Appropriate Assessment is necessary.
- 3.9 "European sites" are Natura 2000 sites. They include Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites, under the EC Birds and Habitats Directives. Within or adjoining North Somerset these sites are
- The Severn Estuary European Marine Site (SPA/SAC/Ramsar)
 - The Mendip Limestone Grasslands (SAC)
 - The Avon Gorge Woodlands (SAC)
 - North Somerset and Mendip Bats (SAC)

- 3.10 A Habitats Regulations Assessment (HRA) was submitted at the Publication Plan stage. The Core Strategy indicated the need for HRA of the Site Allocations Plan, including consideration of the potential for possible effects on bats associated with the Bats Special Area of Conservation (North Somerset and Mendip Bats SAC). Guidance on development relating to the Bats SAC has been adopted in the form of a Supplementary Planning Document.



4. Detailed Policies

Housing

Background

- 4.1 National advice is that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end they should be consistent with the principles and policies set out in this framework, including the presumption in favour of sustainable development' (paragraph 151). The National Planning Policy Framework (NPPF) also requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. The allocations in this Plan need to demonstrate that there will exist a sufficient balance between immediately available sites and longer term opportunities.
- 4.2 The housing allocations set out in this in this Plan are identified to deliver the Core Strategy requirement of a minimum of 20,985 dwellings to be built over the period 2006 to 2026. The Core Strategy spatial policies have recently been examined as part of the examination into the consequential changes on the remitted policies of the adoption of the new housing requirement. The Site Allocations Plan needs to identify residential allocations to deliver the housing requirement consistent with the strategic framework and national advice.
- 4.3 The North Somerset Core Strategy is based on a settlement hierarchy where Weston-super-Mare is the principal settlement and the focus for growth as part of an employment-led approach to improve relative self-containment 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. Elsewhere, there is some scope within the settlement boundaries of infill villages, but a generally restrictive approach in the countryside.
- 4.4 A key evidence source in the assessment of potential residential allocations is the Housing and Economic Land Availability Assessment. This is the

assessment of the potential opportunities put forward such as through the 'call for sites' where landowners submit potential sites for consideration. The various sites put forward are assessed through the HELAA as to whether they have potential for development by being broadly in accordance with national and local planning policies and considered to be suitable and also deliverable. Sites were initially discounted where they were in conflict with the three key constraints of Green Belt, Flood Zone 3b and the Area of Outstanding Natural Beauty. The remaining sites were subject to further detailed assessment in terms of their suitability, availability and achievability and in terms of their sustainability credentials, taking into account the three dimensions of the economic, social and environmental roles through the site assessment methodology set out in the Sustainability Assessment.

Identifying the housing allocations

- 4.5 The Site Allocations Plan was being prepared in an unusual situation given the delays to the Core Strategy and the passage of time since the start of the plan period. The main elements of the housing supply at a base date of 1 April 2017 can be summarised as follows. Only large sites of ten or more dwellings are specifically identified and shown on the Policies Map.
- *Completions:* Existing housing completions 2006-2017.
 - *Planning permissions:* Large sites (10+) with planning permission at 1 April 2017. This includes sites granted permission in parallel with the emerging Sites Allocations Plan to boost the supply of deliverable sites.
 - *Existing allocations:* Review of adopted Replacement Local Plan and proposed consultation draft Site Allocations Plan allocations.
 - *New allocations:* Additional sites to boost supply.
 - *Windfall:* Small sites (1-9).
- 4.6 The plan-making process has involved a thorough appraisal of potential residential allocations to ensure that the package of sites delivers the Core Strategy housing requirement consistent with the spatial strategy and wider plan objectives, whilst ensuring an overall mix and balance of sites which will boost housing supply and create sustainable patterns of development.
- 4.7 Table 1 below sets out the broad distribution of the residual requirement. Overall the total anticipated housing delivery at each of the main levels of the spatial hierarchy is summarised as follows;

Weston urban area	12,979 dwellings
Towns	5,456 dwellings
Service Villages	2,412 dwellings
Elsewhere	1,438 dwellings
North Somerset total	22,285 dwellings

4.8 This distribution reflects the North Somerset Core Strategy spatial strategy with the majority of the growth steered to the Weston urban area and with decreasing proportions at towns and service villages. Only very limited development is proposed at the infill villages and within the countryside. The main consequence of the re-adoption of the housing requirement was the need to identify a supply of immediately available sites to address the 5 years supply requirement. This resulted in the granting of permissions on sites adjacent to the settlement boundaries of Service Villages which significantly boosted supply from this category. These sites are now allocated in this Plan.

4.9 The Core Strategy examination of the remaining remitted policies increased flexibility at Weston-super-Mare, the towns and service villages by allowing new residential growth of an appropriate scale, and subject to criteria, to come forward adjacent to settlement boundaries through the development management process. This is likely to have a significant impact on supply over the remaining plan period, but this is not included in the figures set out at Table 1.

Table 1 Housing requirement

	Completions 2006-2017	Proposed allocations and large sites with planning permission	Other large sites with consent (not proposed to be allocated)	Small sites with consent - 10% lapse rate	Windfall allowance (based on past rates)	Total
Weston urban area	3,096	2,882	26	167	308	6,479
Weston Villages	835	5,665	0	0	0	6,500
Clevedon	401	237	0	55	65	768
Nailsea	203	961	35	35	33	1,267
Portishead	2,878	440	0	57	46	3,421
Service villages	784	1,476	10	57	85	2,412

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Remainder of North Somerset	650	463	0	207	118	1,438
Total	8,847	12,124	71	588	655	22,285

Notes to Table 1:

- *Proposed allocations column includes ALL sites now proposed for allocation for residential – previously allocated sites rolled forward, sites proposed for allocation in the earlier consultation draft, sites with consent considered suitable for allocation and new sites not previously identified*
- *Other large sites with consent not proposed to be allocated includes those sites that are expected to be built out before public consultation of the document and those with a permitted development change of use consent that would otherwise be contrary to policy*
- *Windfall allowance based on past rates is a trend based forecast of small site windfall completions between 2006 2017 rolled forward to the end of the plan period. This is apportioned by area based on previous delivery, with current small site consents deducted to avoid double counting*
- *The housing figures are based on the April 2017 residential land survey.*
- *The revised Core Strategy remitted policies also provide more flexibility in terms of the potential for development abutting settlement boundaries of Weston-super-Mare, the towns and service villages being delivered through the development management process*

4.10 The Site Allocations Plan identifies the proposed allocations needed to deliver the Core Strategy housing requirement. This will require sufficient deliverable sites to deliver the quantum of housing required over the plan period, including sites to support the five year supply position.

Policy SA1

Residential sites of 10 or more units are shown on the Policies Map and set out at Schedule 1 together with any specific site-related requirements or key considerations to take into account.

Settlement boundaries

Background

- 4.11 Settlement boundaries are a well-established planning tool for directing development to the towns and other settlements. The settlement boundaries in North Somerset have been well established through a succession of planning documents and are reviewed when new plans are prepared. The Core Strategy deleted some of the settlement boundaries of the smaller villages.
- 4.12 The primary function of the settlement boundary is to prevent sprawl and concentrate development appropriate to the scale and needs of that community. Settlement boundaries define the areas where housing policies apply; either to the form of development which is appropriate within settlement boundaries, or the form of development which could take place abutting settlement boundaries in accordance with the remitted Core Strategy policies. Where possible, settlement boundaries have been drawn to follow features on the ground, although in certain instances, e.g. large residential curtilages, this is not always practical.
- 4.13 The settlement boundaries have been reviewed as part of the Site Allocations plan and remain largely fit for purpose. While no justification for a comprehensive review has been identified, amendments have been made at those locations where settlement boundaries have been extended to encompass recent development. Settlement boundaries have not been amended to take into account proposed new housing allocations; the proposed Core Strategy approach to development adjacent to settlement boundaries will relate to the boundaries as defined in this document and not taking account of proposed allocations.
- 4.14 For the purposes of this Plan, 'countryside' is defined as all otherwise unallocated land outside defined settlement boundaries. The "countryside" can be adversely affected by inappropriate extensions of residential curtilages and Policy SA2 makes it clear that planning consent will be required and will only be granted when it does not harm the character of the area or the amenities of adjoining occupants.

Policy SA2

Settlement boundaries for the towns, service and infill villages are shown on the Policies Map. Residential development within the settlement boundaries will be acceptable in principle subject to the detailed policies of the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, and any relevant neighbourhood plans.

The extension of a residential curtilage, including the extension into the countryside of the curtilage of a dwelling located within a settlement boundary, will be permitted provided that it would not harm the character of the surrounding area or the amenities of adjoining occupiers.

Mixed use sites

Background

4.15 There are certain sites which because of their location and size are suitable for a mix of uses e.g. residential and employment. Such sites help to create balanced communities where residential development is accompanied by employment and community uses. On large sites it will be the intention that different uses are developed in tandem to ensure that the necessary community, social and economic infrastructure are in place to meet the needs of new residents.

Policy SA3

Sites allocated for a mix of uses are identified in Schedule 1. Proposals must take into account the specific site-related requirements or key considerations as set out in the schedule, and any other relevant policy considerations.

Employment

Background

- 4.16 Economic development is a priority for North Somerset as it has suffered from low levels of economic activity in recent years relative to high levels of residential development. This has contributed to high levels of out-commuting, and unsustainable development patterns and a key objective of the Core Strategy is to address this imbalance.
- 4.17 The Junction 21 Enterprise Area (J21EA) is stimulating economic growth in Weston-super-Mare, increasing investment in the area and the creation of new employment and enterprise. This is one of a number of Enterprise Areas established across the West of England and recognised by the West of England Local Enterprise Partnership (LEP) as priority areas for investment and business growth. The J21EA covers an area subject to significant change encompassing the Weston Villages development, and sites around Junction 21 of the M5 motorway.
- 4.18 Planning has a key role in facilitating economic growth both in terms of the development strategy for this area as identified through the various planning documents and in terms of any additional measures that can be utilised including the use of Local Development Orders.
- 4.19 There are existing sites allocated within this area for business use and additional sites have been granted planning permission primarily at the Weston Villages for economic development. A revised set of land use allocations is proposed through this plan updating the employment allocations. These sites form the main planned business areas within the Enterprise Area where business growth will be located.
- 4.20 The delivery of the ambitions at the J21EA is related to the wider development strategy in the town to secure employment-led growth where new housing will be provided in tandem with employment development. Significant investment has been made and is planned to enable employment site delivery.

Requirements for allocated land

- 4.21 An Economic Development Needs Assessment (EDNA) has been prepared in 2016 to identify the need for economic land across the wider Functional Economic Market Area (FEMA) covering the West of England.

