

Portbury Neighbourhood Plan

Site Assessment and Options

Portbury Parish Council

12 November 2021

Quality information

Prepared by	Checked by	Verified by	Approved by
Niamh McDevitt Graduate Planner	Tim Fearn Principal Planner	Una McGaughrin Associate Director	Una McGaughrin Associate Director
Jessica Cooke Consultant Planner			
Tim Fearn Principal Planner			

Revision History

Revision	Revision date	Details	Authorized Name	Position
V1	05 November 2021	Draft report	TF	Tim Fearn Principal Planner
V2	12 November 2021	Second draft	TF	Tim Fearn Principal Planner
V3		QB comments		
V4		Final draft		
V5		Final report		

Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

Prepared for:
Portbury Parish Council

Prepared by:
Tim Fearn
Principal Planner
T: +44-(0)7502-166726
E: tim.fearn@aecom.com

AECOM Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

© 2021 AECOM Limited. All Rights Reserved.

This document has been prepared by AECOM Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Abbreviations used in the report

Abbreviation

DEFRA	Department for Environment, Food and Rural Affairs
dph	Dwellings per hectare
Ha	Hectare
DLUHC	Department for Levelling-Up, Housing and Communities
EA	Environment Agency
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NSC	North Somerset Council
PPG	Planning Practice Guidance
QB	Qualifying Body
SFRA	Strategic Flood Risk Assessment

Table of Contents

Executive Summary.....	7
1. Introduction	9
Local context.....	9
The Neighbourhood Plan	10
2. Methodology	12
Task 1: Identifying Sites to be included in the Assessment	12
Task 2: Site Assessment	12
Task 3: Consolidation of Results	14
Task 4: Indicative Housing Capacity.....	14
3. Policy Context.....	16
Planning Policy.....	16
National Planning Policy Framework (2021)	16
North Somerset Core Strategy (2017).....	20
North Somerset Development Management Policies (2016).....	21
Emerging Local Plan: “Choices for the Future” consultation (2020)	22
Evidence Base	24
North Somerset Landscape Character Assessment (2018)	24
North Somerset Landscape Sensitivity Assessment (2018).....	24
North Somerset Green Belt Assessment (2021)	25
4. Site Assessment	27
5. Site Assessment Summary	28
6. Conclusions	42
Next Steps.....	43
Affordable Housing.....	44
Viability.....	44
Appendix A Individual Site Assessments	45

Figures

Figure 1.1 Map of Portbury Designated Neighbourhood Area (source: NSC)	11
Figure 3.1 Local Plan policies map extract (source: NSC)	22
Figure 3.2 Emerging Local Plan - Option 3 map (source: NSC).....	23
Figure 3.3 Emerging Local Plan - Option 4 map (source: NSC).....	23
Figure 3.4 Extract from Landscape Sensitivity Assessment (source: NSC)	25
Figure 3.5 Map of Green Belt parcels (source: NSC).....	26
Figure 4.1 Map of assessed sites (source: Google Earth).....	27
Figure 5.1 Map of site suitability ratings (source: Google Earth)	41

Tables

Table 2.1 Net housing density	15
-------------------------------------	----

Table 5.1 Site Assessment Summary 30

Executive Summary

The Portbury Neighbourhood Plan, which will cover the parish of Portbury, is being prepared in the context of the adopted North Somerset Core Strategy and the emerging North Somerset Local Plan. Portbury is located immediately to the east/south-east of Portishead, and approximately 5 miles north-west of Bristol, and was designated as a neighbourhood area in March 2016.

The parish of Portbury includes the village of Portbury and the hamlet of Sheepway as well as several scattered farmstead. North of the M5 motorway, the land is low-lying and characterised by large agricultural fields as well as part of the large Royal Portbury Docks complex. South of the motorway, the land rises noticeably and the landscape is characterised by a mix of agricultural fields and wooded slopes. The village of Portbury sits at the bottom of these slopes. There are several listed buildings in Portbury, including the Grade I listed church, as well as a scheduled monument immediately south-west of the village. Almost the entire parish is within the Avon Green Belt (also known as the Bath and Bristol Green Belt), apart from the Royal Portbury Docks.

Multiple environmental designations cover the Severn Estuary and its shoreline, within which the parish sits, including a Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site as well as a number of Sites of Special Scientific Interest (SSSI). These designations and their associated impact risk zones mean that planning applications in the north of the parish which result in 50 or more new homes are subject to consultation with Natural England.

Portbury Parish Council wishes to identify the most suitable land within the parish for development, and to work with North Somerset Council on future decisions on strategic Green Belt release. This report assesses nine sites within the neighbourhood area which have been promoted for development through the North Somerset Council Strategic Housing Land Availability Assessment (2020), all of which are within the Green Belt.

In order to provide the most helpful advice to the steering group, the report provides an assessment of all potential sites without applying the Green Belt policy to the assessment. The conclusions are therefore whether the sites are suitable for development and potentially appropriate to include as allocations or within other policies in a Neighbourhood Plan, subject to being acceptable within the Green Belt. For the sites to be allocated in a Neighbourhood Plan, the National Planning Policy Framework stipulates that any change to Green Belt boundaries must be established through strategic policies in a Local Plan first. There should also be evidence of both the need for development of the type proposed and evidence that the proposed sites are the most suitable taking into account spatial evidence on the areas within the wider Avon Green Belt which perform least well against the purposes of the Green Belt. It is strongly recommended that the Green Belt policy is discussed with North Somerset Council at an early stage of Neighbourhood Plan preparation.

The report concludes that, subject to the Green Belt policy, four sites are potentially suitable for allocation in the Neighbourhood Plan, either in full or in part, if the identified constraints were resolved or mitigated. The remaining five sites are considered unsuitable for allocation regardless of Green Belt.

This assessment is the first step in the process of making site allocations. From the shortlist of potentially suitable sites, the Parish Council should engage with North Somerset Council and the community to determine which sites, if any, may be appropriate for release from (or development within) the Green Belt and suitable for allocation in the Neighbourhood Plan in order to best meet the objectives of the Neighbourhood Plan and the needs of the plan area.

1. Introduction

- 1.1 AECOM has undertaken an independent site appraisal for the Portbury Neighbourhood Plan on behalf of Portbury Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling-Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 The site appraisal will assess sites to understand if they are suitable, available and likely to be viable under local and national planning criteria.
- 1.3 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

- 1.4 The parish of Portbury lies between Bristol and Portishead and includes the village of Portbury and the hamlet of Sheepway, as well as part of the Royal Portbury Dock. The majority of the parish is within the Avon Green Belt, including the village of Portbury itself which is washed over by the Green Belt. It is a largely rural parish, characterised by largely open low-lying farmland in the north (particularly between the M5 motorway and the River Severn) which rises immediately south of Portbury, where the landscape is more heavily wooded and enclosed.
- 1.5 There are regular bus services linking the village of Portbury with Portishead and Nailsea, as well as services to Bristol from the nearby A369, around 10 minutes' walk from the village centre. It is well connected to the highways network as it lies just to the west of the A369/M5 junction (Gordano Interchange).
- 1.6 The parish is bisected by the M5 motorway and the former railway between Pill and Portishead also crosses the parish just north of the motorway. It is currently subject to an application for development consent which seeks to bring the branch line back into use, although the proposals do not include reopening Portbury station.
- 1.7 Facilities in the village of Portbury are limited. There is a primary school adjacent to St Mary's Church, a village hall which performs an important community function, as well as a pub in the village centre, but otherwise the nearest services are in Portishead and Pill.
- 1.8 There are a number of listed buildings in the parish, primarily concentrated in the village of Portbury, which has a Grade I listed church. There is also a hillfort at Conygar Hill to the south-west of Portbury which is a Scheduled Monument.
- 1.9 Multiple environmental designations cover the Severn Estuary and its shoreline, including a Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site as well as a number of Sites of Special Scientific Interest (SSSI). These designations and their associated impact risk zones mean that

planning applications in the parish which exceed certain thresholds of residential development are subject to consultation with Natural England.

The Neighbourhood Plan

- 1.10 The NP, which will cover the entire parish (see Figure 1.1), is in the early stages of preparation, but the Parish Council have drawn up a set of strategic objectives which will guide its development and inform the policies contained within it. These principally focus on enhancing the sustainability of the village of Portbury itself by supporting its existing facilities and employment opportunities as well as seeking to facilitate the provision of new or improved services. Key local objectives are the provision of a car park to serve the Village Hall (on High Street, at the eastern edge of Portbury), the creation of a village shop, and improved connections with the school and church which lie to the east of the village.
- 1.11 At present there is no identified housing requirement which needs to be met through the NP, and opportunities for development are limited by the Green Belt designation, but the Parish Council would like to understand whether the objectives of the NP could be supported by modest development in and around the village of Portbury.
- 1.12 To inform this process, this site appraisal looks at sites which have been promoted to North Somerset Council (NSC) for development within the parish and provides and assesses their potential suitability for development in line with the strategic policies of the Local Plan and national planning policy. This will allow the Parish Council to identify the best locations for future growth in Portbury should NSC either support the limited release of land from the Green Belt to allow for development of housing and community facilities, or limited development within the Green Belt.

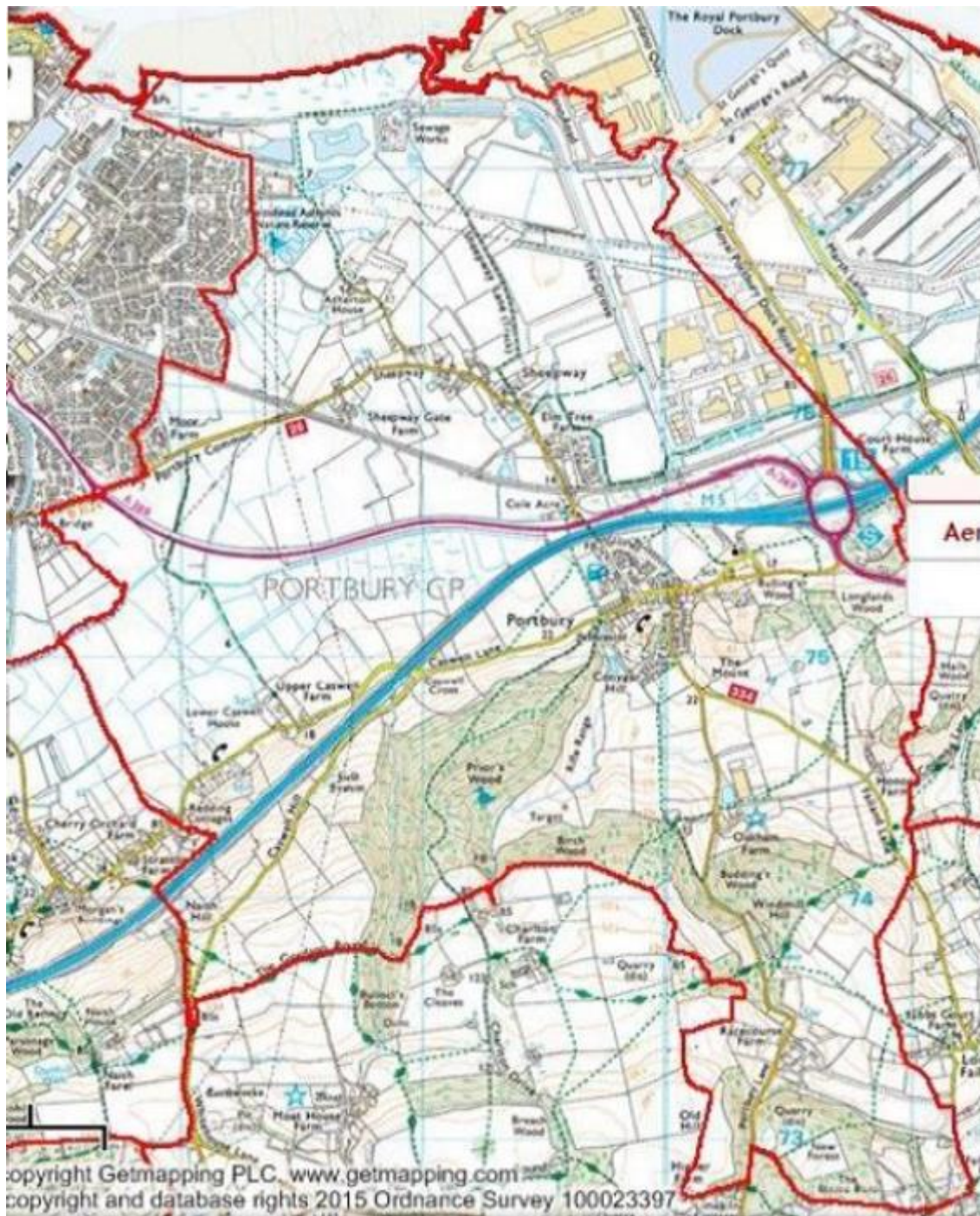


Figure 1.1 Map of Portbury Designated Neighbourhood Area (source: NSC)

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment¹, Neighbourhood Planning² and Locality's Neighbourhood Planning Site Assessment Toolkit³.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate.
- 2.3 In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identifying Sites to be included in the Assessment

- 2.4 The first task is to identify which sites should be considered as part of the assessment. This included sites identified in the Portbury Neighbourhood Plan Area through the North Somerset Strategic Housing Land Availability Assessment (SHLAA) 2020. No separate Call for Sites exercise has been undertaken for the Neighbourhood Plan.