A breakdown of need was also provided for each of the constituent authorities including North Somerset. This identified land requirements for the period 2016 to 2036 thereby including the 10 remaining years of the Site Allocations Plan.

- 4.22 This updates earlier work the council commissioned to ascertain economic growth to inform the preparation of the Core Strategy and indicates a marginally increased growth rate and resulting demand for land.
- 4.23 The land supply provided in the Site Allocations Plan is sufficient to meet the requirements of the Core Strategy to achieve at least 10,100 jobs to 2026 taking into account that a significant proportion of these will already have been achieved between 2006 and 2015.

Proposed employment sites

- 4.24 The Core Strategy set out the aspiration to create more sustainable places, both existing and new, by increasing the range of jobs and local prosperity in North Somerset. At the same time the influence of Bristol must be recognised as a major economic centre, and the choice, and mobility of residents and the labour force within the West of England sub-region. So whilst North Somerset operates in the context of a wider functional economic market characterised by clear and long established commuting patterns, there is a need to ensure development in North Somerset is sustainable and that residents have access to a range of local employment, and local businesses have opportunities to set-up, and expand whilst protecting the valued natural environment.
- 4.25 Employment development is directed to the main areas of population growth linking to the underlying strategy of aligning jobs with homes in key areas. This has the potential to reduce the levels of out-commuting and increase self-containment bringing additional spin-off benefits including reducing carbon emissions from dispersed development due to increased car use.
- 4.26 This is particularly relevant at Weston-super-Mare where the strategic policy approach has for many years sought to achieve a greater alignment between jobs and homes. The Core Strategy and other plans seek to reinforce this principle through ensuring that new housing is provided in step with job growth, that the existing backlog is addressed over the plan period and key under-represented sectors (particularly offices) are supported.

- 4.27 Policy SA4 below provides a schedule of proposed employment sites which are allocated for B1, B2 and B8 use.
- 4.28 The council will consider providing additional detail relating to the deliverability of the allocated employment land supply. It is clear that not all sites are equal and readily deliverable and therefore the overall supply is not always a reasonable indicator when considering the scale of land supply available for business needs at any one point in time. Sites may require significant investment to unlock and may have a long lead-in time particularly if linked to a wider regeneration strategy in an area.
- 4.29 The allocations are mostly carried forward from the previous Replacement Local Plan (2007) amended to take into account any completed parts or further information. This has been informed by a review of the allocations that has considered the suitability of the sites for ongoing allocation in the Development Plan. A background evidence paper (Review of employment allocations Oct 2015) provides a qualitative assessment of the extant NSRLP employment allocations in order to help determine a realistic supply of potential employment land from this source and to inform decisions regarding their future allocation in the Site Allocations Plan.
- 4.30 Each site has been assessed taking into account a range of factors to gain a broad understanding of the site characteristics and scope for future delivery. A broad guide to this assessment is whether, in line with the National Planning Policy Framework, the site has a 'reasonable prospect' of being delivered for its intended use. Each site is scored and ranked to provide a comparison across the range of sites.
- 4.31 Factors that have been assessed to determine the suitability of each employment allocation are:
- Proximity to urban areas (sequential approach)
 - Site visibility
 - Market attractiveness
 - Strategic access
 - Proximity to train station and/or bus connections
 - Development and environmental constraints
 - Compatibility with adjoining uses.

4.32 New allocations have been proposed including at Weston Villages to reflect the emerging development proposals there. These sites together with existing business sites in the B use classes will be protected under Policy SA4 and only when the policy criteria are satisfactorily addressed will it be justified to develop the site for alternative uses.

Retention of economic uses

4.33 In general it is desirable to maintain the overall stock of land and premises available to meet business needs over the plan period and beyond, not only those specifically allocated or safeguarded. It is recognised that due to pressures from competing, often higher value land uses, and weakened demand at periodic times throughout the economic cycle, that often such land is under pressure to be developed for other uses. This can threaten the sustainable balance of land uses in certain areas, reducing local employment opportunities, increasing the need to out-commute, and impacting on the vitality and viability of areas. It also tends to have a cumulative impact that can be problematic in certain locations affecting the ability to achieve policy aspirations.

4.34 However under certain circumstances the loss of a site to other uses may be the only viable or suitable option for the site, particularly with a view to maximising the efficient use of land. Commercial property demands are changing both in terms of the types of premises and their location reflecting changing economic characteristics, not least the rapid increase in online shopping, the ability to work remotely including home-working, and more general shifts in the economy and implications for land supply.

4.35 The planning system therefore has a role to play in recognising and facilitating these shifts and offering a land supply that can respond to these conditions. Policy SA4 therefore allows for existing business sites to be developed for other uses provided certain conditions are met. This is considered to be in line with the principles of the NPPF and reflects the earlier tried and tested policy approach established in the North Somerset Replacement Local Plan.

Policy SA4

Within existing B1–B8 business employment areas, as well as land identified on the Policies Map and in Schedule 2 for business employment development, proposals for unrelated non B1–B8 development will be permitted where it can be demonstrated that the loss of the site would not adversely impact the ability to achieve wider economic aspirations including regeneration, business growth, and improved commuting patterns; and

- i. the proposal would not harm the range or quality of land and premises available for business use development within existing employment areas or expressly identified in the Plan to meet business needs; or
- ii . where there is a specific requirement associated with neighbouring business uses, and the development would not lead to the overall site becoming unsuitable for the current or allocated employment use; or,
- iii. through demonstration of effective marketing of the site or premises, the site is no longer capable of offering accommodation for business use development, or that the proposals would lead to the removal of incompatible development, resulting in greater potential benefits to the community in terms of environmental benefits, significant improvements in the amenities of existing neighbouring residents or contribute to a more sustainable pattern of development that would outweigh the loss of employment capacity in the locality.

The council will consider removing certain Permitted Development rights when granting planning permission for new business development in order to avoid the future loss of these uses.

Local Green Space

Background

4.36 The Government, in its National Planning Policy Framework (NPPF) of March 2012, Introduced a new designation called Local Green Space (LGS) enabling local communities, through local and neighbourhood plans, to identify for special protection green areas of particular importance to them. *'By designating land as Local Green Space, local communities*

will be able to rule out new development other than in very special circumstances' (paragraph 76 of NPPF).

- 4.37 Paragraph 77 of the NPPF states that the designation '*will not be appropriate for most green areas or open space*' and should only be used where specified criteria would be met. It states that the designation should only be used where the green space is in reasonably close proximity to the community it serves, is demonstrably special to a local community and holds a particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife, and is local in character and not an extensive tract of land. Paragraph 78 states that local policy for managing development within a Local Green Space should be consistent with the policy for Green Belts. The wording of the council's Policy SA5 on LGS reflects this, in referring to "very special circumstances".
- 4.38 The council will carefully consider the nature of development proposals affecting LGS. It is possible that some development could be acceptable. For instance new/replacement facilities relating to the functions normally associated with LGS (such as recreation) or uses ancillary to such functions which might be expected to be found within LGS, might be considered acceptable, subject to factors such as scale, siting and design.
- 4.39 However development and uses unrelated to such functions, such as residential, would not normally be acceptable and would need to meet the exception test requiring 'very special circumstances'.
- 4.40 The guidance in the NPPF is broad, and in preparing its Sites and Policies Plan Consultation Draft, North Somerset Council produced an initial Evidence Paper on LGS in February 2013, giving the council's first attempt at local interpretation of the guidance. Having regard to that, the council proposed that various areas of green space be designated as LGS in the Sites and Policies Plan Consultation Draft.
- 4.41 In response to the public consultation on that plan in 2013, a number of responses concerning LGS sites were received, some commenting on the proposed areas of LGS, but most (largely from town and parish councils) suggesting further sites for possible designation as LGS. The council considered all the comments, reassessed all the proposed sites and also assessed the further sites which were suggested. In so doing the council has had regard to a Revised Background Paper on Local Green Space which it has produced, which takes account of further national Planning Practice Guidance on LGS.

- 4.42 As a result, a list of LGS sites are proposed, with a justification for each, set out in Schedule 3 and identified on the Policies Map.
- 4.43 In view of the new LGS designation, it is proposed that the Amenity Area designation, currently in the North Somerset Replacement Local Plan, be deleted when the Site Allocations Plan is adopted. However, many of the Amenity Areas currently identified and protected in the adopted North Somerset Replacement Local Plan are proposed for re-designation and protection as LGS. It is possible that Amenity Areas which are not proposed for LGS may still be eligible for protection under Policy SA6 on undesignated green space, but this can only be determined when considering detailed development proposals.

Policy SA5

Planning permission will not be granted except in very special circumstances for development which adversely affects a designated Local Green Space as shown on the Policies Map and set out in Schedule 3 particularly regarding the characteristics underpinning its designation, such as beauty, historic importance, recreational value, tranquillity or richness of wildlife.

Undesignated green space

Background

- 4.44 Protection of green spaces which are of value with regard to their contribution to the townscape, character, setting and visual attractiveness of a settlement is consistent with NPPF paragraph 7. Such green spaces often make an important contribution to the network of green infrastructure within settlements and the approach is consistent with NPPF paragraph 114 and paragraph 027 of the natural environment section of the National Planning Practice Guidance.
- 4.45 This policy will apply to areas of undesignated green space (those not identified as Local Green Space under policy SA5) within settlements with defined settlement limits, which are considered nevertheless to be of value in making a worthwhile contribution to the townscape, character, setting and visual attractiveness of the settlement. Townscape is a term embracing a number of factors, such as the importance of green space in the street scene, in breaking up and adding variety within the urban fabric and in

enhancing the setting of buildings and other features. The assessment of whether the effect of the development is acceptable or not in terms of the impact on green infrastructure should be made with regard to its effect on the value of the site for amenity, and/or the townscape, character, setting and visual attractiveness of the settlement.

Policy SA6

Development proposals affecting undesignated green spaces will be acceptable provided they do not have a detrimental impact on green infrastructure by adversely affecting spaces which make a worthwhile contribution to amenity and/or the townscape, character, setting, visual attractiveness of the settlement.

Strategic gaps

Background

- 4.46 Core Strategy Policy CS19 establishes the need for strategic gaps. It states that *“the council will protect strategic gaps to help retain the separate identity, character and/or landscape setting of settlements and distinct parts of settlements”*. The Core Strategy indicates that strategic gaps will be identified, and a policy to guide assessment of development proposals affecting strategic gaps will be set out in the Sites and Policies Development Plan Document (now the Site Allocations Plan). Policy SA9 provides this.
- 4.47 Strategic gaps are needed because reliance on countryside policies alone would be unlikely to provide sufficient protection against development which would harm the separate identity, character and/or landscape setting of settlements or distinct parts of settlements.
- 4.48 While existing policies in the adopted North Somerset Replacement Local Plan (RLP) Core Strategy (CS), and Sites and Policies Plan Part 1 Development Management Policies provide some control of development in the countryside, they do allow for exceptions. There is also a risk of development between settlements being allowed on appeal.

- 4.49 Thus there is a significant risk that, without the added protection of strategic gaps, the open character of land between the settlements would be significantly adversely affected and their landscape setting, separate identity and character harmed. There would particularly be a risk of gradual incremental development, and where the gap is narrow there would be a potential risk of eventual coalescence of the settlements.
- 4.50 Strategic gaps have broadly similar functions to the Green Belt, but with important differences, notably that they operate on a much more localised, focussed scale. The purposes of the Green Belt are set out in paragraph 80 of the National Planning Policy Framework (NPPF)). The functions of strategic gaps are reflected in Policy CS19 and further detail is provided by policy SA7 and a detailed background paper. The broad similarity to some of the purposes of the Green Belt is that strategic gaps would help prevent the merging of settlements, assist in safeguarding the countryside from 'encroachment' so far as land between the settlements is concerned, and help to protect the setting and character of settlements (though this would involve villages as well as towns).
- 4.51 This broad similarity of functions means that it is inappropriate for strategic gaps to overlap with the Green Belt, so this has influenced definition of strategic gap boundaries in some cases.
- 4.52 Strategic gaps, with detailed boundaries, are identified on the Policies Map, between the following places:
- Weston-super-Mare, Hutton, Locking and Parklands Village
 - Weston-super-Mare and Uphill
 - Weston-super-Mare and St Georges
 - Congresbury and Yatton
 - Nailsea and Backwell

Policy SA7

Development within strategic gaps as shown on the Policies map will only be permitted where:

- the open or undeveloped character of the gap would not be significantly adversely affected;
- the separate identity and character of the settlements would not be harmed; and
- the landscape setting of the settlements would not be harmed.

The likely impact of the proposal in conjunction with any other developments with extant planning consent will be taken into account.

Community use allocations

Background

4.53 Provision for culture and community leisure is increasingly recognised as a significant factor in enhancing quality of life. An important function of the Site Allocations Plan is to make adequate provision for both organised sport and more informal recreation whether provided by the local authority, voluntary agencies or the private sector. Similarly, cultural and community leisure facilities contribute to the economic and social vitality of towns and villages. They help to promote better opportunities in education, health and employment and generate an improved sense of place and community.

4.54 The aim of the council is to meet the needs of North Somerset existing and future residents and visitors over the plan period, in terms of cultural and community leisure facilities, in a manner consistent with the concept of sustainable development.

4.55 It is important that the necessary land is reserved where service providers have identified a future need and suitable sites exist. The Site Allocations Plan is concerned with identifying and reserving sites. The timing of actual provision depends on the availability of resources. Particularly where restricted public resources are required, there may be a delay in provision, unless developer contributions can be negotiated to bring forward investment.

- 4.56 The Site Allocations Plan seeks to ensure that there is adequate access to open space and recreational facilities and that other community needs are met. The provision of these facilities in areas of new development contributes significantly to the quality of life of residents and users. The objective is to ensure that adequate community facilities are delivered in a timely manner as development proceeds.
- 4.57 It is considered reasonable for developers to contribute towards appropriate improvements to infrastructure, e.g. schools, leisure centres, community halls and outdoor playing space, in order to cater for the additional demand created by new development and its occupants.
- 4.58 Where facilities or infrastructure works are directly related to an allocated housing site they may be included in Schedule 1, which lists the detailed requirements of a particular site, e.g. open space or school sites.
- 4.59 Sites that the council has identified for community development, or that are included within other agencies' plans, are to be protected and not developed for other purposes (see Policy DM68 Sites and Policies Part 1: Development Management Policies). Otherwise, less suitable, alternative sites may have to be identified to the disadvantage of some sections of the local population, or facilities not provided at all.

POLICY SA8

Land is allocated or safeguarded for the relevant community use listed in Schedule 4.

Alternative use of these sites will only be permitted if in accordance with Policy DM68 of the Sites and Policies Part 1: Development Management Policies.

Weston Regeneration Area

Background

- 4.60 Weston Town Centre will make a valuable contribution to the housing and employment land supply over the coming years. A detailed supplementary planning document will guide the detailed design and layout of the town centre and a number of redevelopment sites. This SPD sets out a Masterplan to guide future planning of the town centre, identifies key development sites and infrastructure projects and helps remove barriers and positively encourages development. The SPD was adopted in February 2017.

4.61 The Site Allocations Plan shows the extent of the town centre regeneration area and identifies a number of key development sites which when developed will help transform the town centre.

Policy SA9

The extent of the town centre regeneration area is shown on the Policies Map. A Supplementary Planning Document (SPD) will provide detailed guidance for the design and layout of development within the Town Centre.

A370 corridor into Weston-super-Mare

Background

4.62 It is important that improvements to Weston Town Centre are matched by an enhancement of the main approach to the town from the east along the A370 corridor. This corridor is made up of a number of land uses e.g. retail parks, open spaces and housing and is the major approach for visitors to the town. There are opportunities to undertake planting and improvements to the open spaces and landscaping areas. In addition it is critical that any development is of a high standard and makes a positive improvement to the corridor.

Policy SA10

Development proposals affecting, and visible from the A370 corridor from the M5 to the town centre as defined on the Proposals Map must contribute to the creation of a continuous, co-ordinated, high quality visual approach into Weston-super-Mare.

Priority will be given to a landscaped boulevard approach with street trees supported by high quality design, siting and materials of buildings to create a corridor of high quality townscape and architectural interest. The emphasis is on the view from the A370 corridor and how new development can make a positive contribution to a high quality, prosperous, contemporary and green image of the town.

Proposals for extensions, alterations and improvements to existing buildings should similarly make a positive contribution to the A370 corridor. Developers will be encouraged to remove unsightly buildings, structures and signage as part of their proposals.

Schedule of Allocated Sites and Local Green Space

Schedule 1

Proposed large sites for residential development (over 10 dwellings)

Schedule 2

Proposed employment sites

Schedule 3

Local Green Space

Schedule 4

Proposed sites for community facilities



Schedule 1

Schedule to Policy SA1

Proposed large sites for residential development (over 10 dwellings)

Sites marked * are the residential element of a mixed use scheme and are subject to Policy SA3

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans

A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
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WESTON-SUPER-MARE

Winterstoke Village (former Weston Airfield) *	Part full consent, part outline, part approved subject to legal agreement	1,986	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
10/P/0756/OT2			
12/P/1510/OT2			
13/P/0834/RM			
14/P/2723/RM			
15/P/2437/RM			
15/P/2570/RM			
16/P/0622/RM			
16/P/1842/RM			

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Parklands Village (former RAF Locking site) * 09/P/1614/F 12/P/0760/F 12/P/1266/OT2 13/P/0997/OT2 15/P/1777/RM 15/P/1646/O	Part full consent, part outline, part no consent	3,679	Major strategic mixed use allocation from Core Strategy. Further details in Weston Villages Supplementary Planning Document. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Land at Atlantic Road South 14/P/1210/LDE	Full planning permission	23	Carried over from North Somerset Replacement Local Plan – Site H14.
Land at Milton Hill 08/P/0570/RM	Full planning permission	12	Carried over from North Somerset Replacement Local Plan – Site H15.
Land adjacent to Plum Tree Farm, off Summer Lane 08/P/0626/RM	Full planning permission	8	Carried over from North Somerset Replacement Local Plan – Site H27.
Brimbleworth Farm St Georges 11/P/2214/F	Full planning permission	14	Current permission, new allocation.
Scot Elm Drive 13/P/2409/O	Outline planning consent	72	Current permission, new allocation.
Land at Wellsea Grove 14/P/0156/F	Full planning permission	34	Carried over from North Somerset Replacement Local Plan.
Royal Pier Hotel 11/P/0006/F	Full planning permission subject to legal agreement	63	Carried over from North Somerset Replacement Local Plan – Site H65.
Lynton House Hotel	No current consent	41	New allocation. Capacity based on past consent.
The Bayside Hotel 14/P/1791/F	Full planning permission	15	Current permission.

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Westacres Caravan Park	No current consent	130	Carried over from North Somerset Replacement Local Plan – H20b. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required.
Orchard House, Ebdon Road	No current consent	12	Carried over from North Somerset Replacement Local Plan – H29. Higher standard of surface water attenuation required. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Land to the rear of Locking Road	No current consent	24	New allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation required.
Former Weston Library and adjacent BT building, Boulevard	Part full consent, part no consent	70	New allocation. Conversion of Weston Library (Listed building) 22 units. Flat development on former BT building (48 units) A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Lawrence Court, Lawrence Road 15/P/1616/F	Full Planning Permission	14	Current permission, new allocation.
Former TJ Hughes Store, High St	No current consent	18	New allocation. Retail/restaurants on ground floor.