Task 2: Site Assessment

- 2.5 NSC has undertaken an interim assessment of the sites submitted for consideration in the SHLAA⁴, but this is restricted to the identification of high level constraints on development and is not considered to be of sufficient detail to fully appraise the suitability of each site for development. Therefore, all sites were taken forward for a full assessment to determine their potential suitability for development.
- 2.6 This task involves reviewing the information contained in the NSC interim assessment, as well as gathering additional information on the characteristics and constraints affecting each site, as detailed in paragraph 2.9.
- 2.7 A site appraisal pro-forma has been developed to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)⁵ and the knowledge and experience gained through previous Neighbourhood Planning site

¹ Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁴ Available at <https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/our-local-plan/local-plan-2038/supporting-documents>

⁵ Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set criteria.

2.8 The pro-forma utilised for the assessment enabled a range of information be recorded, included the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history (where available).
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

2.9 A site visit was also conducted in order to verify the information gathered through the desktop assessment and to add further details on aspects which are difficult to assess without physical inspection, such as landscape impact and visual amenity.

2.10 The majority of the neighbourhood area is within the Green Belt, including all sites included in the assessment. NSC is considering how to meet its housing needs through the emerging Local Plan, and it is possible that Green Belt land may need to be released in order to achieve this. The NP steering group wishes to identify the most suitable land within the parish for development, including that which is currently in the Green Belt, and to work with NSC on future decisions on strategic Green Belt release.

2.11 In order to provide the most helpful advice to the steering group, the assessment has been conducted without applying Green Belt policy. Therefore it looks at the suitability of sites for development as if they were not subject to the Green Belt policy constraint. However, it should be noted that the need for Green Belt release must be established through the Local Plan, and therefore that the majority of sites assessed in the report are considered unsuitable for development due to the existing Green Belt designation. Site selection should be informed by both the results of the site assessment and by consideration of the contribution of each site to the purposes of the Green Belt (see paragraphs 3.48 to 3.51 of this report and the map in **Figure 3.5**). This should be done in consultation with NSC.

Task 3: Consolidation of Results

- 2.12 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement. All the site assessment information is drawn together into a summary table which ranks sites from most to least appropriate for allocation in the Neighbourhood Plan, based on the level of constraints and issues identified which would need to be resolved or mitigated. A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable:
- 2.13 **'Green'** is for sites free from constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan (if it is viable, and subject to its release from the Green Belt or to support from NSC for development within the Green Belt).
- 2.14 **'Amber'** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation (if also viable, and subject to its release from the Green Belt or to support from NSC for development within the Green Belt).
- 2.15 **'Red'** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

- 2.16 The housing capacity figure is the number of homes that can be achieved on each site taking into account Local Plan policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.17 If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.18 For sites which were found to be suitable or potentially suitable for residential allocation but for which no capacity has been put forward by the landowner/promoter, an indicative capacity has been provided to allow for the sites to be compared on a consistent basis and because it is useful to have an idea of capacity when planning to meet an identified requirement.
- 2.19 The indicative capacity takes into account the site specific constraints, the context/setting of each site (including the prevailing density of the surrounding area), the average densities recommended by the Local Planning Authority and the relevant Local Plan policies. The calculations also take into account the size of the site, as larger sites are more likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development.
- 2.20 The Core Strategy (Policy CS14) out that the target density for new development is 40 dwellings per hectare (dph), although this may be lower in

sensitive areas. **Table 2.1** below shows how site capacity is calculated, with the second column showing what percentage of the site is considered to be developable for residential use. Indicative capacities may be at lower densities than that set out in the Local Plan where sites are subject to constraints such as access or heritage assets.

2.21 The precise capacity of any given site is likely to require negotiation with landowners and site promoters, along with consideration of the type and size of housing required in the Neighbourhood Area and the wider objectives of the Neighbourhood Plan.

Table 2.1 Net housing density

Area	Proportion of site developable for residential use	Local Plan target residential density
Up to 0.4 ha	90%	40 dph
0.4 ha to 2 ha	80%	40 dph
2 ha to 10 ha	75%	40 dph
Over 10 ha	50%	40 dph

3. Policy Context

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, and it is recommended that consideration is given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents.
- 3.3 National policy is set out in the National Planning Policy Framework (2021)⁶ and is supported by Planning Practice Guidance⁷ (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority for Portbury is North Somerset District Council (NSC). The key documents making up the adopted statutory development plan for Portbury are the North Somerset Core Strategy (2017)⁸, which sets out the strategic policies for North Somerset, and the Development Management Policies (2016)⁹, which sets out more detail to aid in the determination of planning applications.
- 3.5 NSC is currently reviewing the Local Plan, and a consultation on possible options for the strategic direction of the emerging plan took place in November 2020. These options were set out in the “Choices for the Future” consultation document.
- 3.6 The Local Plan is supported by a range of evidence base documents, of which the Landscape Character Assessment (2018), Landscape Sensitivity Assessment (2018) and Green Belt Assessment (2021) are particularly relevant to the Neighbourhood Plan.
- 3.7 The relevant policies and findings from the above plans and evidence base documents are presented below.

Planning Policy

National Planning Policy Framework (2021)

- 3.8 The policies of relevance to the development in Portbury are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

⁶ Available at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf

⁷ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

⁸ Available at <https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/core-strategy/about-our-core-strategy>

⁹ Available at <https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-policy/sites-policies/sites-policies-development-plan>

3.9 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) The local planning authority has at least a three-year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) The local planning authority's housing delivery was at least 45% of that required over the previous three years.

3.10 **Paragraph 70** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium sized sites (i.e. sites no larger than one hectares, consistent with paragraph 69a) suitable for housing in their area.

3.11 **Paragraph 80** states that planning policies should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker;
- b) The development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
- c) The development would re-use redundant or disused buildings and enhance its immediate setting;
- d) The development would involve the subdivision of an existing residential building; or
- e) The design is of exceptional quality.

3.12 **Paragraph 93** states that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies should:

- a) plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

3.13 **Paragraph 120** outlines that planning policies and decisions should:

- a) Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains;
- b) Recognise that some undeveloped land can perform many functions, such as wildlife, recreation etc;
- c) Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) Promote and support the development of underutilised land and buildings, especially of this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectivity; and
- e) Support opportunities to use the airspace above existing residential and commercial premises for new homes.

3.14 **Paragraph 137** states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts and their openness and their permanence.

3.15 **Paragraph 138** states that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.16 **Paragraph 140** states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

3.17 **Paragraph 141** states that before concluding that exceptional circumstances exist to justify changes to the Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.

3.18 **Paragraph 147** states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances.

- 3.19 **Paragraph 148** states that substantial weight should be given to any harm to the Green Belt in the consideration of planning applications and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 3.20 **Paragraph 149** sets out specific new building types which are not considered inappropriate in the Green Belt, including:
- a) agricultural and forestry buildings;
 - b) appropriate facilities for outdoor sport, recreation, cemeteries and burial grounds, and allotments;
 - c) extensions or alternations of buildings which do not result in disproportionate additions to the original building;
 - d) replacement buildings of a similar size and in the same use;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) (*NB: North Somerset Core Strategy Policy CS17 restricts this*);
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt than the existing development or which would not cause substantial harm to openness where the development meets an identified affordable housing need.
- 3.21 **Paragraph 150** states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
- a) mineral extraction;
 - b) engineering operations;
 - c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.
- 3.22 **Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.23 **Paragraph 174** states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing

valued landscapes and b) recognising the intrinsic character and beauty of the countryside.

- 3.24 **Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.25 **Paragraph 190** states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.
- 3.26 **Paragraph 199** sets out that great weight should be given to the impact of a proposed development on any designated heritage assets.

North Somerset Core Strategy (2017)

- 3.27 **Policy CS3: Environmental impacts and flood risk assessments** sets out that development in Flood Risk Zones 2 and 3 will only be permitted where it can be demonstrated that it complies with the sequential test set out in the National Planning Policy Framework and, where applicable, the exception test.
- 3.28 **Policy CS5: Landscape and the historic environment** states that close regard will be paid to the character of National Character Areas in North Somerset, particularly that of the 11 landscape types and 31 landscape character areas identified in the North Somerset Landscape Character Assessment. It also sets out that NSDC will conserve the historic environment, having regard to the significance of heritage assets.
- 3.29 **Policy CS6: North Somerset's Green Belt** states that within North Somerset the boundaries of the Bristol-Bath Green Belt will remain unchanged during the plan period.
- 3.30 **Policy CS13: Scale of new housing** sets out that land will be identified to secure delivery of a minimum of 20,985 dwellings over the period 2006-2026.
- 3.31 **Policy CS14: Distribution of new housing** sets out the hierarchy of locations where new residential development will be accommodated. It states that settlement boundaries define the area within which residential development is acceptable in principle. There are no settlement boundaries within the neighbourhood area, as the whole parish is entirely within the Green Belt. The policy sets out that the target density for new development is 40 dwellings per hectare, although this may be lower in sensitive areas.
- 3.32 **Policy CS17: Rural exceptions schemes** states that housing schemes for 100% affordable housing to meet local needs within small rural communities will be supported subject to satisfying the criteria set out in the policy. It states that rural exceptions schemes will not be acceptable in the Green Belt unless justified by very special circumstances.
- 3.33 **Policy CS33: Infill villages, smaller settlements and countryside** states that new residential development outside settlement boundaries will be restricted to replacement dwellings, residential subdivision, residential conversion or

dwellings for essential rural workers. In line with Policy CS17, it reiterates that affordable housing will not be permitted in the Green Belt.

North Somerset Development Management Policies (2016)

- 3.34 **Policy DM4: Listed buildings** sets out that development will be expected to preserve and where appropriate enhance the character, appearance and special interest of listed buildings and their setting.
- 3.35 **Policy DM8: Nature conservation** states that proposals must take into account their impact on local biodiversity and identify appropriate mitigation measures to safeguard attributes of ecological importance. Development that would have an adverse impact on identified sites of international importance will not be permitted, and where it would have an adverse impact on Sites of Special Scientific Interest or National Nature Reserves it would not normally be permitted.
- 3.36 **Policy DM10: Landscape** states that development proposals should not have an unacceptable impact on the designated landscape character of the district and should respect the character of the historic landscape, including features such as field patterns, watercourses, drainage ditches, stone walls and hedgerows.
- 3.37 **Policy DM12: Development within the Green Belt** sets out the types of development that are not considered inappropriate in the Green Belt, including:
- the extension, alteration or replacement of buildings as long as these are proportionate to the scale of the existing building;
 - redevelopment and infilling on previously developed sites;
 - appropriate facilities for outdoor sports and recreation; and
 - material changes of use which maintain the openness of the Green Belt.
- 3.38 **Policy DM25: Public rights of way, pedestrian and cycle access** states that development affecting the use, amenity or safety of public rights of way will only be permitted if acceptable provision is made to mitigate those effects.
- 3.39 **Policy DM36: Residential densities** states that residential development should optimise the potential of the site to accommodate development, subject to consideration of: its physical characteristics; the surrounding character; proximity to public transport and active travel links; and proximity to community facilities and employment opportunities.
- 3.40 **Policy DM68: Protection of sporting, cultural and community facilities** states that land in existing use for a sporting, cultural or community facility is protected for that purpose and that development of such sites will only be permitted where:
- acceptable alternative provision can be made in the same vicinity;
 - where the site is genuinely redundant/surplus to requirements; or
 - where partial development will secure the retention of the remainder of the site for community use.

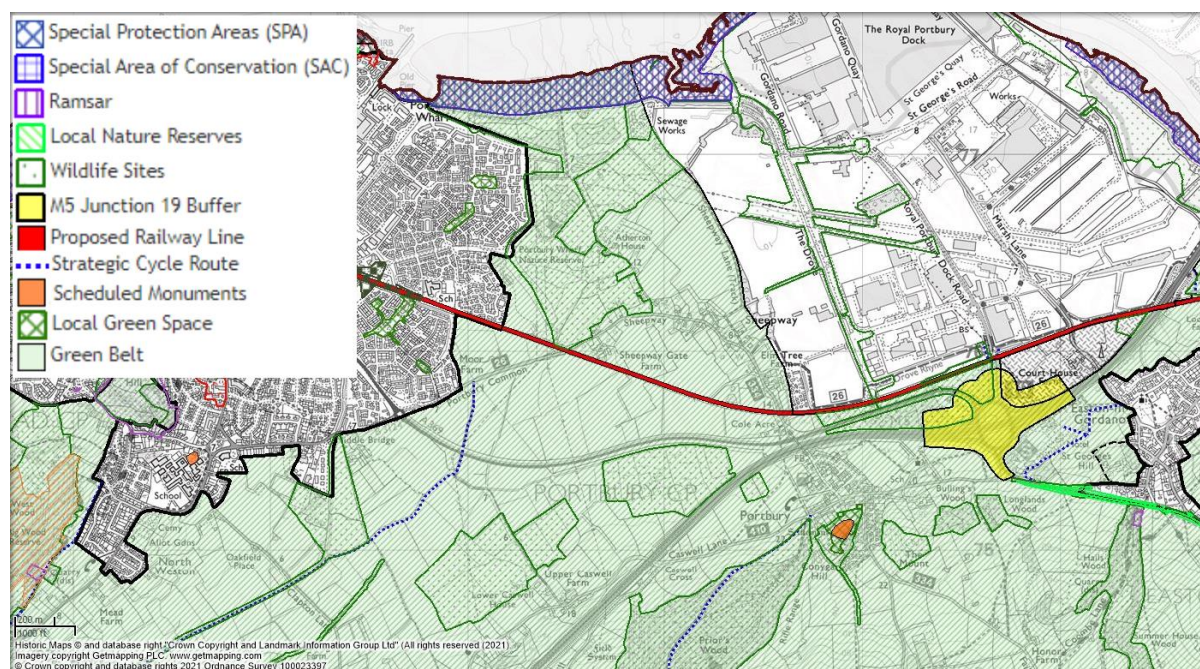


Figure 3.1 Local Plan policies map extract (source: NSC)

Emerging Local Plan: “Choices for the Future” consultation (2020)

3.41 The consultation document for the emerging Local Plan sets out a range of possible options for future growth in North Somerset. It suggests that the housing requirement for the district is likely to range between 1,365 and 1,708 homes per annum, depending on the method used to calculate the housing target.