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Walliscote Place*	No current consent	70	<p>New allocation.</p> <p>Key Town Centre site.</p> <p>Landmark high rise buildings may be appropriate.</p> <p>Demolition of former Police Station building.</p> <p>Conversion of Magistrate Courts (listed building).</p> <p>Some commercial development on the footprint of Roselawn/Central Chambers buildings.</p>
Dolphin Square*	No current consent	220	<p>New allocation.</p> <p>Phase 4 of the redevelopment scheme.</p> <p>Includes land/buildings fronting Sea Front.</p> <p>Pedestrian link required between Carton St Car Park and Oxford St.</p> <p>Development to have regard to and relate well to Phase 3 development (leisure).</p>
Land to the west of Winterstoke Road*	No current consent	70	<p>New allocation.</p> <p>Loss of sports pitch needs to be addressed.</p> <p>Layout to have regard to industrial units to the south and railway line to the west.</p> <p>Access off Winterstoke Road.</p> <p>0.5 hectares employment on northern boundary.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC (North Somerset and Mendip Bats Special Area of Conservation).</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Land to the north of the A370, Summer Lane 10/P/1339/F	Full planning permission	67	<p>Carried over from North Somerset Replacement Local Plan – Sites H17 & M2.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>
Bridge Farm, Bristol Road*	No current consent	73	<p>Carried over from North Somerset Replacement Local Plan – Sites H63 & M4 Mixed use site – to include 0.5 hectares employment.</p> <p>Flood Zone has been reassessed and site is in Flood Zone 3 – Flood Risk Assessment sequential and exception test required.</p> <p>Layout to have regard to proximity of railway line.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Birnbeck Pier*	No current consent	50	<p>New allocation for mixed use scheme.</p> <p>Residential, leisure, hotel and tourism, ancillary retail, cafés, bars and restaurants and community facilities.</p> <p>Does not include 63 dwellings on Royal Pier Hotel, Dorville or Lynton House Hotel.</p> <p>Prince Consort Gardens to be kept free from development.</p> <p>Madiera car park has potential for development.</p> <p>Great weight should be given to the conservation of heritage assets.</p> <p>Special regard must be given to desirability of preserving the setting of a listed building; and preserving or enhancing the character or appearance of the Birnbeck Conservation Area.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Birnbeck Pier* (cont)			<p>Development will be expected to avoid or minimise conflict with the conservation of any heritage asset.</p> <p>Harm should always be avoided in the first instance, only where this is not possible should mitigation be considered.</p> <p>Landside development to ensure renovation of Birnbeck Pier.</p> <p>50 dwelling capacity is an indicative assessment which will be subject to detailed appraisal against the objectives set out in the emerging Birnbeck Conservation Area Appraisal.</p> <p>Innovative car parking solutions to accommodate the increase in cars to the area. Underground car parking will be required on a number of sites.</p> <p>High quality public realm throughout the area.</p> <p>Improve pedestrian access to and along the water front, particularly in terms of disabled access from Marine Parade to Birnbeck Road and the steps by the Royal Pier Hotel.</p> <p>Protect important views and vistas within the area, as identified in the Birnbeck Conservation Area Appraisal.</p> <p>Conserve and enhance key historic features within the area.</p> <p>The island part of this allocation is surrounded by the Severn Estuary European site. Should development take place on the island it will need to take account of the sensitivity of the location and the need for suitable mitigation measures.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Gas Works, Winterstoke Road	No current consent	240	<p>New allocation.</p> <p>Contamination study required.</p> <p>Access off A370.</p> <p>High quality design required on key approach to Town Centre.</p> <p>Landmark buildings facing Drove Road roundabout.</p> <p>Pedestrian access to Rectors Way footpath (to the south), Newlands Road and Marchfield Way.</p> <p>Health and Safety Executive to be consulted.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Nightingale Close, Mead Vale*	No current consent	40	<p>New allocation for mixed use scheme. Redevelopment to include retail, restaurant/ cafe uses, 40 residential units, community uses and car parking.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Higher standard of surface water attenuation and run off required.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
South of Herluin Way, Avoncrest Site*	No current consent	750	<p>New allocation for mixed use scheme to include the following:</p> <p>Spine road with access off Aisecombe Way to the east and Winterstoke Rd to the south,</p> <p>Site for Primary School,</p> <p>Remediation work to eliminate risk of contamination,</p> <p>Noise buffer alongside railway line,</p> <p>Safeguarding of Airfield bridge link,</p> <p>Open Space,</p> <p>2.5 hectares of employment land on western part of site.</p> <p>Higher standard of surface water attenuation and run off required,</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Former Bournville School Site, Sellworthy Road	No current consent	45	<p>New allocation.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Former Sweat FA Site, Winterstoke Road	No current consent	45	<p>New allocation.</p> <p>Vehicular and pedestrian access off Bridge Road.</p> <p>Layout and design to have regard to working garage to the west.</p> <p>Health and Safety Executive to be consulted.</p> <p>Contaminated Land Assessment Required.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Higher standard of surface water attenuation and run off required.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Station Gateway *	No current consent	300	<p>New allocation.</p> <p>Includes Sunnyside Road, Locking Road Car Park, Station Approach and part of Tesco car park.</p> <p>High quality design on key approach to Town Centre.</p> <p>Design standards to be set out in Town Centre Regeneration Supplementary Planning Document/Retention of public car parking levels through multi storey development.</p> <p>Improved pedestrian links to and across railway station.</p> <p>Area included in the 'area of search' for a new Primary School site.</p> <p>Area suitable for office development.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning applications.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Land at Bridgwater Road	No current consent	70	<p>New allocation.</p> <p>Hedge/tree boundaries to be retained wherever possible.</p> <p>Highway access to be delivered south of site onto Bleadon Hill.</p> <p>Transport Assessment to assess safety aspects of increased vehicular and pedestrian movements at the A370 junction.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Land north of Oldmixon Road 16/P/0150/O	Outline planning consent	130	<p>Current permission.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Land at Wentwood Drive 15/P/0983/O	Outline planning consent	50	Current permission.
Dauncey's Hotel, Clarement Crescent	No current consent	10	Conversion of part of hotel, remainder of hotel to remain. Listed building and within Conservation Area.
26 Bristol Road Lower	No current consent	16	Large Victorian property with numerous modern extensions, last used as a care home, now vacant. Design must consider heritage assets, and layout must take account of parking requirements.
Queensway/ Midhaven Rise	No current consent	35	Development dependant on the provision of suitable alternative football pitch in the locality.
Land at Wilson Gardens/Scot Elm Drive	No current consent	51	Vehicular access off adjacent roundabout. Regard to be had to hedgerows/ watercourses and nature reserve to north west. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
TOTAL FOR WESTON-SUPER-MARE		8,547	

CLEVEDON

Clevedon Hall Estate 12/P/1539/F 15/P/2135/F	Full planning permission	39	Current permission.
Marine Hill House, Marine Hill 11/P/2183/F	Full planning permission	9	Current permission.

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Moor Lane	No current consent	10	Carried over from North Somerset Replacement Local Plan – Site H87. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Yeolands Farm	No current consent	15	New allocation. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
North of Churchill Avenue	No current consent	44	New allocation. Part of site to be given over to improved play/POS facilities. Access via Wordsworth Road. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Millcross site	No current consent	70	New allocation. Previously proposed as a new hospital site. Site large enough to accommodate some health/care facilities. Mix of 2-3 storey development appropriate. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.
Waverley House	No current consent	21	Former office building to be converted.
2-6 Bay Road	No current consent	19	Nursing home premises to be converted. Design must consider heritage assets, and layout must take account of parking requirements.

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Court Farm, All Saints Lane	No current consent	10	<p>Livery with various agricultural style buildings.</p> <p>Design must consider adjacent heritage assets and wildlife site.</p> <p>Layout must take account of parking requirements and need to retain openness of Green Belt.</p> <p>No development to take place within the Green Belt.</p> <p>Access off All Saints Lane.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>
TOTAL FOR CLEVEDON		237	

NAILSEA

Trendlewood Way	No current consent	30	<p>New allocation.</p> <p>Was previously proposed as mixed development.</p> <p>Retention of wooded area fronting Trendlewood Way required.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Coal Mining Risk Assessment Required.</p>
Police Station	No current consent	40	New allocation.
Land at West End	No current consent	10	<p>New allocation.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p>

Site Allocations Plan April 2018

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
West of Engine Lane	No current consent	183	<p>New allocation.</p> <p>Access off Engine Lane.</p> <p>Strong hedge boundaries to be retained where practicable. Where this is not possible, replacement hedgerows should be provided.</p> <p>Footpath on western side of Engine Lane.</p> <p>Full Transport Assessment required.</p> <p>Replacement or improved sport facilities required.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Proposals will require a coal mining assessment.</p> <p>Higher level of surface water attenuation and run off required.</p>
Land south of The Uplands	No current consent	50	<p>New allocation.</p> <p>Access off The Uplands (to be widened).</p> <p>Requires retention of strong hedge boundaries especially on southern boundary.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Land at North West Nailsea	No current consent	450	<p>New allocation.</p> <p>Capacity of 450 dwellings considered a maximum</p> <p>Spine Road running through site (from Pound Lane to Watery Lane) required.</p> <p>Pylons to be removed.</p> <p>Undergrounding of 132kv line on northern boundary.</p> <p>Transport Assessment required.</p> <p>The need for additional primary education capacity is to be considered, including the possibility of a new school on site if required.</p> <p>Relocation or replacement of Fryth Way sports pitch.</p> <p>Where possible retention of Tree Preservation Order trees.</p> <p>Retention of strong hedge boundaries especially to the north.</p> <p>PROW links to Causeway View.</p> <p>Coal Mining Risk Assessment required.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Protection of adjacent Tickenham, Nailsea and Kenn Moor Site of Special Scientific Interest.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p> <p>Comprehensive approach to mitigation to protect water quality and drainage in respect of the SSSI.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Weston College site, Somerset Square	No current consent	28	Part of Crown Glass Shopping Centre. Redevelopment site to deliver A1/A3 units at ground floor level and residential above.
Youngwood Lane	No current consent	170	<p>New allocation.</p> <p>Site is part of a wider area being considered through the Joint Spatial Plan as a location for strategic growth. Layout should have regard to this and any required strategic transport corridor and other infrastructure required for the wider development.</p> <p>Proposals must demonstrate effective coordination with neighbouring developers to ensure the site is developed appropriately as part of a wider strategic growth area.</p> <p>Trees to be retained as part of an open space feature /corridor.</p> <p>Requires retention of strong hedge boundaries throughout the site.</p> <p>Pedestrian links to footpath on northern boundary.</p> <p>Vehicular access from western boundary.</p> <p>Full Transport Assessment required.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Ecological issues to be addressed on a strategic basis as part of any future wider development.</p> <p>Proposals to provide a mix of housing in accordance with Policy DM35 of the Sites and Policies Plan Part 1: Development Management Policies.</p> <p>Proposals will require a Coal Mining Risk Assessment.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
TOTAL FOR NAILSEA		961	

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
PORTISHEAD			
Elm Walk, Battens Orchard 17/P/0122/RM	Full planning permission	14	Current permission. Capacity updated to reflect new registered application.
Severn Paper Mill 14/P/1186/RM	Full planning permission	70	Carried over from Replacement Local Plan – Site H65.
South west of Severn Paper Mill	No current consent	69	Small part of site to be reserved for employment as per application 16/P/1608/F Flood plain compensation required (Fluvial FZ3).
Old Mill Road*	No current consent	0	New allocation. Proposed as a mix of employment uses, retail, leisure, cafés, bars, restaurants and some residential. Pedestrian/cycleway links to dockside development, adjacent supermarket and proposed rail station required. Existing businesses to be relocated or incorporated into redevelopment scheme. No net loss of employment capacity will be supported. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Flood plain compensation required (Fluvial FZ3).
Land south of Downside	No current consent	23	New Allocation. Access through Downside. Requires retention of strong hedge boundaries and trees to the west.
Marine View, Harbour Road 16/P/2855/F	Full planning permission	126	Current consent for retirement complex.

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Harbour Road/ Gordano Gate*	No current consent	93	<p>Former employment allocation.</p> <p>Development must include some employment floorspace.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p> <p>Footpath links required to new railway station.</p> <p>Layout to have regard to land required for new railway station.</p>
Land at Wyndham Way	No current consent	35	<p>Access off Cheviot Meadow.</p> <p>Retention of tree screen to Wyndham Way.</p> <p>Parking must be contained within the development site, off-site parking not acceptable in this location.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>
Site V2 Harbour Road	No current consent	10	<p>Vacant site.</p> <p>Residential development above ground floor commercial use.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>
TOTAL FOR PORTISHEAD		440	

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
SERVICE VILLAGES			
The Chestnuts, south of Sidcot Lane, Winscombe 16/P/1607/F	Full planning permission	24	Carried over from Replacement Local Plan – Site H41.
Woodborough Farm, Winscombe 15/P/1979/O	Outline planning consent subject to legal agreement	175	New allocation. Main vehicular access onto Woodborough Road. Secondary vehicular access to Church Road. Footpath links to Strawberry line and other surrounding Public Rights of Way. Central open space feature. Retention of mature trees/TPO's and hedge boundaries. Consideration of fact that site is within 5km consultation zone for Bats SAC.
Land to the east and west of Wemberham Lane, Yatton	No current consent	24	Carried over from Replacement Local Plan – Site H43. Consideration of fact that site is within 5km consultation zone for Bats SAC. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Higher standard of surface water attenuation and run off required. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Oxford Plasma, Yatton 14/P/2468/RM	Full planning permission	51	Carried over from Replacement Local Plan – Site H86. Capacity updated to reflect current application. Higher standard of surface water attenuation will be required.
Arnolds Way, Yatton Phase 1 15/P/1498/RM	Full planning permission	105	Current permission. To include site for new Primary School.

Site Allocations Plan April 2018

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Yatton Station	No current consent	21	<p>New allocation.</p> <p>Improved capacity of existing railway car park required as part of development proposal.</p> <p>The west part of the allocated housing site includes a small part of a very large local Wildlife Site (the Congresbury Yeo, adjacent land and rhynes Wildlife Site). West of but adjacent to the allocated housing site, and also partly falling within the Wildlife Site, is the Cheddar Valley Railway Walk Local Nature Reserve (along the Strawberry Line cycle path). Given the existence of these designated areas, it is important that development proposals for the allocated housing site incorporate an appropriate wildlife buffer to be safeguarded and managed for the benefit of wildlife. Ecological issues will be a significant factor in any future planning application.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Moor Lane, Backwell 15/P/1916/O	Outline planning permission	65	<p>New allocation.</p> <p>Vehicular access through The Briars.</p> <p>Landscaping/buffer strip/POS alongside railway boundary.</p> <p>Requires retention of strong hedge boundary to Moor Lane and on western boundary.</p> <p>Balancing pond required in NW corner.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Coal Mining Risk Assessment required.</p> <p>Higher standard of surface water attenuation and run off required.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Cobthorn Way, Congresbury 15/P/0519/O	Outline planning consent subject to legal agreement	38	<p>Access off Cobthorn Way.</p> <p>Traffic Management/Calming/Pedestrian safety measures on Wrington Lane.</p> <p>Open Space on southern boundary.</p> <p>Existing hedgerows to be retained.</p> <p>Removal of overhead pylons.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Venus Street, Congresbury 16/P/0147/F	Full planning permission	14	<p>New allocation.</p> <p>Vehicular access onto Venus Street.</p> <p>Higher standard of surface water attenuation and run off required.</p>
Pudding Pie Land (West), Churchill 15/P/2521/O	Outline planning consent subject to legal agreement	35	<p>New allocation.</p> <p>Access off Pudding Pie Lane.</p> <p>Retention of existing hedgerows required.</p> <p>Layout to address overlooking issues from neighbouring properties.</p> <p>Links to Public Right of Way on eastern boundary.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p>
Pudding Pie Lane (East), Churchill 15/P/1414/O	Outline planning consent	141	<p>Vehicular access off Stock Lane.</p> <p>Central open space.</p> <p>Retention of existing hedgerows required.</p> <p>Landscape buffer on Jubilee Lane boundary to the north.</p> <p>Cycleway/Pedestrian link onto Pudding Pie Lane and Stock Lane in north eastern corner of site.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Says Lane, Churchill 15/P/1313/O	Outline planning consent	43	<p>Pedestrian crossing across A38 required.</p> <p>Speed limit reduction on A38.</p> <p>Retention of existing hedgerows required.</p> <p>Central open space feature.</p> <p>Swales fronting A38.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p>
Land at North End, Yatton 15/P/0946/O	Outline planning consent subject to legal agreement	170	<p>Requires retention of existing hedgerows/ trees.</p> <p>Vehicular access off roundabout.</p> <p>Open Space required in north eastern corner of site.</p> <p>Contribution required to comprehensive Surface Water Strategy.</p> <p>Contribution required to road safety/ congestion solutions in the wider area.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
<p>Arnolds Way, (Phase 2) Yatton 15/P/1488/O</p>	<p>Outline planning consent subject to legal agreement</p>	<p>200</p>	<p>New allocation.</p> <p>Requires retention of existing hedgerows.</p> <p>Continuation of pedestrian/cycleway links through consented housing site to the south.</p> <p>Footpath/Cycleway Links to Strawberry Line required.</p> <p>Access off roundabout through consented housing site to the south.</p> <p>Primary School reservation.</p> <p>Landscape buffer to existing development on eastern boundary.</p> <p>Contribution to comprehensive Surface Water Strategy.</p> <p>Contribution to road safety/ congestion solutions in the wider area.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
<p>Land to the east of Wolvershill Road, Banwell 16/P/2094/O</p>	<p>Outline planning consent subject to legal agreement</p>	<p>44</p>	<p>New allocation.</p> <p>Bungalows on north east corner.</p> <p>Limited pedestrian access to bridleway to the north.</p> <p>Open space through centre of site following water main.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Moor Road, Yatton	No current consent	60	<p>New allocation.</p> <p>Layout to respect Grange Farm (Listed Building).</p> <p>No development in the orchard.</p> <p>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.</p> <p>Landscape Buffer alongside Stowey Rhyne.</p> <p>Contribution to comprehensive Surface Water Strategy.</p> <p>Contribution to road safety/ congestion solutions in the wider area.</p> <p>Replacement/relocation of rugby playing pitches</p> <p>Site is within 5km consultation zone for Bats SAC.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Land off Wrington Lane, Congresbury 16/P/1521/O	Outline planning consent	50	<p>New allocation.</p> <p>Access to be confirmed through planning consent.</p> <p>Traffic management/calming/pedestrian safety measures on Wrington Lane required.</p> <p>Existing hedgerows to be retained.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Layout to minimise landscape impact.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Land south of Cadbury Garden Centre, Congresbury	No current consent	21	New Allocation. Vehicular access off A370. Access arrangements to be confirmed through planning application, ensuring that they do not prejudice any future highway junction improvements.
Land at Shipham Lane, Winscombe	No current consent	28	New Allocation. No development within the AONB. Design to minimise impact on the AONB. Retention of hedgerows. Consideration of fact that site is within 5km consultation zone for Bats SAC. Vehicular access off Shipham Lane or through land to the south (Coombe Farm).
Land adjoining Coombe Farm, Winscombe	No current consent	24	New Allocation. Design to minimise impact on the AONB. Retention of hedgerows/pond. Vehicular access off Sandford Road. Retention of on-site trees. Consideration of fact that site is within 5km consultation zone for Bats SAC. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Broadleaze Farm, Winscombe	No current consent	74	<p>New Allocation.</p> <p>74 dwelling capacity considered a maximum.</p> <p>Design/layout to minimise impact on the AONB and Strawberry Line.</p> <p>Fluvial flood risk associated with Towerhead Brook must be addressed.</p> <p>Noise impact assessment required re: adjacent depot.</p> <p>Retention of hedgerows.</p> <p>Regard to be had to nature conservation interests in relation to the Strawberry Line and Towerhead Brook.</p> <p>Consideration of fact that site is within 5km consultation zone for Bats SAC.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
Land at Cox's Green, Wrington	No current consent	28	<p>New allocation.</p> <p>Vehicular access off Havyatt Road.</p> <p>Design/layout to minimise visual impact of the scheme.</p> <p>Retention of existing hedgerows.</p> <p>Improved footpath access to village.</p> <p>Open space requirements to be fixed through planning application.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Land south of Bristol Road, Churchill	No current consent	41	<p>New Allocation.</p> <p>Vehicular access off A38.</p> <p>Site layout/boundary to have regard to potential improvement of A38/A368 junction in connection with possible the Joint Spatial Plan growth being considered along A38 Corridor.</p> <p>Retention of strong hedge boundaries.</p> <p>Views to AONB to be retained wherever possible.</p> <p>Higher standard of surface water attenuation and reduction in existing flood risk required.</p>
TOTAL FOR SERVICE VILLAGES		1,476	

INFILL VILLAGES

Bleadon Quarry, Bleadon* 14/P/0687/O	Outline planning consent	42	<p>New allocation for a mixed use scheme.</p> <p>500 sq metres of employment floorspace at entrance of the site.</p> <p>Traffic calming measures on Bridge Road.</p> <p>Pedestrian link along Mulberry Lane.</p> <p>Higher standard of surface water attenuation required.</p>
Jackson Barstow House, Uphill	No current consent	20	<p>New Allocation.</p> <p>A Flood Risk Assessment, sequential and exception test will need to accompany any planning application.</p>
Land north of Greenhill Road, Sandford 15/P/0583/O	Outline planning permission	118	<p>Current permission.</p> <p>Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.</p>
TOTAL FOR INFILL VILLAGES		180	

Site Allocations Plan April 2018

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
OTHER SETTLEMENTS AND COUNTRYSIDE			
Barrow Hospital, Barrow Gurney 13/P/0749/RM	Full Planning permission	20	Previously proposed to be allocated for 215 units as part of a mixed use residential and care scheme. Only consented open market dwellings retained within this allocation.
Redwood Lodge, Failand 15/P/0574/F	Full Planning Permission	124	New allocation. Only suitable for care village as consented.
Tickenham Garden Centre, Tickenham 16/P/0032/O	Planning permission subject to legal agreement	32	Current permission.
F Sweeting and Son site, Station Road, Sandford	No current consent	16	New allocation. Improved footpath links to Sandford required. A Flood Risk Assessment, sequential and exception test will need to accompany any planning application. Regard to nature conservation importance of Towerhead Brook. Sufficient space to be allowed for effective access for maintenance of watercourses and surface water drainage features.
Barrow Hospital (1), Barrow Gurney	No current consent	66	Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required. Within Bat Consultation Zone.
Barrow Hospital (2), Barrow Gurney	No current consent	14	Previously developed land in Green Belt. Footpath links to Long Ashton to be provided/improved. Removal of trees to be minimised. Habitat Regulation Assessment required. Within Bat Consultation Zone.

Site Allocations Plan **April 2018**

Schedule 1

Site Location, Relevant planning permission ref	Status at April 2017	Capacity remaining (at April 2017)	Site specific details/notes
Winford Coach Station, 10 High Street, Winford	No current consent	11	Previously developed site in centre of village. Former coach station – contamination report required. Layout to allow for school drop off/pick up point.
TOTAL FOR OTHER SETTLEMENTS AND COUNTRYSIDE		283	
GRAND TOTAL		12,124	



Schedule 2: Proposed Employment Sites

See Policy SA4

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans.