3.42 Four options are considered:

- **Option 1: Retain Green Belt** proposes maintaining the existing Green Belt boundaries.
- **Option 2: Urban Focus** proposes concentrating growth on the largest urban centres, with limited Green Belt release south west of Bristol.
- **Option 3: Transport Corridors** proposes concentrating growth along rail and road corridors, with Green Belt release at strategic points along these corridors.
- **Option 4: Greater Dispersal** proposes expansion of existing settlements across the district, including those in the Green Belt.

3.43 Option 3 and Option 4 both have the potential to affect the neighbourhood area. Option 3 includes an indicative transport corridor along the A369 between Bristol and Easton-in-Gordano (Junction 19 of the M5). The indicative map suggests that this could include the eastern part of Portbury Parish, possibly including the village of Portbury itself. The map is shown in **Figure 3.2**.

3.44 Option 4 identifies a number of existing settlements across the district which could accommodate the housing requirement. The map showing this approach suggests that in this scenario Portbury could accommodate up to 500 homes. No specific sites are identified, and there is no further information on the scale

of development which may be considered appropriate for Portbury if this option were to be pursued. The illustrative map is shown in **Figure 3.3**.

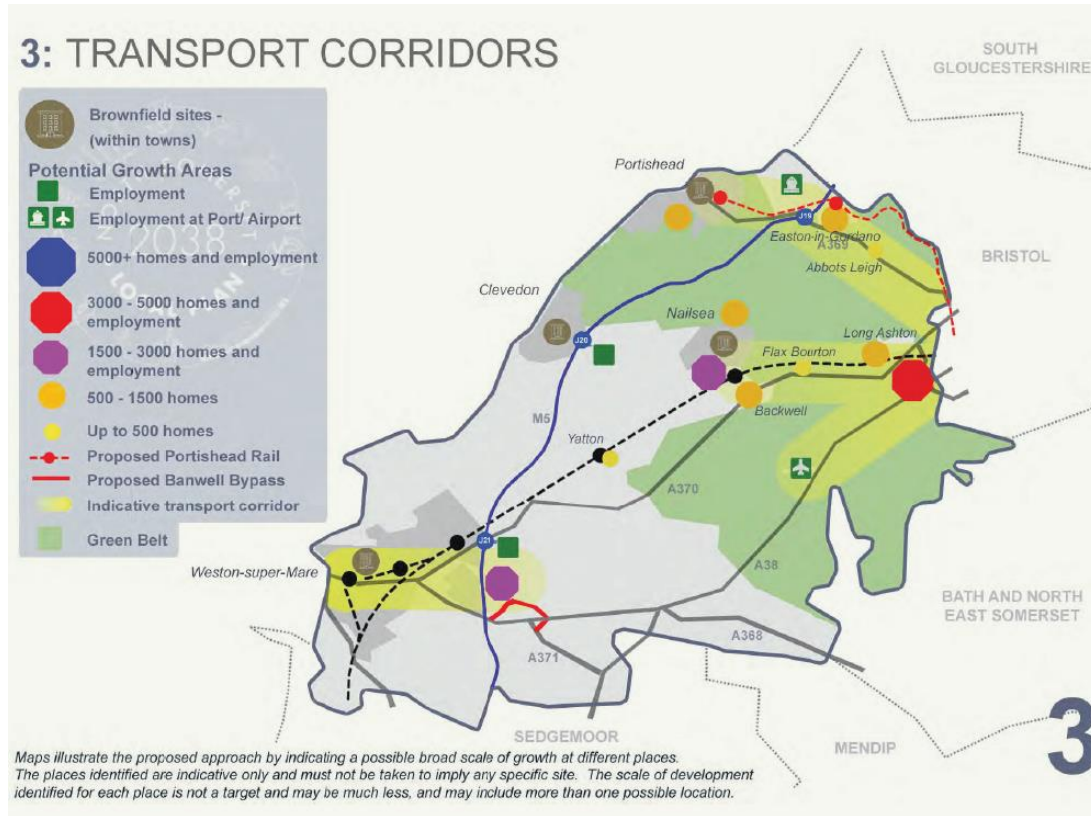


Figure 3.2 Emerging Local Plan - Option 3 map (source: NSC)

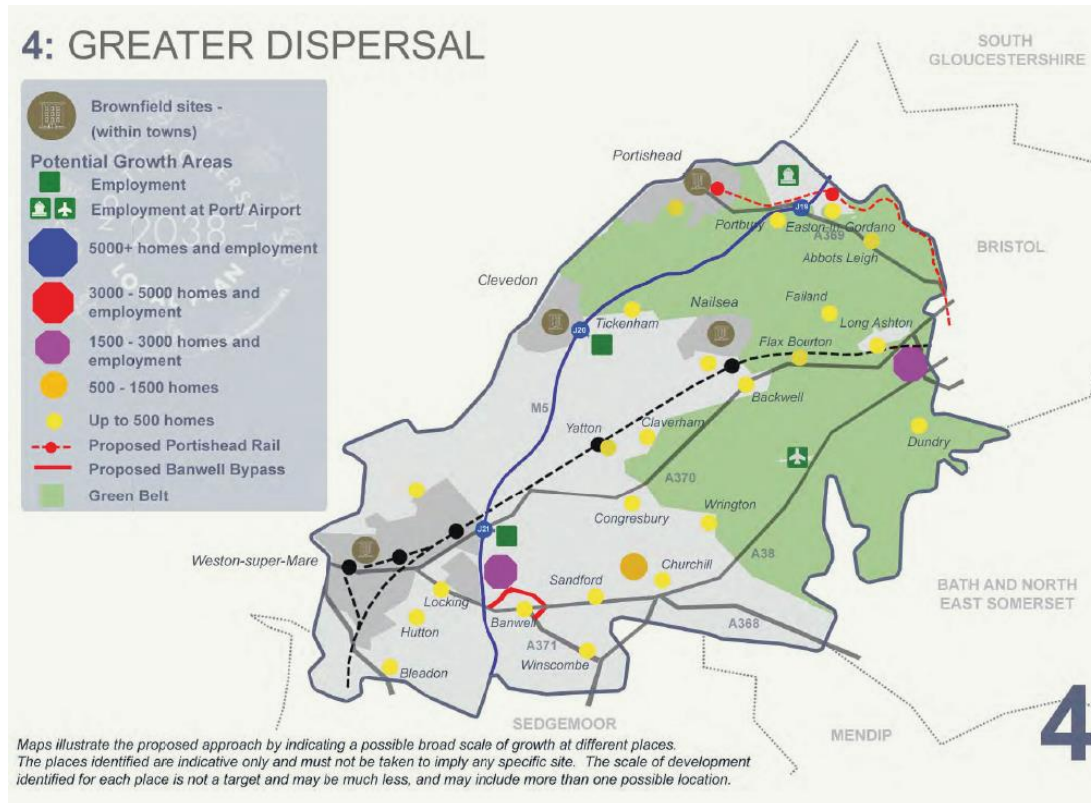


Figure 3.3 Emerging Local Plan - Option 4 map (source: NSC)

Evidence Base

North Somerset Landscape Character Assessment (2018)

- 3.45 The Landscape Character Assessment sets out an overall strategy for the preservation and management of landscape character areas within North Somerset. Portbury Parish falls within three landscape character areas: Clapton Moor, Portbury Settled Coastal Edge, and Abbots Leigh Sandstone Uplands.
- 3.46 The sites assessed in this report lie either within Clapton Moor, which covers most of the Parish north of Caswell Lane/High Street, or Abbots Leigh Sandstone Uplands, which covers the entire area south of Caswell Lane/High Street.
- 3.47 The strategy for Clapton Moor is to preserve the rural character of the landscape, and to promote a sensitive rural/urban interface at Portbury. Village infill and ribbon development should be limited, and traditional field boundaries should be replaced or retained.
- 3.48 The character of the Abbots Leigh Sandstone Uplands should also be conserved, with key local landscape features including drystone walls and woodland blocks being retained. Opportunities to create areas of unimproved grassland to link to Conygar Hill should be promoted. The discrete small scale, nucleated settlement form should be preserved and open views to church towers and spires should be maintained.

North Somerset Landscape Sensitivity Assessment (2018)

- 3.49 The Landscape Sensitivity Assessment draws on the Landscape Character Assessment to provide an overview of the sensitivity of the landscapes surrounding the settlements within the district, including Portbury and Portishead.
- 3.50 Most of the landscape surrounding Portbury is considered to be of high sensitivity, although the land immediately west of the settlement, north of Caswell Lane, is of low sensitivity. The land between Priory Road and the M5 is also of low sensitivity. The assessment notes that the rising landforms to the south of the village lead to increased sensitivity, and that the large open fields to the north east of the village play an important role in maintaining separation between Portbury and its Grade I listed church.
- 3.51 Much of the landscape on the edge of Portishead is of high sensitivity, with the exception of the area at Moor Farm, north of Sheepway and south of the former railway line, which is considered to be of low to medium sensitivity.
- 3.52 The map in **Figure 3.4** shows the sensitivity of the assessed landscapes within the neighbourhood area.

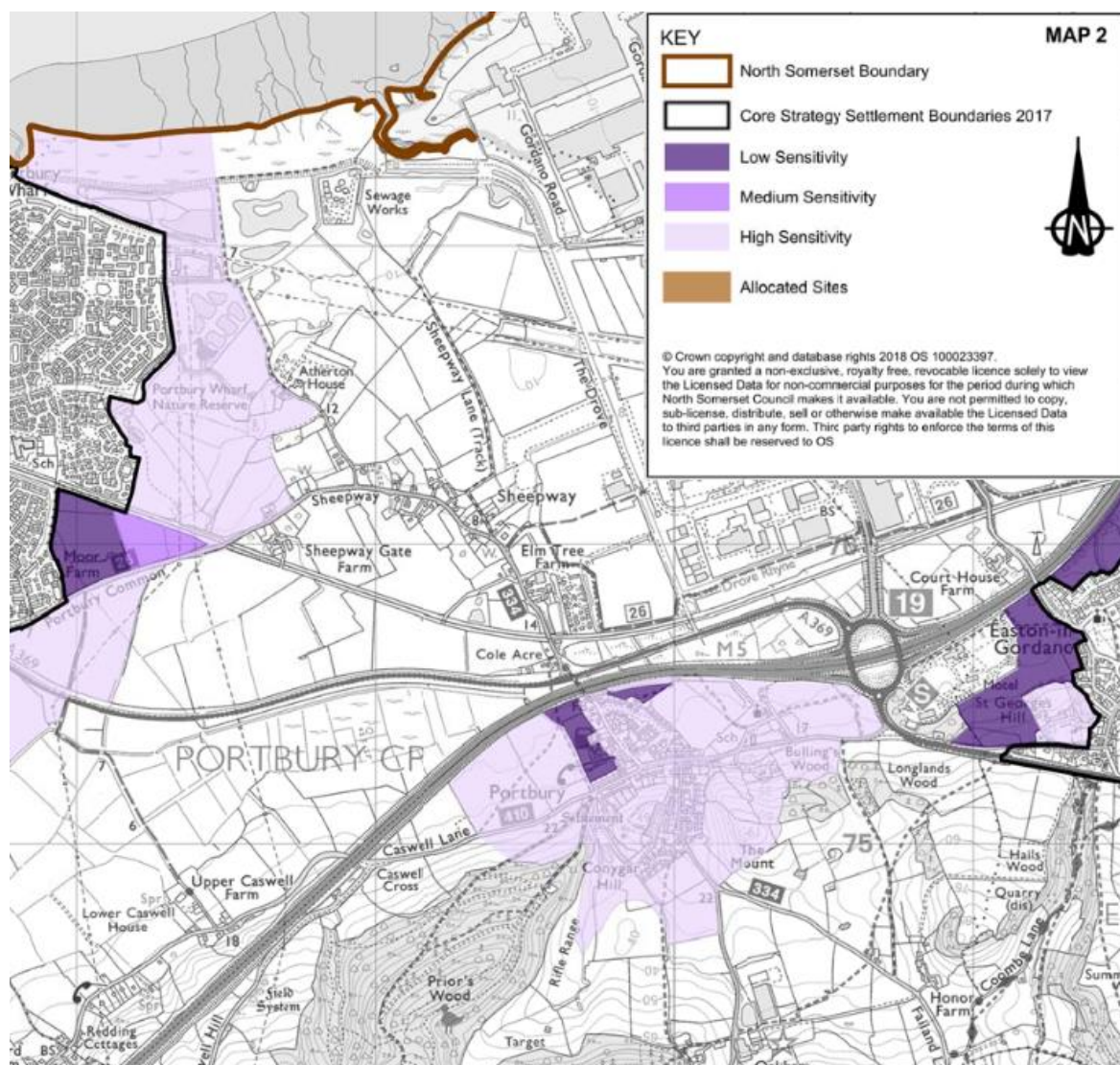


Figure 3.4 Extract from Landscape Sensitivity Assessment (source: NSC)

North Somerset Green Belt Assessment (2021)

3.53 The Green Belt Assessment provides an assessment of how different parcels of the Green Belt perform against the five purposes of the Green Belt as set out in the NPPF (see Paragraph 4.15). The sites assessed in this report fall in two of the Green Belt parcels shown in **Figure 3.5** – parcel 23, which covers Portbury and its surroundings, and parcel 21, which covers the sites to the east of Portishead.