Schedule 2

Site location	Hectares allocated for B use classes	Comments
WESTON-SUPER-MARE		
Weston Villages – other employment sites set out in Weston Villages SPD and sites with planning permission.	17.6	Figures and boundary to be confirmed through masterplanning and approved plans associated with planning permissions at the Weston Villages development.
Haywood Village Business Quarter	24.0	Park and Ride site, public house and The Hive removed from allocation.
West Wick Business Park – Land adjacent to west of M5	4.7	Carried over from Replacement Local Plan – E22. Forms remaining and consolidated part of allocation.
Europark	13.6	Existing employment site and residual allocation from Replacement Local Plan – E12
Summer Lane, North of A370	3.6	Carried over from mixed use allocation in the Replacement Local Plan – M2. 3.6ha remaining without reserved matters consent.
Land at Aisecombe Way	0.5	Reserved for waste associated development.
Moor Park, A371	4.5	Existing employment site and residual allocation from Replacement Local Plan.
TOTAL FOR WESTON-SUPER-MARE	68.5	

Schedule 2

Site location	Hectares allocated for B use classes	Comments
CLEVEDON		
Land to the west of Kenn Road	8.2	Allocation carried over from Replacement Local Plan – E39. Outline permission for employment. Higher standard of surface water attenuation and reduction in existing flood risk required
Clevedon 5/20 Kenn Road Business Park/Yeo Bank	2.1	Residual allocation from Replacement Local Plan – E26 PP 2011 for office, 2012 5 industrial units Portbury House removed from allocation.
TOTAL FOR CLEVEDON	10.3	
NAILSEA		
Land at North West Nailsea	1.5	1.5 hectare B1 (a) allocation as part of wider mixed use allocation. Employment provision to be located at the eastern end of the site.
TOTAL FOR NAILSEA	1.5	
PORTISHEAD		
Gordano Gate	1.1	Existing employment site and residual allocation from Replacement Local Plan – E4. Flood plain compensation required (Fluvial FZ3). Part of the site is located within the town centre (Policy DM60).
TOTAL FOR PORTISHEAD	1.1	
SERVICE VILLAGES		
Elliott Medway, Congresbury	0.3	Planning permission for dwellings and B1 units. Higher standard of surface water attenuation and reduction in existing flood risk required.

Site Allocations Plan **April 2018**

Schedule 2

Site location	Hectares allocated for B use classes	Comments
Estune Business Park, former Long Ashton Research Station, Long Ashton	0.38	Existing employment site and residual allocation from Replacement Local Plan – E28. Planning permission still valid as only part built.
Burnett Industrial Estate and Hayvatt Business Park, Wrington	0.51	Existing employment site and residual allocation from Replacement Local Plan – E29. Planning permission for single storey warehouse.
Park Farm, Yatton	0.42	Carried over from Replacement Local Plan – allocation E32. Higher standard of surface water attenuation and reduction in existing flood risk required.
TOTAL FOR SERVICE VILLAGES	1.61	
TOTAL EMPLOYMENT ALLOCATION	83.01	



Schedule 3

Schedule to Policy SA5

Proposed sites for Local Green Space

HER = Historic Environment Record

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
ABBOTS LEIGH		
Abbots Pool, Abbots Leigh	3.91	<p>Area with lake amidst woodland, with bridleway and footpaths. Used for informal recreation. Wildlife Site.</p> <p>HER: archaeological site: Abbots Pool and 2 pools to north medieval; C20 fishponds.</p>
BACKWELL		
Farleigh Fields, Backwell	8.85	<p>Two fields meeting in a T shape near St Andrew's Church. Pasture, but considered to exceptionally warrant LGS designation because of their particular importance in terms of the setting of the grade 1 listed St Andrew's Church, being high lying, prominent and visible from a significant distance to the south. They are also crossed by public rights of way, which lead towards and afford views of the church.</p> <p>On HER, there is an archaeological site within the northern field (Neolithic stone slab).</p>
Backwell Lake	5.42	<p>Attractive area with lake and surrounding grass and trees. Wildlife Site and Local Nature Reserve. Used for informal recreation.</p> <p>No records on HER.</p>
BANWELL		
Banwell recreation ground, Westfield Rd, Banwell	1.22	<p>Recreation ground, with boundary trees. Used for recreation.</p> <p>No record on HER.</p>

Site Allocations Plan **April 2018**

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Riverside Green, Banwell	0.53	Grass open space, some trees, play area. Used for informal recreation. HER shows archaeological site: site of Daniel Day's House, Riverside, 1815.
BLAGDON		
The Rocks common land, Blagdon	0.36	Fairly high lying area of grass and trees above rocks, with woodland to south, crossed by footpath (PROW), and used for informal recreation. Includes seats and picnic area. HER shows archaeological site, old quarry at Street End, post medieval quarry
CHURCHILL		
Land west of Rowan Way Churchill	1.51	Grass space with trees, used for informal recreation. No records on HER.
CLEVEDON		
Salthouse Fields, Clevedon	3.89	Iconic grass space, used for recreation, alongside Marine Lake and Severn estuary. HER: Includes archaeological site: site of C17 saltworks, also Victorian promenade sea defences, C19.
Wains Hill (Poets Walk), Clevedon	4.55	Attractive hill, grass with some treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER shows site is a scheduled monument, with some archaeological sites (points); eg. slight univallate hillfort, and Wains Hill hillfort (Iron Age).
Church Hill, Clevedon	4.40	Attractive hill, grass and treed areas, near Severn estuary. Used for informal recreation, (walking etc). Local Nature Reserve and Wildlife Site. HER: Includes archaeological sites (points) ridge and furrow, Church Hill; post medieval mining on s side of Church Hill; C19 Lookout tower, Church Hill.
Alexandra Gardens, Clevedon	0.81	Attractive well treed area with more open grassed part to south. Crossed by footpaths. HER: Unregistered park or garden; archaeological site, C19 municipal park.

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Pier Copse, Clevedon	0.44	Attractive grassed but well treed area. HER: Unregistered park or garden.
Herbert Gardens, East of Herbert Road, Clevedon	1.21	Attractive area well treed on boundaries. Used for informal recreation. HER: Unregistered park or garden; archaeological site, C19 municipal park.
Dial Hill, Clevedon	4.64	Hill including densely wooded slopes crossed by footpaths, more open at top. HER: number of archaeological sites, (points) including old C19 quarries, late prehistoric lynchets, Iron Age, site of C19 reservoir, site of C19 limekiln, etc
Strawberry Hill, Clevedon	11.86	Long area of woodland crossed by public footpaths. Wildlife Site. HER: some archaeological sites, including stone macehead, a flint knife, Neolithic/ Bronze Age, etc.
Land at Old Park Road, Clevedon	0.3	Attractive woodland in residential area. No records on HER.
Land at Green Beach, Clevedon	0.75	Attractive grassed area with some trees and ornamental gardens overlooking Severn estuary. Used for informal recreation. HER: unregistered park and garden; includes archaeological sites: late C19 municipal park; Golden jubilee bandstand, 1887.
Sunhill Park, Sunnyside Road, Clevedon	0.56	Area of dense trees with more open central area next to community centre. Attractive. Used for informal recreation. HER: Unregistered park or garden; archaeological site; early C20 garden, now municipal park.
Highdale Hill, Clevedon	1.16	Attractive area with woodland and some more open areas to west, crossed/bounded by public footpath. HER shows archaeological sites: Christ Church and Highdale Farm; scatter of stones to north and west of Highdale Farm.

Site Allocations Plan **April 2018**

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Land near M5 and River Blind Yeo, along south east and southern edge of Clevedon	7.01	Largely linear open space alongside M5 and River Blind Yeo. Used for informal recreation. Also contributes to townscape. Includes play area near Hazell Close. No records on HER.
Land at Crabtree Path, Clevedon	0.21	Grassed area with some boundary trees. Used for informal recreation. No records on HER.
Marshalls Field, Clevedon	3.49	Grass open space part bounded by River Land Yeo, with some boundary trees. Part bounded by a raised cycle/walkway to west. No record on HER. Used for informal recreation. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
North east of Walton Park Hotel, Clevedon	2.27	Grassed area with woodland, overlooking Bristol Channel. Used for informal recreation. On HER: unregistered park or garden (Walton gardens and park, late C19 park). HER also shows archaeological site: old quarries and tramway at cliff top, Walton St Mary, C19 quarry).
Millennium Orchard, Clevedon	0.30	Community orchard, accessible to the public and used for community events like wassailing etc. No records on HER.
Grass space with play area, at Teignmouth Road/Beaconsfield Road junction.	0.35	Grass area, a few trees, and adjoining play area. Used for informal recreation. No records on HER.
Cherry Avenue play area	0.22	Grass open space for informal recreation. No records on HER.
Land at Walton Road in front of Conygar Close	0.27	Attractive grass area with trees used for informal recreation. HER shows archaeological site: site of Walton Park station, c 1907-1940.
Westbourne housing estate open spaces	0.90	Grass areas with trees amidst housing. Visual amenity and informal recreation. No records on HER.

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Land, including walk, north of former Hangstone Quarry, running from junction of Victoria Road with Old Church Road.	0.24	Attractive area including ornamental garden, with grass and treed areas as part of walk. HER shows some archaeological sites just outside boundary, including Pleistocene bone deposits and Roman pottery from cave, at the quarry.

CONGRESBURY

Congresbury Millennium Green, Congresbury	2.63	Comprises attractive grass spaces either side of river. Larger northern area has some mature trees on boundary, and includes public footpaths and play area. Used for informal recreation. Southern area includes community orchard. HER shows archaeological site: site of tannery east of the Ship and Castle, C18.
Recreation area adjoining King George V Jubilee playing field, Congresbury	0.47	Grass recreation area with play equipment. No record on HER.
Land at St Andrew's Church, Congresbury	0.8	Attractive grass area with trees, and the adjoining historic church yard, adjacent to and important to the setting of the grade 1 listed church. While cemeteries are not normally appropriate for LGS designation, the historic importance of the graveyard, with listed walls and monuments, reflected on the HER, together with its importance to the setting of the church, is considered to warrant an exception.