3.54 Parcel 23 (Area to the south of the A369, north of the B1328 including Portbury and Lower Failand) makes a contribution to two Green Belt purposes: assisting in the safeguarding of the countryside from encroachment, and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

3.55 Parcel 21 (Area at Sheepway) contributes to four of the five Green Belt purposes: checking unrestricted sprawl of large built-up areas; preventing neighbouring towns merging into one another; assisting in the safeguarding of the countryside from encroachment; and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.

3.56 It should be noted that the parcels assessed in the Green Belt Assessment are significantly larger than any individual sites considered in this report. Small sites within the Green Belt may make a limited or no contribution to the five purposes, although this would require further, more detailed, assessment.

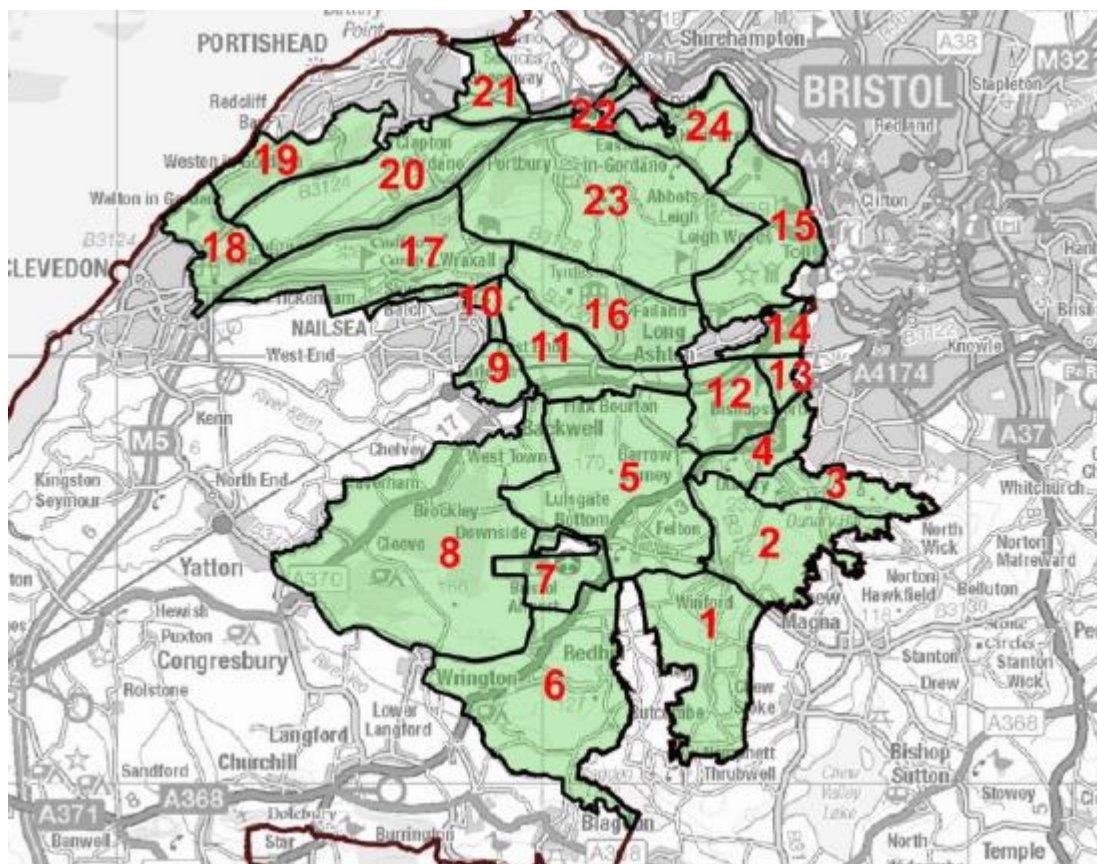


Figure 3.5 Map of Green Belt parcels (source: NSC)

4. Site Assessment

- 4.1 Nine sites have been included in this assessment, all of which were identified through the NSC SHLAA 2020 which supports the emerging Local Plan. The sites are shown on the map in **Figure 4.1**.
- 4.2 Six of the nine assessed sites are within or adjacent to the existing built-up area of Portbury. Two sites (HE20222 and HE 20136) are within the parish, but adjacent to the town of Portishead which lies outside the neighbourhood area. The majority of site HE20136 is within Clapton-in-Gordano Parish and is outside the neighbourhood area, although approximately 6.2 hectares of the site are in Portbury Parish. The final site (HE2071) is in the hamlet of Sheepway, close to the western edge of the Royal Portbury Docks.
- 4.3 One of the sites, HE20222, contains a smaller site (HE20189) which was submitted separately to the SHLAA. The boundary of the smaller site is shown in blue in the map below. To avoid duplication of assessment, the larger site was assessed, although the assessment includes conclusions on the suitability of HE20189 if that were to be considered for allocation in the Neighbourhood Plan.



Figure 4.1 Map of assessed sites (source: Google Earth)

5. Site Assessment Summary

- 5.1 Nine sites were assessed by AECOM to consider whether they would be suitable for allocation in the Portbury Neighbourhood Plan. All of the sites assessed are currently within the Green Belt, which makes them currently unsuitable for development unless it is in accordance with national planning policy. Given that NSC are reviewing the Local Plan and are considering whether Green Belt land may need to be released in order to meet identified housing needs, this assessment has considered whether the sites would be suitable were they not subject to the Green Belt policy constraint. This will allow the NP steering group to work with NSC on future decisions on strategic Green Belt release or specific forms of development which may be acceptable within the Green Belt within the neighbourhood area.
- 5.2 **Table 5-1** sets out a summary of the site assessments, which should be read alongside the full assessments contained in Appendix A. The final column in the table represents a ‘traffic’ light rating of each site, indicating whether the site is considered potentially suitable for allocation. **Red** indicates the site is not considered to be appropriate for allocation through the Neighbourhood Plan, whilst **Amber** indicates that the site may be suitable in principle for allocation subject to the resolution of identified issues or constraints and to the site being released from the Green Belt. **Green** indicates the site is appropriate for allocation, subject to its release from the Green Belt.
- 5.3 The findings summarised in **Table 5-1** are shown on the map (**Figure 5-1**) which follows the summary table.
- 5.4 The indicative capacity noted in **Table 5-1** reflects AECOM’s assessment of the potential capacity of the suitable and potentially suitable sites once identified constraints have been taken into account. Where sites are considered unsuitable for development, no indicative capacity has been provided.
- 5.5 The assessment identified that no sites were considered suitable for allocation in the Neighbourhood Plan, but that four sites were potentially suitable (either in full or in part), subject to identified constraints being addressed and to their release from the Green Belt being established (or subject to support from NSC for their development if retained in the Green Belt). These sites are:
- HE20157 – Church Lane, Portbury
 - HE20337 – South of High Street, Portbury
 - HE2071 – North of Holford Lodge near Shipway Farm, Sheepway
 - HE20222 – Moor Farm, Portishead (area corresponding to Site HE20189 only – see **Figure 5.1**)
- 5.6 Sites HE20157 and HE20337 may be suitable for Green Belt release as part of a new settlement boundary for the village of Portbury which is inset from the Green Belt, rather than as standalone sites. Given the size of HE20157, the existing playing fields on the site, and its landscape sensitivity, this site is considered potentially suitable for limited development along its western edge only, adjacent to the existing development on Priory Road and High Street.

- 5.7 As sites HE2071 and HE20222 are on the edge of the Green Belt, the existing boundary could be redrawn to accommodate them.
- 5.8 The remaining four sites were considered unsuitable for allocation, principally on the grounds of landscape impact.

Village Hall car park

- 5.9 In addition to looking at the potential suitability of sites for residential and community development, the Parish Council is interested in options for the creation of a car park to serve Portbury Village Hall, which is located on High Street at the eastern edge of the village. There are two sites within close proximity to the Village Hall which could be used for this purpose – HE20157 and HE20337.
- 5.10 Given the topography of HE20337, it is unlikely that a car park of sufficient size could be created without the need for significant earthworks which are likely to substantially increase development costs. Crossing facilities are also likely to be required since the site is on the opposite side of the road from the Village Hall.
- 5.11 HE20157, which is adjacent to the Village Hall and is a level site, is a more logical option. Since car parks do not involve the construction of buildings, it is likely that a car park could be created on this site through a material change of use in accordance with NPPF Paragraph 150 without affecting the openness of the Green Belt. Since it would be primarily used to serve a community asset, it may also be possible to demonstrate very special circumstances for development in accordance with NPPF Paragraph 148.
- 5.12 It is recommended that any potential change of use is discussed with NSC, particularly since both sites are classified as having high landscape sensitivity.

Table 5.1 Site Assessment Summary

Site Ref.	Location/ description	Site area (ha)	Current land use	Site Capacity (Dwellings) ¹⁰	Proposed use	Summary of Assessment	Assessment of suitability for allocation
HE202003	Land west of Portbury	11.9	Greenfield	N/A	Housing	<p>The site is unsuitable for development.</p> <p>The whole site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment, and development would have an adverse impact on visual amenity and settlement character as it would extend the settlement in an uncharacteristic direction beyond the historic footprint of Portbury and would affect long range views across the site. Development would also result in the loss of the best and most valuable agricultural land, as the whole site is Grade 1 land.</p> <p>According to the Level 1 Strategic Flood Risk Assessment, around half the site, adjacent to the existing built-up area, lies within Flood Risk Zone 3a and is therefore unsuitable for development for sensitive uses, including residential. There is also a risk of surface water flooding along the northern boundary.</p> <p>There is a Local Wildlife Site in the centre of the site adjacent to the M5 Motorway, and development should avoid this part of the site. A Public Right of Way crosses the site from north-east to south-west, and a second runs along the eastern boundary. It is likely that development of the site would have an adverse impact on the amenity of the footpaths by restricting views and urbanising the rural landscape west of Portbury.</p>	

¹⁰ Indicative capacity based on developable area of site. Where sites are considered unsuitable for development, no indicative capacity is shown.

The remains of Portbury Priory are located on the eastern half of the site, and archaeological surveys may be required. There are also two Grade II listed buildings in close proximity to the site - Portbury Priors, which lies to the east, and the boundary wall of Portbury Priory, which runs along Caswell Lane to the South. Existing screening and more recent development between the site and the listed buildings means that the impact on the heritage assets are likely to be limited. However, there is potential for development of the site to affect the setting of the hillfort on Conygar Hill to the south-west, which is a Scheduled Monument.

Although access could be taken from Caswell Lane, this is a narrow road and is unlikely to have sufficient capacity to accommodate the traffic generated by development of the whole site.

Approximately one third of the site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.

HE20628	North-west of Portbury	1.82	Greenfield/ N/A industrial units	Housing	<p>The site is unsuitable for development.</p> <p>The site was discounted in the interim SHLAA due to flood risk. According to the North Somerset Level 1 Strategic Flood Risk Assessment (2020), the entire site lies within Flood Risk Zone 3a and is therefore unsuitable for development for sensitive uses, including residential.</p> <p>The site is partly previously developed, with a number of agricultural buildings that have been converted into small commercial units. It is within the historic village envelope and well-connected to the village centre and approx. 5 minutes' walk from the bus stop for services to Portishead.</p>
---------	------------------------	------	----------------------------------	---------	---

The existing access may require upgrading to service new development and allow two-way traffic. The access road is not within the site boundary, and therefore additional land would be required, or agreement from the landowner.

The Grade II Portbury Priors is immediately adjacent to the site and the access road. While there is screening to the east of the listed building, there is a higher level of intervisibility between the southern part of the site and Portbury Priors, and the connection between the farmhouse and the former agricultural buildings should be maintained.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings. The north-western corner of the site is Priority Habitat (Coastal and Floodplain Grazing Marsh) – ecological surveys are likely to be required prior to any development, and mitigation for any impact on habitats may also be necessary.