LOCKING

Locking Green, Locking	0.74	Grassed open space including and bounded by trees. Includes play area. Used for recreation. HER: within broad archaeological site for core settlement of Locking.
South of Anson Road, near Parklands Village, Locking parish	1.38	Grass open space with boundary trees. Includes play area. Used for recreation. No record on HER

LONG ASHTON

Land at village hall, Long Ashton	2.01	Open space used for recreation. Includes play area. No records on HER. LGS in the Long Ashton Neighbourhood Plan 2014-2033, which has now been made.
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Site Allocations Plan **April 2018**

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Birdwell Recreation Ground (Lampton Road), Long Ashton	0.21	Grass open space used for recreation. No records on HER. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
Peel Park, Long Ashton	2.55	Grass open space used for recreation. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
Long Ashton cricket ground, Long Ashton	1.50	Cricket ground. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.
Land north east of Long Ashton	298.01	Very large site including land at Ashton Court Estate. LGS in the Long Ashton Neighbourhood Development Plan 2014-2033, which has now been made.

NAILSEA

Scotch Horn Park, Nailsea	3.7	Attractive park with landscaped grounds. Includes play area and skateboard park. Used for recreation. On HER the Nailsea glassworks Scheduled Monument just extends far enough south to include a small area on north edge of park.
Land south of Bibury Close, Nailsea	0.35	Rectangular grass area with some trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park
Nowhere Wood and land west of Bibury Close, and north of Avening Close, Nailsea	3.1	Comprises wooded area with public access including the site of a former Pennant sandstone quarry, in north, and grassed area, south to Avening Close, to south. Used for recreation. HER shows the site of the quarry as an archaeological site (site of C19 quarry) Part of Trendlewood Community Park
Land, north of Chelvey Rise, east of Trendlewood Way, Nailsea	0.38	Long shaped area of grass and trees. Used for informal recreation. No records on HER. Part of Trendlewood Community Park
Land south of Turnbury Avenue and land south of Fowey Close, Nailsea	1.93	Linear space on south east edge of Nailsea used for informal recreation. No records on HER. Part of Trendlewood Community Park

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Land at junction of Blackthorn Way and Nailsea Park, Nailsea	1.04	<p>Grass area south of Blackthorn Way, with scattered trees and tree group. Used for informal recreation.</p> <p>HER: 4 archaeological sites:</p> <ol style="list-style-type: none"> 1. tented camp for British troops in WW2 pre 1941, Nailsea Park; 2. site of WW2 hutted camp, c1941-43, Nailsea; 3. site of WW2 USAcoloured troops camp, 1943-5, Nailsea Park; 4. coal mine shaft and spoil heap, Nailsea Park, post medieval coal mine.
Land to east of Hawthorn Way, west of Trendlewood Way, opposite Cedar Way, Nailsea	0.94	Elongated area of grass with scattered trees and tree group. Used for informal recreation.
Nightingale Gardens, Nailsea	2.44	Open space used for recreation, crossed by paths. Partly bounded by trees.
Hannah More Park, Nailsea	1.12	Grassed open space with trees and play area, used for recreation.
Rhyne View open space, Nailsea	0.49	Grassed area used for recreation. No record on HER.
Stockway North nature reserve, Nailsea	0.27	<p>Attractive area with woodland, and public access.</p> <p>Though called a nature reserve it is not a designated Wildlife Site. Used for recreation like pond dipping.</p> <p>No record on HER.</p>
Glassworks site, east of garage to Royal Oak inn, Nailsea	0.39	Historic interest as scheduled ancient monument, (Nailsea glassworks).
Middle Engine Pit, Caversham Drive, Nailsea	0.37	Historic interest, as scheduled ancient monument (remains of former Elms Colliery), and site of listed building (Engine House and associated buildings from Middle Engine Pit).
Nowhere Lane (East End Pit) Nailsea	0.25	<p>Includes former coal tip ("tump") of historic interest, well treed.</p> <p>On HER as archaeological site: site of East End Pit, Trendlewood Way, post medieval coal mine.</p>

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Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
The Perrings open space, Nailsea	1.78	Grassed open space used for informal recreation. Includes play area. HER shows site of old quarry, post medieval in SE corner.
West of Sedgemoor Close, Nailsea	1.80	Open space with trees, used for informal recreation. No records on HER.
Netcott's Meadow, north of Backwell Lake, west of Bucklands End, Nailsea	0.99	A designated Wildlife Site and Local Nature Reserve, managed by Avon Wildlife Trust and accessible to the public. Includes grassland, a pond, higher land and trees. Includes footpaths and seat. HER shows archaeological site: site of WW2 home guard trench and post on north boundary.
Moorend Spout nature reserve	2.39	Nature reserve owned by Nailsea Environment and Wildlife Trust. Partly a designated Wildlife Site. Attractive, includes area of carr woodland and a pond. Managed for benefit of wildlife and as a public amenity. Low lying, with adjacent rhynes. Crossed by public footpath. No records on HER.

PILL AND EASTON IN GORDANO

Yew Tree Gardens, Easton in Gordano/Pill	0.38	Grassed open space, bounded by hedgerows and trees. Used for recreation. Includes play area. No records on HER.
Crockern Pill, Easton in Gordano/Pill	0.29	Grassed open space, adjoining the historic pill leading to the River Avon, (which has been used by mariners since before the C15th). HER: some archaeological sites including site of C19 dry dock, Pill, and site of C19 boat breakers yard, Pill, etc.

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Watchhouse Hill, Easton in Gordano/Pill	10.94	<p>Hill area of grassland and woodland, adjacent to the River Avon. Crossed by paths (including Public Right of Way). Used for informal recreation.</p> <p>HER: includes part of an unregistered park and garden (late C18 pleasure grounds and park, Ham Green Hospital); also some archaeological sites; eg. boundary stone; site of Ham Green Farm, palaeolithic flint flake, Ham Green Farm.</p> <p>Listed under "open space" on the council's Parks and play areas web site.</p> <p>Watchhouse Hill is "owned and managed by North Somerset Council as public open space for its nature conservation and amenity value", (paragraph 3.3.2 of Watchhouse Hill Management Plan 2013-17, by North Somerset Council.)</p>
PORTBURY		
Conygar Hill, Portbury	2.13	<p>Hill of historic interest (scheduled monument) adjoining Portbury village, with footpath. Wildlife Site.</p> <p>HER: Includes scheduled monument (slight univallate hillfort on Conygar Hill.) Also includes archaeological sites like core settlement (Portbury enclosure) and flight of strip lynchets (medieval), Portbury.</p>
PORTISHEAD		
Lake Grounds, Portishead	10.96	<p>Grassed area with lake and trees, adjacent to Severn Estuary. Used for informal recreation.</p> <p>HER: Unregistered park or garden C20 municipal park dominated by Marine Lake; also archaeological site: Lake Grounds c1905-10 Park.</p>

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Location, (in order by parish)	Site area (ha)	Justification
Eastwood and Battery Point, Portishead	10.92	<p>Battery Point is an attractive grass area adjoining Severn Estuary. Eastwood is the adjoining woodland to east, crossed by public footpaths. Used for informal recreation. Statutory Local Nature Reserve and Wildlife Site.</p> <p>HER: Battery Point has a number of archaeological sites, eg. Gun battery at Portishead fort rebuilt 1864, dismantled 1914, WW2 observation platform, 1940, etc. Eastwood has some too, such as Iron Age hillfort; old limekiln C19, etc.</p>
Central Park, Port Marine, Portishead	0.94	<p>Attractive landscaped grassed area with ornamental gardens, including statues. Used for informal recreation.</p> <p>HER: includes archaeological site on periphery: site of Baileys Mill Portishead Dock, 1890s-1950s, cattle field mill.</p>
Land at Newhaven Road, Portishead	1.21	<p>Area of grass open space and woodland to north. Includes small play area, with linking path. Used for informal recreation.</p> <p>No records on HER.</p>
Welly Bottom, Portishead	1.48	<p>Long area of mixed woodland and grassed open space, crossed by public footpath. Used for informal recreation.</p> <p>No records on HER.</p>
Land at Fedden Village, north of Nore Road, west of Glenwood Rise, Portishead	5.36	<p>Includes attractive open space associated with grade 2 listed Portishead Nautical National School, overlooking Severn estuary. Also includes woodland.</p> <p>HER shows the listed building.</p>
Portishead Golf Course	11.44	<p>Golf course sloping down towards Severn Estuary. There are attractive views looking down across the site from Nore Road.</p> <p>No records on HER. While golf courses are normally not appropriate for LGS it is considered that this site, within the settlement, warrants an exception. The importance to townscape of this open land within the settlement, affording views down from Nore Road to the sea, is considered to be particularly strong justification for designation.</p>

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Kilkenny Fields, Portishead	8.39	<p>Informal open space sloping down towards Severn Estuary, used for recreation. There are attractive views looking down across the site from Nore Road to the sea. Bordered by public footpaths.</p> <p>A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.</p>
Land at Blackdown Road, Portishead	2.7	<p>Long grassed area, high lying, between residential areas. Crossed by public footpath. Used for recreation.</p> <p>HER: 2 archaeological sites (points): site of post medieval stone; flint scatter at Nore Rd, Neolithic/Bronze Age.</p> <p>A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.</p>
Land at St Peter's Church, Portishead	0.92	<p>Graveyard to the grade 1 listed church, and adjoining land, including the Millennium Garden, important to the setting of the church, and attractively laid out, with seating. While cemeteries are not normally appropriate for LGS designation, an exception is considered to be warranted, notably in view of the particular importance of the land in townscape and historic terms.</p> <p>HER refers to listed tomb of John Hobbes to west of Medieval Churchyard Cross; and archaeological site: the site of a post medieval dwelling house 40m south of the church.</p>
Land at The Vale, Portishead	1.85	<p>Landscaped grassed open space with trees and pond. Attractive, used for informal recreation.</p> <p>No records on HER.</p>
Land at The Russets, Portishead	0.23	<p>Grass area with trees crossed by footpaths, used for informal recreation. No records on HER.</p>
Linnet Gardens, The Finches, Ashlands, Portishead	0.68	<p>Open space, with trees. Used for informal recreation. No records on HER.</p>
Land at Stonechat Green, Ashlands, Portishead	0.70	<p>Open space, with trees and playground. Used for informal recreation. No records on HER.</p>

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Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Merlin Park, Portishead	4.28	Recreational space with play area, boundary trees. No record on HER.
Land north of Hawthorn Close, Portishead	2.49	Woodland visible from footpath off Hawthorn Close and from roads to north. Contributes to townscape. Crossed by public footpath. HER shows archaeological site (point): site of hydraulic ram, C19.
Land north of Denny View, Portishead	1.3	Woodland visible from roads. Contributes to townscape. HER shows archaeological site (point): remains of landscape garden of Bruton Manor C19.
TICKENHAM		
Village recreation area by village hall	0.5	Recreation area including grass area and area with play equipment. No records on HER.
UPHILL		
Donkey Field, Uphill	1.39	Attractive grassed area with trees, woodland to rear. Wildlife site. No records on HER.
Uphill Recreation Ground, New Church Rd, Uphill.	0.73	Grass space with boundary trees. Includes play area and seating. Used for recreation. No records on HER.
Uphill Hill, Uphill	18.35	Attractive hill, grassland crossed by footpaths, topped by St Nicholas's Church, a listed building. Site is a Natura 2000 site (of international importance for wildlife). HER: Includes several archaeological sites, such as core settlement of Uphill Old Church, site of quarry at Folly Lane, site of Folly House, remains of WW2 searchlight battery, E of St Nicholas Church; C19 limekilns and Bronze Age Round Barrows etc.
WESTON-SUPER-MARE		
Grove Park, W-s-M	3.15	Visually attractive, with landscaped grounds. Also value for recreation, historic interest. On HER: Registered historic park and garden, several archaeological sites, including C19 Grove Park
Ashcombe Park, W-s-M	13.46	Visually attractive, value for recreation, historic interest. On HER: Registered historic park and garden, Several archaeological sites, including Ashcombe Park, c1912.