HE20157	Church Lane, Portbury	6.27	School playing field and agricultural land	20	Housing	<p>The site is potentially suitable for partial development, subject to being released from the Green Belt within a new inset settlement boundary for Portbury, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. It is flat and open, with no obvious defensible boundaries that would screen development on any part of the site or limit its impact on landscape character. However, it may be possible to introduce a small amount of development along the western edge close to the existing residential development on Priory Road, subject to provision of appropriate screening, which could allow for</p>
---------	-----------------------	------	--	----	---------	---

new connections to the school and church. The indicative capacity reflects the need for lower densities due to the landscape sensitivity as well as the potential for the site to accommodate a new Village Hall car park.

St Mary's Church, to the east of the site, is Grade I listed, and the Landscape Sensitivity Assessment specifically notes the importance of the site in maintaining a gap between Portbury and the Grade I listed church, although the separation is not identified as a feature in the Historic England listing. It is unlikely that the majority of the site could be developed without reducing the gap, other than the north-western part of the site. It may also be possible to include a limited amount of development along the southern edge of the site (adjacent to High Street), subject to retention of a gap to allow views towards the church – this could complement development of the land opposite (HE20337). It is recommended that the site's potential for development is discussed with the NSC heritage and landscape officers.

It would be possible to create access to the site directly from High Street, with a potential to link to the southern end of Priory Road. This would ensure that development does not lead to an increase in traffic levels on Station Road.

Approximately a third of the site is in use as playing fields, and any development which resulted in the loss of this facility is likely to require the identification of suitable alternative provision, or a demonstration that the playing fields are no longer required. A Public Right of Way also crosses the site, running along the western edge of the playing fields. It is likely that development of most of the site would have an adverse impact on the amenity of the footpath.

Development would result in the loss of the best and most versatile agricultural land, as the whole site is classified as Grade 1 or 2 land (sources vary on exact quality), and most of the land, with the exception of the playing fields and the small field adjacent to the village hall, is used by an organic market gardening business.

There is a risk of surface water flooding along the northern edge of the site. There are power lines crossing the site, with a transformer in the south-west corner. These lines would potentially need to be re-routed, or development sited to avoid this part of the site.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.

Development of the site could lead to encroachment on the countryside due to the lack of screening to the east, and as a greenfield site it would not assist in the recycling of brownfield land. There is therefore potential for harm to the purposes of the Green Belt.

HE20337	South of High Street, Portbury	0.32	Greenfield	3-4	Housing	<p>The site is potentially suitable for partial development, subject to being released from the Green Belt within a new inset settlement boundary for Portbury, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The entire site is in an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. It rises steeply from the High Street, and while any development on the slope would be extremely prominent, the topography of the site acts as a defensible boundary which would allow development to be contained alongside the road, potentially complementing roadside development on the site opposite (HE20157). However, the</p>
---------	--------------------------------	------	------------	-----	---------	---

terrain is also likely to make it challenging to develop due to the need for significant earthworks and/or retaining walls.

Development could affect views from High Street and the public right of way alongside the M5 towards The Mount wildlife site, which lies immediately south of the site, and it is recommended that the site's potential for development is discussed with NSC.

The site is adjacent to the Grade II listed former vicarage which lies directly to the east, but it is well-screened by existing vegetation and it is unlikely that development would have an adverse impact on its setting.

Development of the site would result in the loss of Grade 3 agricultural land - it is unknown whether the land grade is 3a or 3b. The site appears to be used for grazing rather than arable production.

Development of the site is unlikely to lead to encroachment on the countryside, as the site lies between the existing built-up area and the Vicarage. However, as a greenfield site it would not assist in the recycling of brownfield land. There is therefore potential for some harm to the purposes of the Green Belt.

HE20220	South of Mill Close, Portbury	4.71	Greenfield	N/A	Housing	<p>The site is unsuitable for development.</p> <p>The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. There are long range views across the site towards the higher ground south of Portbury, and development of the site would have a significant impact on landscape and settlement character by removing a large field which acts as an important transition zone between the village and the woodland to the south, breaking the</p>
---------	-------------------------------	------	------------	-----	---------	--

connection between Portbury and its agricultural surroundings.

Development would result in the loss of the best and most valuable agricultural land, as the whole site is Grade 1 land. A public right of way crosses the north-western corner of the site from Mill Close, and development would have an adverse impact on the amenity of the footpath.

There is a Site of Nature Conservation Interest (Conygar Hill and Stream) which runs along the western boundary of the site. Ecological surveys may be required to assess the impact of development on the wildlife site.

HE20619	Mill Lane, Portbury	0.79	Greenfield	N/A	Housing	<p>The site is unsuitable for development.</p> <p>The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. Although it is reasonably contained at its northern end, it rises towards the east and is more exposed at its southern end. There is the potential for new development to be quite prominent if the whole site were developed. Development of the site would result in an uncharacteristic extension of the village on one side of Mill Lane, which could not be balanced out with development on the opposite side of the road due to the high landscape sensitivity of the field to the west (Site HE20220).</p> <p>There is limited potential for development of the site to affect the setting of nearby heritage assets, including the Grade II listed Portbury Mill and the Scheduled Monument (hillfort) on Conygar Hill, both of which lie to the north-west of the site, but is likely that mitigation could be provided.</p> <p>There is a Site of Nature Conservation Interest (The Mount) which covers the higher ground immediately east of the site, and which is only separated from it by a low</p>
---------	---------------------	------	------------	-----	---------	---

hedgerow. Ecological surveys may be required to assess the impact of development on the wildlife site.

HE2071	North of Holford Lodge near Shipway Farm, Sheepway	0.47	Greenfield 1	Housing	<p>The site is potentially suitable for limited development, subject to its release from the Green Belt, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The site is long and narrow, and while it has the capacity to accommodate more than one dwelling, this would reduce the gap between the settlement and Royal Portbury Docks, which are immediately east of the site. A single dwelling adjacent to the existing access would be more consistent with the settlement pattern and character.</p> <p>It is poorly located for local services, with no facilities in Sheepway, although there are frequent bus services to Portishead.</p> <p>The access is shared with the adjacent home, and is also part of a Public Right of Way. Any proposals to develop the site should ensure that the amenity of users of the public footpath is not adversely affected by the development.</p> <p>The eastern edge of the site is at medium to high risk of flooding, and any development should avoid this part of the site.</p> <p>As it would extend Portishead to the south-east, development of the site would lead to encroachment on the countryside, leading to some harm to the purposes of the Green Belt, although the existing screening would act as mitigation for this and would prevent unrestricted sprawl. As a greenfield site, it would not encourage the recycling of brownfield land.</p>
--------	--	------	--------------	---------	--

HE20222	Moor Farm, Portishead	36.14 Greenfield 243	Housing	<p>The site is potentially suitable for development on part of the site, subject to being released from the Green Belt, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The majority of the site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment and, if fully developed, it would extend the settlement into open countryside without defensible boundaries on its eastern edge. However, the site includes a smaller site which was submitted separately to the SHLAA (site reference HE20189 / approx. 8.1 hectares) and which is potentially suitable for development. This smaller site is more closely related to the existing built up area, and is classified as having low to medium sensitivity in the Landscape Sensitivity Assessment. There are defensible boundaries provided by existing hedgerows on this portion of the site which would help to contain development and limit impact on the more sensitive landscape to the south and east.</p> <p>There is a Grade II listed farmhouse (Moor Farm) immediately to the west of the site, close to the boundary of the smaller site (HE20189). Development of the site has the potential to affect its setting, but this could be minimised through sensitive design.</p> <p>Access to HE20189 could be taken from Moor Gate, but this is unlikely to be suitable to service development of the whole site as it is a narrow residential road which already serves a substantial number of properties. It would be possible to upgrade the existing field access from Sheepway. This would require provision of a footway, and the eastward extension of the 30mph limit to the site entrance (currently 40mph).</p>
---------	--------------------------	----------------------	---------	--

Immediately north of the site is the route of the former Portishead branch line. This is currently subject to an application for Development Consent to reopen the line, which is being considered through the planning system as a Nationally Significant Infrastructure Project. Should the project be approved, there is potential for the rail construction to affect the site, and once operational the railway may require an acoustic buffer along the northern boundary to limit the impact on future residents.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings. The site is also at high risk of flooding, but is within an area which benefits from flood defences, and therefore development may be acceptable, subject to consultation with the lead flood authority and the Environment Agency and to consideration of the impact of development on flood risk elsewhere.

The site is crossed by a gas pipeline and high voltage electricity cables which may affect the development capacity of the site if it is not possible to relocate them.

It is unlikely that a single-dwelling development would result in harm to the Green Belt, as it would not lead to encroachment on the countryside, unrestricted sprawl or the merging of settlements, although as a greenfield site, it would not encourage the recycling of brownfield land.

HE201036	Land south of Portishead	45.08	Greenfield	N/A	Housing	<p>The site is unsuitable for development.</p> <p>The majority of the site is outside the NP area. As the NP cannot allocate land outside the designated NP area, only the part of the site which is within Portbury Parish (approx. 6.2ha) could be considered for allocation.</p>
----------	--------------------------	-------	------------	-----	---------	---

The whole site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment, and there are long-range views across the site towards the higher ground to the south. If developed, it would extend the settlement into open countryside without defensible boundaries. This includes the section which lies in the NP area, which forms part of a larger field. The entire site is at high risk of flooding, but is within an area which benefits from flood defences. Consultation would be required with the lead flood authority and the Environment Agency to determine if development would be acceptable, and the impact of development on flood risk elsewhere would need to be considered. There is also a localised risk of surface water flooding associated with the field drains that cross the site, including the drain which forms the part of the boundary between Portbury and Clapton-in-Gordano parishes.

The existing field access from the B3124 (Portbury Common) is unsuitable for servicing residential development as it opens directly onto a bus stop, but it would be possible to create alternative access further east along this road, subject to the footway being extended east of the bus stop. Access from the A369 (Portbury Hundred) is unlikely to be suitable due to the 40mph speed limit and the proximity to the roundabout at the junction of the A369 and B3124.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.

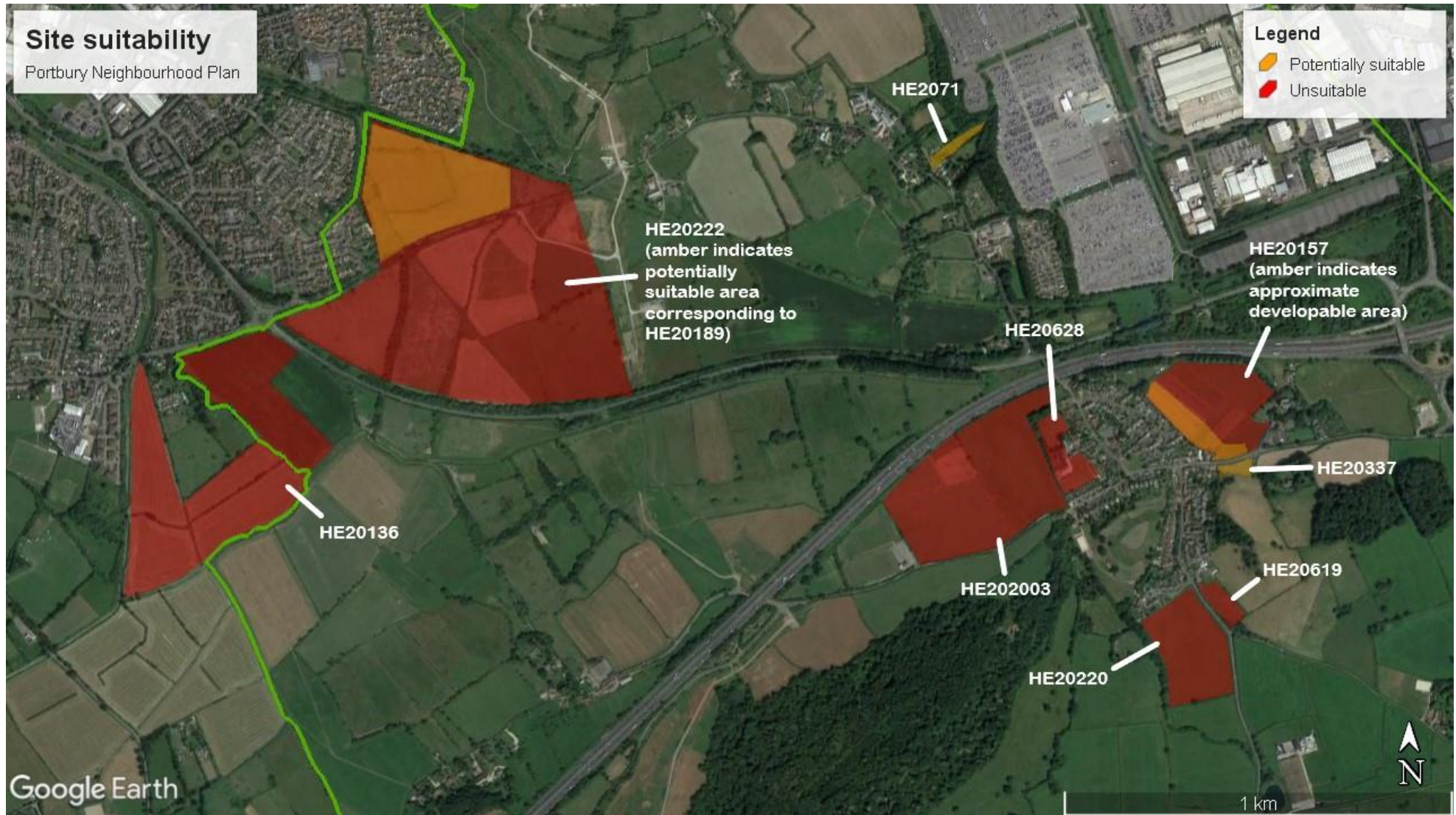


Figure 5.1 Map of site suitability ratings (source: Google Earth)

6. Conclusions

- 6.1 Portbury Parish Council is seeking to identify sites for potential allocation in its Neighbourhood Plan. The neighbourhood area does not yet have a housing requirement, and the Local Plan is in the early stages of preparation. NSC is considering its options for a spatial strategy which will allow it to deliver growth. This includes consideration of whether strategic Green Belt release is required to meet housing and other development needs. The Parish Council wishes to work with NSC in identifying sites within the neighbourhood area which may be suitable for development if they were released from the Green Belt.
- 6.2 A total of nine sites within the neighbourhood area were identified for assessment through the NSC SHELAA (2020). These nine sites were subject to an assessment which looked at their suitability for development were they not within the Green Belt.
- 6.3 The suitability assessment found that no sites were immediately suitable for allocation, but that four sites were potentially suitable for development subject to the mitigation of identified constraints. These sites are:
- HE20157 – Church Lane, Portbury
 - HE20337 – South of High Street, Portbury
 - HE2071 – North of Holford Lodge near Shipway Farm, Sheepway
 - HE20222 – Moor Farm, Portishead (area corresponding to Site HE20189 only)
- 6.4 Of these five sites, two (HE20157 and HE20337) are adjacent to the village of Portbury and are most likely to contribute to the NP objectives as they could support local employment and services in Portbury. In addition, site HE20157 has the potential to provide parking for the Village Hall. The scale of the suitable portion of site HE20222 and its location on the edge of Portishead may mean that is more appropriate for consideration as a possible strategic allocation in the Local Plan.
- 6.5 The remaining five sites were found to be unsuitable for allocation. These sites are:
- HE20628 – North-west of Portbury
 - HE202003 – Land east of Portbury
 - HE20220 – South of Mill Close, Portbury
 - HE20619 – Mill Lane, Portbury
 - HE201036 – Land south of Portishead
- 6.6 Before any of the sites found to be potentially suitable for allocation can be allocated in the Neighbourhood Plan, their release from the Green Belt would need to be established through the Local Plan. The North Somerset Green Belt Assessment identifies the Green Belt parcel which includes the village of Portbury as making a contribution to Green Belt Purpose 3 (assisting in safeguarding the countryside from encroachment) and Purpose 5 (assisting in

urban regeneration by encouraging the recycling of previously developed land). Therefore, while sites which fall within this parcel may be considered suitable for development if they were unconstrained by the Green Belt designation, their release from the Green Belt may result in harm to the purposes of the Green Belt.

- 6.7 It is therefore recommended that the Parish Council, in consultation with the community, landowners and NSC, consider the findings of this suitability assessment alongside those of the Green Belt Assessment in order to determine whether it is appropriate to release land from the Green Belt within the neighbourhood area for development. This is likely to require consideration of the capacity of the neighbourhood area and its existing services and transport connections to accommodate additional development.
- 6.8 As an alternative to Green Belt release, the Parish Council could also seek to secure changes to the Local Plan policy on rural exception sites in the Green Belt. Currently, the adopted Core Strategy prevents affordable housing being delivered on exception sites within the Green Belt. If this policy were amended in the emerging Local Plan, the Parish Council could choose to support affordable housing on exception sites through a policy in the Neighbourhood Plan. This would not require sites to be allocated in the Neighbourhood Plan, although the plan could identify broad locations where exceptions sites would be considered acceptable.
- 6.9 Some forms of development within the Green Belt are not considered inappropriate under national policy (see NPPF paragraphs 149 and 150). Depending on the precise nature of the proposal, NSC may support such development, and it is recommended that the Parish Council explore the options for development which is in accordance with the NPPF and Core Strategy Policy DM12. This could be supported through a Neighbourhood Plan policy.

Next Steps

- 6.10 From the shortlist of potentially suitable sites, the Parish Council should engage with NSC and the community to select sites for allocation in the Neighbourhood Plan which best meet community needs and plan objectives.
- 6.11 The site selection process should be based on the following:
- The findings of the site assessment;
 - The findings of the Strategic Green Belt Assessment
 - Discussions with the planning authority;
 - The extent to which the sites support the vision and objectives for the NP;
 - The potential for the sites to meet the identified infrastructure needs of the community;
 - Engagement with key stakeholders; and
 - Neighbourhood Plan conformity with strategic Local Plan policy.

Affordable Housing

- 6.12 Four of the nine sites considered in this assessment are suitable or potentially suitable for allocation for residential or mixed-use development. Two of these sites have the potential to accommodate 10 or more dwellings and could be required to include a proportion of affordable housing depending on the thresholds for provision of affordable housing in your area¹¹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes¹²), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF para 65.
- 6.13 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Viability

- 6.14 The Parish Council should be able to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with NSC. It is further suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.
-

¹¹ see NPPF para 63-65

¹² The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

Appendix A Individual Site Assessments

HE2071

1. Site Details	
Site Reference / Name	HE2071
Site Address / Location	North of Holford Lodge near Shipway Farm, Sheepway
Gross Site Area (Hectares)	0.47
SHLAA/SHELAA Reference (if applicable)	HE2071
LPA Site assessment Conclusions	Not Discounted: Green Belt; Flood Zone 3a
Existing land use	Greenfield - potentially agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	17 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	Commercial/Manufacturing facilities to the north of the site, residential properties to the east, south and west



2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No
Within a SSSI Risk Zone - development of 50 or more homes would trigger requirement to consult.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Majority of site is low risk, but eastern edge includes areas of medium/high risk.

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3 (undifferentiated)

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Priority Species for CS Targeting - Redshank Priority Species for CS Targeting - Snipe 2 Grassland Assemblage Farmland Birds present Species- Grey Partridge present Species - Lapwing present</p> <p>Within Network Enhancement Zone 1</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Along the southern border of the site Footpath - (LA15/22/10)</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>TPO 9 on site</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - site is not previously developed land so it is unlikely.
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Would development of the site result in a loss of social, amenity or community value?</p> <p><i>Yes / No / Unknown</i></p>	No - site is privately owned

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>1200m	>800m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

There is no formal landscape assessment for this site. However, it is likely to have low sensitivity as it is well-screened and reasonably enclosed, although the eastern edge of the site is more sensitive as it provides a buffer between Sheepway and the Royal Portbury Docks.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is well screened in the landscape by boundary vegetation and is set back from Sheepway behind existing properties.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited impact - Grade II The Thatched Cottage is in proximity; however, there is significant screening from trees and hedgerows

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes, although small section near the eastern boundary is outside Green Belt.

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Sheepway has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability


<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	No - the site is not previously developed land
--	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>No - the site is not previously developed land</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for limited development, subject to its release from the Green Belt, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The site is long and narrow, and while it has the capacity to accommodate more than one dwelling, this would reduce the gap between the settlement and Royal Portbury Docks, which are immediately east of the site. A single dwelling adjacent to the existing access would be more consistent with the settlement pattern and character. It is poorly located for local services, with no facilities in Sheepway, although there are frequent bus services to Portishead.</p> <p>The access is shared with the adjacent home, and is also part of a Public Right of Way. Any proposals to develop the site should ensure that the amenity of users of the public footpath is not adversely affected by the development.</p> <p>The eastern edge of the site is at medium to high risk of flooding, and any development should avoid this part of the site.</p> <p>As it would extend Portishead to the south-east, development of the site would lead to encroachment on the countryside, leading to some harm to the purposes of the Green Belt, although the existing screening would act as mitigation for this and would prevent unrestricted sprawl. As a greenfield site, it would not encourage the recycling of brownfield land.</p>
---	---

HE20222

1. Site Details	
Site Reference / Name	HE20222 (includes the whole of SHLAA site HE201089 – shown with blue boundary below)
Site Address / Location	Moor Farm, Portishead
Gross Site Area (Hectares)	36.14
SHLAA/SHELAA Reference (if applicable)	HE20222
LPA Site assessment Conclusions	Not Discounted: Green Belt; Flood zone 3a; part Priority Habitat
Existing land use	Greenfield - potentially agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	723 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	<p>No applications on the site but adjacent to the site: 21/P/1258/FUL - Erection of a 64 bedroom care home and day centre : Awaiting Decision (applied Apr 2021) 17/P/1229/F - Erection of 33no. Dwellings: Approved with legal agreement (Sept 2018) A DCO application was submitted in November 2019 for the reopening of the Portishead Branch Line. which runs along the north-eastern boundary. The Planning Inspectorate's recommendation is currently being considered by the Secretary of State.</p>
Neighbouring uses	Residential to the north and west, agricultural/greenfield land to the east and south
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No</p> <p style="color: green;">Within a SSSI Risk Zone - development of 50 or more homes would trigger requirement to consult.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: orange;">Within Forest of Avon Community Forest area</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: Low Risk • Flood Zone 2: Medium Risk • Flood Zone 3 (less or more vulnerable site use): Medium Risk • Flood Zone 3 (highly vulnerable site use): High Risk 	<p>Majority of site is high risk, but in an area benefitting from flood defences</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk 	<p style="color: green;">Low risk but some localised risk adjacent to watercourses</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes - Grade 3 (undifferentiated)</p>

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Priority Species for CS Targeting - Lapwing
2 Grassland Assemblage Farmland Birds present
Species - Grey Partridge present
Species - Redshank present

Area corresponding to HE201089 is within Network Enhancement Zone 1. Remainder of site is Priority Habitat: Coastal and Floodplain Grazing Marsh.

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Flat or relatively flat

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

Yes - Bridleway (LA15/13/20)

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

No

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is in agricultural use

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - there is a gas pipeline that crosses the site with 'no dig zone' signage, and high voltage power lines with pylons (larger site only)

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	400-1200m	<400m	>1200m	>1200m	>1200m	<400m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the north western part of the site as having low landscape sensitivity, while the south western part has high sensitivity. The assessment does not provide comment on the eastern half of the site. However, this is likely to have high sensitivity given its rural nature and linkages to the wider countryside.

2. Assessment of Suitability

<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>The smaller site is low sensitivity given how well-contained it is by existing mature vegetation surrounding the site. The larger site south of Sheepway is high sensitivity as it is much more open in the landscape and visible from higher ground to the south of the M5 at Portbury and also to the west at Portishead, with high intervisibility.</p>
--	---

Heritage Constraints

<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible - Grade II Moor Farmhouse is adjacent on the site but it would be possible to limit the impact on its setting through location of development and landscaping.</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.</p>

Planning Policy Constraints

<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing settlement boundary of Portishead</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p>Yes / No / Unknown</p>	<p>Yes - it would reduce the gap between Portishead and Sheepway and Portbury.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>

3. Assessment of Availability

<p>Is the site available for development?</p> <p>Yes / No / Unknown</p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p>Yes / No / Unknown</p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p>Yes / No / Unknown</p>	<p>The site is crossed by a gas pipeline and the larger site is also crossed by high voltage electricity cables with pylons on site.</p>
---	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>243 (based on development of area corresponding to SHLAA site HE201089 only)</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p>Yes / No</p>	<p>Amber: The site is potentially suitable, available and achievable</p> <p>The site is crossed by a gas pipeline and the larger site is also crossed by high voltage electricity cables with pylons on site.</p>

Summary of justification for rating

The site is potentially suitable for development on part of the site, subject to being released from the Green Belt, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.

The majority of the site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment and, if fully developed, it would extend the settlement into open countryside without defensible boundaries on its eastern edge. However, the site includes a smaller site which was submitted separately to the SHLAA (site reference HE20189 / approx. 8.1 hectares) and which is potentially suitable for development. This smaller site is more closely related to the existing built up area, and is classified as having low to medium sensitivity in the Landscape Sensitivity Assessment. There are defensible boundaries provided by existing hedgerows on this portion of the site which would help to contain development and limit impact on the more sensitive landscape to the south and east.

There is a Grade II listed farmhouse (Moor Farm) immediately to the west of the site, close to the boundary of the smaller site (HE20189). Development of the site has the potential to affect its setting, but this could be minimised through sensitive design.

Access to HE20189 could be taken from Moor Gate, but this is unlikely to be suitable to service development of the whole site as it is a narrow residential road which already serves a substantial number of properties. It would be possible to upgrade the existing field access from Sheepway. This would require provision of a footway, and the eastward extension of the 30mph limit to the site entrance (currently 40mph).