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Ellenborough Park West, W-s-M	1.85	Visually attractive with trees. Value for recreation. Wildlife interest (SSSI and Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
Ellenborough Park East, W-s-M	1.17	Visually attractive with trees. Value for recreation. Wildlife interest (Wildlife Site). HER refers to Ellenborough Park archaeological site, 1855.
Clarence Park West, W-s-M	3.73	Attractive park with landscaped grounds and trees. Value for recreation HER: Unregistered park or garden; archaeological site, Clarence Park, late C19 park.
Clarence Park East, W-s-M	2.76	Attractive grass space with boundary trees. Value for recreation. HER: Unregistered park or garden, archaeological site, late C19 municipal park.
Beach Lawns, W-s-M	5.48	Long areas of grass along sea front. Attractive and important in townscape. Also value for recreation, including use for events. Wildlife Site. HER: unregistered park or garden.
Prince Consort Gardens, W-s-M	0.73	Ornamental gardens overlooking Severn Estuary, with grass space, some trees and seating. Attractive, value for informal recreation. HER: unregistered park or garden; municipal gardens created 1870s
Walford Avenue, W-s-M	10.89	Area of mainly open grass with some trees, crossed by cycleways. Includes playground. Used for recreation. Also helps break up urban fabric. HER: some archaeological points; eg. Roman occupation NE of Priory School, site of dwelling, Banwell 1815. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council

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Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Castle Batch, W-s-M	8.21	Grassed area, with numerous boundary trees and some trees on scheduled monument. Used for informal recreation. Crossed by public footpaths. HER: includes motte in north centre, a scheduled monument. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
Land north of St Andrew's Bowls Club, south east of Ullswater Close, east of Baildon Crescent, W-s-M	1.03	Grassed area. Used for recreation. Includes play area. A few trees. Crossed by paths. No records on HER.
Land at The Tips, Broadway, W-s-M	1.34	Grass play area surrounded by woodland. Attractive area. HER: archaeological site: The Tips railway spoil heap, 1840s.
Coronation Estate play area, W-s-M	0.35	Grassed play area amidst area of housing. Used for informal recreation. No records on HER
Land at Shrubbery Terrace/ Shrubbery Avenue, W-s-M	0.34	Attractive grass space with well treed area towards south. Includes play area. Called "Shrubbery Park". HER: unregistered park or garden.
Eastfield Park, W-s-M	0.66	Attractive park, grass and well treed area. HER: unregistered park or garden; archaeological site: 1870s park.
Land at Spring Terrace, W-s-M	0.59	Grass area with some boundary trees. No records on HER.
Land at Old Bristol Road, W-s-M	0.25	Attractive grass space with trees, clearly visible from adjoining roads. No records on HER
Land at Almond Close, W-s-M	0.4	Grass area. Used for recreation. No records on HER.
Land to the rear of Willow Gardens, St Georges, W-s-M	0.28	Grass open space with play area. Used for recreation. Some boundary trees. No records on HER

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Lynch Farm near Savernake Road, W-s-M	4.22	Grass area, fairly high lying, with numerous trees on boundary. Includes play area. Crossed by public right of way. Used for informal recreation. No records on HER. A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.
Land west of Beechmount Drive, W-s-M	0.91	Largely sloping area, much of it well treed, particularly visible from Broadway and Beechmount Close. Important for townscape. No records on HER.
Jubilee Park including land at Windwhistle Lane, W-s-M	4.17	Grass area subdivided by footpaths, used for recreation. Includes tree groups especially on boundary. No records on HER.
The Potteries Millennium Green, W-s-M	0.49	Grassed open space partly bounded by trees, with seats. Crossed by footpaths. Includes play area. Used for recreation. No records on HER.
West of Summer Lane, Locking Castle, (west to Moor Lane, W-s-M	6.14	Attractive area alongside railway which includes lake for fishing with lakeside trees and footpaths. Used for informal recreation. Includes Wildlife Site. HER: archaeological site: Railway borrow pit at Banwell Road bridge , 1840s (north east end of site). A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council
Ebdon Grounds, south of Buttercup Crescent, W-s-M	0.29	Grass open space fringed by trees. Used for informal recreation. No records on HER.
Land at Railway Triangle, (Worle Moor), Locking Castle, W-s-M	3.16	Attractive grassed area, including trees, particularly alongside paths. Includes play area and pond. Used for informal recreation.
Silverberry Road, W-s-M	1.51	Grass area used for recreation. Numerous trees on boundary. No records on HER.

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Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
Cemetery, south of Bristol Road Lower, W-s-M	7.1	<p>Historic cemetery with grass and trees. Attractive.</p> <p>On HER, archaeological sites include Milton Road cemetery, 1856, and Bronze age cremations; pottery.</p> <p>Though a cemetery, normally not appropriate for LGS designation, the particular qualities of this site are considered to warrant an exception. (These include the fact it is a historic cemetery on the HER.) The site has a path through it.</p>
Land at Bransby Way, Locking Castle, W-s-M	0.58	<p>Open space south west of local centre, Locking Castle, Weston super Mare. Used for informal recreation.</p> <p>No records on HER.</p>
Plumley Park, Locking Castle (SW of Moor Lane railway bridge), W-s-M	5.74	<p>Open space alongside railway with footpath. Includes small lake, a Wildlife Site. Used for informal recreation.</p> <p>No records on HER.</p>
Land at Lynchmead Farm, adjoining Bluebell Road, W-s-M	1.33	<p>Grass open space with footpath around. Surrounded by housing. Used for recreation.</p> <p>No records on HER.</p> <p>A "Neighbourhood open space" on the council's Parks and play areas web site, maintained by the council.</p>
WINSCOMBE		
Winscombe Millennium Green, Winscombe	1.89	<p>Grass space flanked by trees, used for community events, informal recreation. Also some historic interest by association with former station and railway walk; (line of railway opened 1869 but rail use discontinued in 1963 following Beeching report).</p> <p>HER: archaeological site: site of Winscombe station, 1869.</p>
WRAXALL AND FAILAND		
Land north of Vowles Close, bordering north east edge of Nailsea.	5.39	<p>Grass open space, crossed by footpaths. Attractive, with some wooded areas and trees. Owned and managed by North Somerset Council as public open space, Used for informal recreation. HER shows archaeological site: coal workings at Lodge Lane/High St, post medieval coalmine.</p>

Schedule 3

Location, (in order by parish)	Site area (ha)	Justification
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WRINGTON

Play area and Glebe Field off Church Walk, Wrington	0.3	Grass space with tree groups, play area. Used for recreation. HER: site is within broad archaeological site of Wrington core settlement.
The Old Quarry off Wrington Hill, Wrington	1.3	Woodland with site of former quarry, used for informal recreation. Wildlife Site. HER: includes archaeological sites: disused post medieval quarry in Prestow Wood, and C19 limekiln at Wrington Hill
Land at the junction of Alburys with West Hay Road, Wrington	0.25	Attractive area of grass and trees, suitable for informal recreation. No records on HER.
Land at Redhill (Church Road/ Redhill (A38) junction)	0.28	Attractive area with grass and trees, crossed by footpaths, used for informal recreation. Maintained by and on behalf of the community. No record on HER

YATTON

Claverham Playground, Broadcroft Close, Claverham	0.28	Grass space with play area, some boundary trees. Used for recreation. No records on HER.
Village green, off Church Road	0.23	Attractive grass areas near church. Subdivided by footpaths and with some ornamental planted borders. Includes seats. HER has 3 archaeological sites.
St Mary's church yard	1.1	Attractive historic church yard with some monuments. HER: Listed buildings: Church of St Mary; churchyard cross 6m south of church porch.



Schedule 4

Schedule to Policy SA8

Proposed sites for community facilities

Development on these sites will need to conform to the Core Strategy, Sites and Policies Plan Part 1: Development Management Policies, relevant Supplementary Planning Documents and Neighbourhood Development Plans.

Schedule 4

Site location	Uses	Comments
Primary Schools		
Land to the south of Church Lane, Backwell	Primary school playing fields	Carried over from Replacement Local Plan.
Land next to the Village Hall, Kewstoke	Primary school replacement site	Carried over from Replacement Local Plan. Higher level of surface water attenuation and reduction in existing flood risk required.
Arnolds Way, Yatton	Primary School	Exact site not fixed at present.
Land at The Batch, Yatton	Primary school replacement site	Carried over from Replacement Local Plan. Higher level of surface water attenuation and reduction in existing flood risk required.
Winterstoke Village East (former Weston Airfield)	New primary school	New allocation.
Parklands Village North	New primary school	New allocation.
Parklands Village Central	New primary School	New allocation.
Parklands Village South	New primary school	New allocation.
Secondary Schools and Higher Education		
Parklands Village	New secondary school	New allocation.
Allotments		
Maltilands, Railway Triangle, Locking Castle, Weston-super-Mare	Allotments	New allocation.

Schedule 4

Site location	Uses	Comments
Cemeteries		
Ebdon Road, Weston-super-Mare	Cemetery	Carried over from Replacement Local Plan.
Mendip Road, Yatton	Cemetery	New allocation

Useful documents and their web links

North Somerset Core Strategy	www.n-somerset.gov.uk/corestrategy
Joint Spatial Plan	www.jointplanningwofe.org.uk
Sites and Policies Plan Part 1: Development Management Policies	www.n-somerset.gov.uk/sitesandpolicies
Supplementary Planning Documents	www.n-somerset.gov.uk/spds
Community Infrastructure Levy	www.n-somerset.gov.uk/CIL
Neighbourhood Plans	www.n-somerset.gov.uk/neighbourhoodplanning
Land use monitoring documents	www.n-somerset.gov.uk/research
National Planning Policy Framework	www.gov.uk/guidance/national-planning-policy-framework
National Planning Practice Guidance	www.gov.uk/government/collections/planning-practice-guidance



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