Immediately north of the site is the route of the former Portishead branch line. This is currently subject to an application for Development Consent to reopen the line, which is being considered through the planning system as a Nationally Significant Infrastructure Project. Should the project be approved, there is potential for the rail construction to affect the site, and once operational the railway may require an acoustic buffer along the northern boundary to limit the impact on future residents.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings. The site is also at high risk of flooding, but is within an area which benefits from flood defences, and therefore development may be acceptable, subject to consultation with the lead flood authority and the Environment Agency and to consideration of the impact of development on flood risk elsewhere.

The site is crossed by a gas pipeline and high voltage electricity cables which may affect the development capacity of the site if it is not possible to relocate them. It is unlikely that a single-dwelling development would result in harm to the Green Belt, as it would not lead to encroachment on the countryside, unrestricted sprawl or

	the merging of settlements, although as a greenfield site, it would not encourage the recycling of brownfield land.
--	---

HE201036

1. Site Details	
Site Reference / Name	HE201036
Site Address / Location	Land south of Portishead
Gross Site Area (Hectares)	45.08
SHLAA/SHELAA Reference (if applicable)	HE201036
LPA Site assessment Conclusions	Not Discounted: Green Belt; Flood Zone 3a; Designated Priority Habitat
Existing land use	Agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	888 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	No applications on the site but adjacent to the site: 17/P/1055/PRE - Proposed development of nine dwellings: Application details not available
Neighbouring uses	Residential to the north and west, agricultural/greenfield land to the east and south
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No
Within a SSSI Risk Zone - development of 50 or more homes would trigger requirement to consult.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Majority of site is high risk, but in an area benefitting from flood defences

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Majority of site is low risk but some localised risk adjacent to watercourses

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3 (undifferentiated)

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Priority Species for CS Targeting - Lapwing
Priority Species for CS Targeting - Redshank
2 Grassland Assemblage Farmland Birds present
Species - Grey Partridge present

Entire site is Priority Habitat: Coastal and Floodplain
Grazing Marsh

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Relatively flat

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

No

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

No

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

No

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Unknown

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	No - site is in agricultural use
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Unknown
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	>1200m	>1200m	<400m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site is highly visible within the landscape and from the M5 given the limited vegetation to the south east, and also from elevated ground in Portishead. The lack of screening vegetation to the south east means the site forms a rural setting to the elevated Portishead to the north west.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

No impact

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to the existing settlement boundary of Portishead

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - it would reduce the gap between Portishead and Clapton in Gordano.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potentially</p>

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
--	----------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>Unknown</p>

Summary of justification for rating

The site is unsuitable for development.



The majority of the site is outside the NP area. As the NP cannot allocate land outside the designated NP area, only the part of the site which is within Portbury Parish (approx. 6.2ha) could be considered for allocation.

The whole site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment, and there are long-range views across the site towards the higher ground to the south. If developed, it would extend the settlement into open countryside without defensible boundaries. This includes the section which lies in the NP area, which forms part of a larger field. The entire site is at high risk of flooding, but is within an area which benefits from flood defences. Consultation would be required with the lead flood authority and the Environment Agency to determine if development would be acceptable, and the impact of development on flood risk elsewhere would need to be considered. There is also a localised risk of surface water flooding associated with the field drains that cross the site, including the drain which forms the part of the boundary between Portbury and Clapton-in-Gordano parishes.

The existing field access from the B3124 (Portbury Common) is unsuitable for servicing residential development as it opens directly onto a bus stop, but it would be possible to create alternative access further east along this road, subject to the footway being extended east of the bus stop. Access from the A369 (Portbury Hundred) is unlikely to be suitable due to the 40mph speed limit and the proximity to the roundabout at the junction of the A369 and B3124.

The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.

HE202003

1. Site Details	
Site Reference / Name	HE202003
Site Address / Location	Land west of Portbury
Gross Site Area (Hectares)	11.90
SHLAA/SHELAA Reference (if applicable)	HE202003
LPA Site assessment Conclusions	Not Discounted: Part Flood Zone 3a; part Wildlife Site; High Grade agricultural land; Area of Critical Drainage on part; part Priority Habitat
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	238 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	Residential to the east, greenfield land surrounding the site with the M5 to the north of the site
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Approximately 1/3 of the north-eastern part of the site is within a SSSI Risk Zone in which development of 50 or more homes would trigger requirement to consult. Remainder of site is within a Risk Zone but with no requirement to consult for residential development.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area Wildlife Site (503 - Fields adjacent to M5 Motorway) in centre/north of site.

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Approximately one third of the site, closest to the village of Portbury, is identified as **high risk** (Flood Zone 3a) in the Strategic Flood Risk Assessment. The remainder of the site is **low risk**.

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Mostly low risk but there is a high risk of surface water flooding along the northern boundary.

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Priority Species for CS Targeting - Lapwing
2 Grassland Assemblage Farmland Birds present
Species - Grey Partridge present
Species - Redshank present

Approx. half of site is within Network Enhancement Zone 1. Remainder of site is Priority Habitat: Coastal and Floodplain Grazing Marsh

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Relatively flat

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

No

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

Yes - footpath (LA15/1/10)

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

No

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is agricultural land

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - is briefly crossed by low voltage power lines

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>1200m	400-800m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site is highly visible with open views towards the M5 and Portishead. The site is an open area of agricultural fields which combined with the heavily wooded Conygar Hill to the south forms a pastoral rural setting to the west of Portbury.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited or no impact or no requirement for mitigation. The site is in proximity to two Grade II Listed Buildings (Portbury Priors to the east and Portbury Priory to the South East). There is more recent development between Portbury Priory and the site, and impact is likely to be limited. If retained, the existing screening west of Portbury Priors should mean that impact on the setting of the listed farmhouse is also limited. There is also a scheduled monument (hillfort) to the south east on Conygar Hill. While it is unlikely that development of the site would directly impact the monument, it would be visible from the hillfort and there is potential for this to affect its setting.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

Wildlife Site number 503 - policy ref: DM8 on site

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

2. Assessment of Suitability

<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary</p>
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - unlikely as the M5 forms a strong barrier for coalescence.</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	<p>No - the site is agricultural land.</p>
--	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>N/A</p>
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>Unknown</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No - the site is agricultural land.</p>

Summary of justification for rating

The site is unsuitable for development.

The whole site is within a landscape identified as highly sensitive in the Landscape Sensitivity Assessment, and development would have an adverse impact on visual amenity and settlement character as it would extend the settlement in an uncharacteristic direction beyond the historic footprint of Portbury and would affect long range views across the site. Development would also result in the loss of the best and most valuable agricultural land, as the whole site is Grade 1 land.

According to the Level 1 Strategic Flood Risk Assessment, around half the site, adjacent to the existing built-up area, lies within Flood Risk Zone 3b, but Environment Agency flood mapping does not identify the site as being at risk of fluvial or surface water flooding. There is also a risk of surface water flooding along the northern boundary. Flood risk should be discussed with NSC, and if confirmed to be in Flood Zone 3b this part of the site would not be suitable for development for sensitive uses, including residential.



There is a Local Wildlife Site in the centre of the site adjacent to the M5 Motorway, and development should avoid this part of the site. A Public Right of Way crosses the site from north-east to south-west, and a second runs along the eastern boundary. It is likely that development of the site would have an adverse impact on the amenity of the footpaths by restricting views and urbanising the rural landscape west of Portbury.

The remains of Portbury Priory are located on the eastern half of the site, and archaeological surveys may be required. There are also two Grade II listed buildings in close proximity to the site - Portbury Priors, which lies to the east, and the boundary wall of Portbury Priory, which runs along Caswell Lane to the South. Existing screening and more recent development between the site and the listed buildings means that the impact on the heritage assets are likely to be limited. However, there is potential for development of the site to affect the setting of the hillfort on Conygar Hill to the south-west, which is a Scheduled Monument.

Although access could be taken from Caswell Lane, this is a narrow road and is unlikely to have sufficient capacity to accommodate the traffic generated by development of the whole site.

Approximately one third of the site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.

HE20628

1. Site Details	
Site Reference / Name	HE20628
Site Address / Location	North-west of Portbury
Gross Site Area (Hectares)	1.82
SHLAA/SHELAA Reference (if applicable)	HE20628
LPA Site assessment Conclusions	Discounted: Flood Zone 3b; High Grade agricultural land; part Priority Habitat
Existing land use	Greenfield / industrial units
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	0 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	20/P/2661/FUH - Erection of a detached garage; re-opening of two windows; removal and rebuilding of boot room; alterations and new doors to garden/ sunroom and alterations to the rear entrance: Approved (Jan 2021)
Neighbouring uses	M5 to the north, residential to the east and south of the site, greenfield land to the west
 	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Northern half of the site is within a SSSI Risk Zone in which development of 50 or more homes would trigger requirement to consult. Remainder of site is within a Risk Zone but with no requirement to consult for residential development.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

High Risk. Environment Agency mapping shows entire site as low risk, but Level 1 Strategic Flood Risk Assessment (SFRA) shows site as entirely within Flood Zone 3a (therefore high risk). NSC have confirmed the SFRA contains more detailed and recent modelling than the EA flood maps.

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – *Low Risk*
- >15% of the site is affected by medium or high risk of surface water flooding – *Medium Risk*

Low risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3 (undifferentiated)

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Priority Species for CS Targeting - Lapwing
2 Grassland Assemblage Farmland Birds present
Species - Grey Partridge present
Species - Redshank present

Northern edge of site is Priority Habitat: Coastal and Floodplain Grazing Marsh. Majority of site within Network Enhancement Zone 1

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Relatively flat

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

No

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

No

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

No

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Unknown

2. Assessment of Suitability

<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown Site is previously developed land and is currently within commercial/light industrial use with the potential for contamination.</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Yes - site contains low voltage power lines</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	400-800m	>1200m	400-800m	>1200m	<400m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the site as having low landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Low sensitivity - the site is contained by existing buildings to the east and south, and mature vegetation to the west and north such that it is contained with no/limited intervisibility with the wider landscape

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Significant impact - Grade II Portbury Priors is directly adjacent to the site.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Mix of greenfield and previously developed

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability


<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown - the site is partially previously developed and in commercial use which could require remediation. There are minor utilities on site with low voltage power lines
--	--

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	12-15 (based on development of northern half of site only - approx. 0.66ha – with reduced density due to presence of Priority Habitat)
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	Site was discounted from SHELAA due to primary constraint (flood risk zone 3a). This flood risk is not shown on EA mapping but NSC have confirmed SFRA incorporates more recent modelling.
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues? <i>Yes / No</i></p>	<p>Red: The site is not currently suitable</p> <p>Unknown - the site is partially previously developed and in commercial use which could require remediation. There are minor utilities on site with low voltage power lines</p>

<p>Summary of justification for rating</p>	<p>The site is unsuitable for development.</p> <p>The site was discounted in the interim SHLAA due to flood risk. According to the North Somerset Level 1 Strategic Flood Risk Assessment (2020), the entire site lies within Flood Risk Zone 3a and is therefore unsuitable for development for sensitive uses, including residential.</p> <p>The site is partly previously developed, with a number of agricultural buildings that have been converted into small commercial units. It is within the historic village envelope and well-connected to the village centre and approx. 5 minutes' walk from the bus stop for services to Portishead.</p> <p>The existing access may require upgrading to service new development and allow two-way traffic. The access road is not within the site boundary, and therefore additional land would be required, or agreement from the landowner.</p> <p>The Grade II Portbury Priors is immediately adjacent to the site and the access road. While there is screening to the east of the listed building, there is a higher level of intervisibility between the southern part of the site and Portbury Priors, and the connection between the farmhouse and the former agricultural buildings should be maintained.</p> <p>The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.</p> <p>The north-western corner of the site is Priority Habitat (Coastal and Floodplain Grazing Marsh) – ecological surveys are likely to be required prior to any development, and mitigation for any impact on habitats may also be necessary.</p>
---	--

HE20157

1. Site Details	
Site Reference / Name	HE20157
Site Address / Location	Church Lane, Portbury
Gross Site Area (Hectares)	6.27
SHLAA/SHELAA Reference (if applicable)	HE20157
LPA Site assessment Conclusions	Not Discounted: Green Belt; High Grade agricultural land; Area of Critical Drainage on part
Existing land use	School playing field and agricultural land
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	188 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	M5 to the north, agricultural land and buildings to the east, high street to the south, residential to the west
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No

Northern half of the site is within a SSSI Risk Zone in which development of 50 or more homes would trigger requirement to consult. Remainder of site is within a Risk Zone but with no requirement to consult for residential development.

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: *Low Risk*
- Flood Zone 2: *Medium Risk*
- Flood Zone 3 (less or more vulnerable site use): *Medium Risk*
- Flood Zone 3 (highly vulnerable site use): *High Risk*

Low risk

Site is at risk of surface water flooding?

See guidance notes:

- *Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*
- *>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Mostly low risk but there is a high risk of surface water flooding along the northern boundary.

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 2. The site is partly Grade 1 and partly Grade 2 on Natural England Agricultural Land Classification map, but more recent evidence from NSC (2015) suggests it is entirely Grade 2.

2. Assessment of Suitability

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Priority Species for CS Targeting - Lapwing
2 Grassland Assemblage Farmland Birds present
Species - Grey Partridge present
Species - Redshank present

Majority of site within Network Enhancement Zone 1;
north-western corner within Network Expansion Zone.

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes / No / Unknown

No

Physical Constraints

Is the site:

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Relatively flat

Is there existing vehicle access to the site, or potential to create suitable access?

Yes / No / Unknown

Potential to create access

Is there existing pedestrian access to the site, or potential to create suitable access?

Yes / No / Unknown

Yes

Is there existing cycle access to the site, or potential to create suitable access?

Yes / No / Unknown

No

Are there any Public Rights of Way (PRoW) crossing the site?

Yes / No / Unknown

Yes - footpath (LA15/3/20)

Are there any known Tree Preservation Orders on the site?

Yes / No / Unknown

No

Are there veteran/ancient trees within or adjacent to the site?

Within / Adjacent / No / Unknown

No

Are there other significant trees within or adjacent to the site?

Within / Adjacent / No / Unknown

Unknown

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is in agricultural use

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - site contains low voltage power lines

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

Yes - there are playing fields in the north-east of the site.

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>1200m	<400m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity - the site has high intervisibility owing to a lack of screening vegetation and forms an open countryside setting to the listed St Mary's Church adjacent, separating the church from Portbury village. Sensitive-designed and screened eastward extension of the built-up area on Priory Road may be possible with a lesser impact on visual amenity.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Some impact- in proximity to three Listed Buildings (Grade I Church of St Mary's and two Grade II monuments in the churchyard). There are significant trees that separate the site and listed buildings.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the western part of the site nearest Portbury village has low voltage overhead electricity cables that may need to be realigned. Main sewer is understood to run beneath the site (to be confirmed).</p>
--	---

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	20 (calculated at 20dph to reflect landscape sensitivity and potential to accommodate Village Hall car park)
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: The site is potentially suitable and available</p> <p>Yes - the western part of the site nearest Portbury village has low voltage overhead electricity cables that may need to be realigned (not an insurmountable constraint).</p>

Summary of justification for rating

The site is potentially suitable for partial development, subject to being released from the Green Belt within a new inset settlement boundary for Portbury, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.

The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. It is flat and open, with no obvious defensible boundaries that would screen development on any part of the site or limit its impact on landscape character. However, it may be possible to introduce a small amount of development along the western edge close to the existing residential development on Priory Road, subject to provision of appropriate screening, which could allow for new connections to the school and church. The indicative capacity reflects the need for lower densities due to the landscape sensitivity as well as the potential for the site to accommodate a new Village Hall car park.

St Mary's Church, to the east of the site, is Grade I listed, and the Landscape Sensitivity Assessment specifically notes the importance of the site in maintaining a gap between Portbury and the Grade I listed church, although the separation is not identified as a feature in the Historic England listing. It is unlikely that the majority of the site could be developed without reducing the gap, other than the north-western part of the site. It may also be possible to include a limited amount of development along the southern edge of the site (adjacent to High Street), subject to retention of a gap to allow views towards the church – this could complement development of the land opposite (HE20337). It is recommended that the site's potential for development is discussed with the NSC heritage and landscape officers.

It would be possible to create access to the site directly from High Street, with a potential to link to the southern end of Priory Road. This would ensure that development does not lead to an increase in traffic levels on Station Road.


Approximately a third of the site is in use as playing fields, and any development which resulted in the loss of this facility is likely to require the identification of suitable alternative provision, or a demonstration that the playing fields are no longer required. A Public Right of Way also crosses the site, running along the western edge of the playing fields. It is likely that development of most of the site would have an adverse impact on the amenity of the footpath.

Development would result in the loss of the best and most versatile agricultural land, as the whole site is classified as Grade 1 or 2 land (sources vary on exact quality), and most of the land, with the exception of the playing fields and the small field adjacent to the village hall, is used by an organic market gardening business.

There is a risk of surface water flooding along the northern edge of the site. There are power lines crossing the site, with a transformer in the south-west corner.

	<p>These lines would potentially need to be re-routed, or development sited to avoid this part of the site.</p> <p>The site is within an SSSI Impact Risk Zone, and consultation with Natural England would be required for proposals which result in 50 or more additional dwellings.</p> <p>Development of the site could lead to encroachment on the countryside due to the lack of screening to the east, and as a greenfield site it would not assist in the recycling of brownfield land. There is therefore potential for harm to the purposes of the Green Belt.</p>
--	--

HE20337

1. Site Details	
Site Reference / Name	HE20337
Site Address / Location	South of High Street, Portbury
Gross Site Area (Hectares)	0.32
SHLAA/SHELAA Reference (if applicable)	HE20337
LPA Site assessment Conclusions	<p>Not Discounted: Green Belt; Flood Zone 3a; part Wildlife Site; High Grade agricultural land on part; part Priority Habitat*</p> <p><i>*No Priority Habitat identified on EA mapping</i></p>
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	13 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	High street to the north, residential to the east and west and greenfield to the south
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No
Within a SSSI Risk Zone but would not trigger requirement to consult

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 3 (undifferentiated)

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Priority Species for CS Targeting - Lapwing Species - Grey Partridge present</p> <p>Within Network Enhancement Zone 1</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Steeply sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is greenfield and undeveloped.

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes - site contains low voltage power lines

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	<400m	>1200m	<400m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - site forms part of the steep slope up to the prominent local landscape feature The Mount. The site is highly visible in the landscape with high intervisibility. Development at the foot of the slope may have less impact.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited impact - In proximity to Grade II The Old Vicarage and Stables and Coach house. However, given the topography of the site it is unlikely the site would impact the setting of the heritage asset.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - the site is undeveloped land however it is steeply sloping and would require significant earthworks and retaining walls to facilitate development.</p>
--	---

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Amber: the site potentially suitable, and available</p> <p>Yes - the site is undeveloped land however it is steeply sloping and would require significant earthworks and retaining walls to facilitate development.</p>

<p>Summary of justification for rating</p>	<p>The site is potentially suitable for partial development, subject to being released from the Green Belt within a new inset settlement boundary for Portbury, or for development within the Green Belt in accordance with NPPF paragraphs 149 and 150 and Core Strategy Policy CS17.</p> <p>The entire site is in an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. It rises steeply from the High Street, and while any development on the slope would be extremely prominent, the topography of the site acts as a defensible boundary which would allow development to be contained alongside the road, potentially complementing roadside development on the site opposite (HE20157). However, the terrain is also likely to make it challenging to develop due to the need for significant earthworks and/or retaining walls.</p> <p>Development could affect views from High Street and the public right of way alongside the M5 towards The Mount wildlife site, which lies immediately south of the site, and it is recommended that the site's potential for development is discussed with NSC.</p> <p>The site is adjacent to the Grade II listed former vicarage which lies directly to the east, but it is well-screened by existing vegetation and it is unlikely that development would have an adverse impact on its setting.</p> <p>Development of the site would result in the loss of Grade 3 agricultural land - it is unknown whether the land grade is 3a or 3b. The site appears to be used for grazing rather than arable production.</p> <p>Development of the site is unlikely to lead to encroachment on the countryside, as the site lies between the existing built-up area and the Vicarage. However, as a greenfield site it would not assist in the recycling of brownfield land. There is therefore potential for some harm to the purposes of the Green Belt.</p>
---	---

HE20220

1. Site Details	
Site Reference / Name	HE20220
Site Address / Location	South of Mill Close, Portbury
Gross Site Area (Hectares)	4.71
SHLAA/SHELAA Reference (if applicable)	HE20220
LPA Site assessment Conclusions	Not Discounted: Green Belt; part Flood Zone 3a; High Grade agricultural land; Area of Critical Drainage on part; part Priority Habitat* <i>*No Priority Habitat identified in EA mapping</i>
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	141 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	Greenfield/agricultural land to the east, south and west of the site. Residential to the north



2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: green;">No Within a SSSI Risk Zone but would not trigger requirement to consult</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: orange;">Within Forest of Avon Community Forest area Wildlife Site (570 - Conygar Hill and Stream) runs along western boundary.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: green;">Low risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p style="color: green;">Low risk</p>
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	<p style="color: red;">Yes - Grade 1</p>

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Priority Species for CS Targeting - Lapwing Species - Grey Partridge present</p> <p>Majority of site within Network Enhancement Zone 2; south-eastern corner within Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Relatively flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes - footpath (LA15/14/20)</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is in agricultural use

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>1200m	400-800m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site has open views to the countryside beyond the site and the surrounding landscape.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

No impact

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	Yes

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability



<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	No - the site is agricultural land.
--	-------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No - the site is agricultural land.</p>

<p>Summary of justification for rating</p>	<p>The site is unsuitable for development.</p> <p>The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. There are long range views across the site towards the higher ground south of Portbury, and development of the site would have a significant impact on landscape and settlement character by removing a large field which acts as an important transition zone between the village and the woodland to the south, breaking the connection between Portbury and its agricultural surroundings.</p> <p>Development would result in the loss of the best and most valuable agricultural land, as the whole site is Grade 1 land. A public right of way crosses the north-western corner of the site from Mill Close, and development would have an adverse impact on the amenity of the footpath.</p> <p>There is a Site of Nature Conservation Interest (Conygar Hill and Stream) which runs along the western boundary of the site. Ecological surveys may be required to assess the impact of development on the wildlife site.</p>
---	---

HE20619

1. Site Details	
Site Reference / Name	HE20619
Site Address / Location	Mill Lane Portbury
Gross Site Area (Hectares)	0.79
SHLAA/SHELAA Reference (if applicable)	HE20619
LPA Site assessment Conclusions	Not Discounted: Green Belt
Existing land use	Greenfield
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	28 (SHLAA Estimate)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	Residential to the north, greenfield land to the east, south and west
	

2. Assessment of Suitability

Environmental Constraints

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

Yes / No / partly or adjacent

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

**Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

No
Within a SSSI Risk Zone but would not trigger requirement to consult

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

Yes / No / partly or adjacent / Unknown

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Within Forest of Avon Community Forest area

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: **Low Risk**
- Flood Zone 2: **Medium Risk**
- Flood Zone 3 (less or more vulnerable site use): **Medium Risk**
- Flood Zone 3 (highly vulnerable site use): **High Risk**

Low risk

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – **Low Risk**
- >15% of the site is affected by medium or high risk of surface water flooding – **Medium Risk**

Low risk

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes / No / Unknown

Yes - Grade 1

2. Assessment of Suitability

<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>Priority Species for CS Targeting - Lapwing Species - Grey Partridge present</p> <p>Within Network Expansion Zone</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Physical Constraints</p>	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Potential to create access</p>
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>
<p>Are there other significant trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

Is the site likely to be affected by ground contamination?

Yes / No / Unknown

No - site is in agricultural use

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

No

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	<400m	>1200m	400-800m	>1200m	400-800m	<400m

Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

The North Somerset Landscape Sensitivity Assessment (2019) identifies the land parcel where this site is located as having high landscape sensitivity.

2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

High sensitivity - the site has open views to the countryside beyond the site and the surrounding landscape. The site is on the lower part of the slope towards The Mount to the east of Portbury and is highly visible in the landscape.

Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Limited impact - in proximity to Grade II Portbury Mill Ye Olde Mill but separated by some dwellings and Mill Lane

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /
Some impact, and/or mitigation possible /
Limited or no impact or no requirement for mitigation*

Unknown - North Somerset Local Heritage List is currently being produced and has not yet been published.

Planning Policy Constraints

Is the site in the Green Belt?

Yes / No / Unknown

Yes

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

No

Are there any other relevant planning policies relating to the site?

Policy CS17: Rural exceptions schemes, Policy DM12: Development within the Green Belt and Option 3 and Option 4 of the emerging Local Plan.

Is the site:

Greenfield / A mix of greenfield and previously developed land / Previously developed land

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /
Outside and not connected to*

Adjacent to and connected to existing built up area

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /
Outside and not connected to*

Outside and not connected to the existing settlement boundary - Portbury has no settlement boundary

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Yes
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	No - the site is agricultural land.
--	-------------------------------------

5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p> <p>Are there any known viability issues?</p> <p><i>Yes / No</i></p>	<p>Red: The site is not currently suitable, available and achievable</p> <p>No - the site is agricultural land.</p>

<p>Summary of justification for rating</p>	<p>The site is unsuitable for development.</p> <p>The entire site is an area identified in the Landscape Sensitivity Assessment as highly sensitive to new development. Although it is reasonably contained at its northern end, it rises towards the east and is more exposed at its southern end. There is the potential for new development to be quite prominent if the whole site were developed. Development of the site would result in an uncharacteristic extension of the village on one side of Mill Lane, which could not be balanced out with development on the opposite side of the road due to the high landscape sensitivity of the field to the west (Site HE20220).</p> <p>There is limited potential for development of the site to affect the setting of nearby heritage assets, including the Grade II listed Portbury Mill and the Scheduled Monument (hillfort) on Conygar Hill, both of which lie to the north-west of the site, but is likely that mitigation could be provided.</p> <p>There is a Site of Nature Conservation Interest (The Mount) which covers the higher ground immediately east of the site, and which is only separated from it by a low hedgerow. Ecological surveys may be required to assess the impact of development on the wildlife site.</p>
---	--

Tim Fearn
Senior Planner
T: +44-(0)7502-166726
E: tim.fearn@aecom.com

AECOM Limited
Aldgate Tower
2 Leman Street
London E1 8FA
United Kingdom
aecom.com