






APPENDIX I: Congresbury Neighbourhood Plan - Site Assessments for Policy H3

Site A		
Address	South of Station Road (A370), adjoining Station Close	
Site Area	0.74 Ha	
Description	The site behind the Mediterranean restaurant is part brownfield, part greenfield. The site is subject to an outline planning application 18/P/2532/OUT for a residential development of up to 19 no. dwellings and associated infrastructure with access for approval and appearance, landscaping, layout and scale reserved for subsequent approval.	
Capacity	Possibility for 20 dwellings	
Photos		
SHLAA (Sept 2018) status	Assessed as 'unlikely' due to its distance from the settlement boundary.	
Opportunities	Would link this isolated site to the current rural exception site. Good access to public transport and within easy access to local amenities.	
Constraints	<p>The very southern part of the site lies within Flood Zones 2 and a very small part within Flood Zone 3a however it is acknowledged that the proposed built development remains outside this area.</p> <p>Access would need to go through Station Close onto the A370.</p>	
Assessment Conclusions	Site is suitable	Y
	Site is available	Y
	Site is achievable	Y
Conclusions	The site is currently contrary to North Somerset Council policy CS32 as the site is outside of the settlement boundary and it does not adjoin it. Therefore the site should be brought forward as an allocation through the Local Plan or Neighbourhood Plan.	

Site B		
Address	South of Station Road (A370), adjoining Church Farm	
Site Area	0.4ha	
Description	The site is east of the Strawberry Line and the proposed area contains the derelict remains of the old Station master's house, plus the adjoining field.	
Capacity	Possibility for 20 dwellings	
Photos		
SHLAA (Sept 2018) status	Not listed	
Opportunities	Site not located in Flood zone 3a or 3b. Direct access onto the A370. Good access to public transport and within easy access to local amenities.	
Constraints	Access would be via existing access lane. Any development would need to respect the heritage and amenity value of the Strawberry Line and the remains of the Congresbury Railway Station.	
Assessment Conclusions	Site is suitable	Y
	Site is available	?
	Site is achievable	Y
Conclusions	The site is currently contrary to the North Somerset Council Core Strategy policy CS32 as the site is outside of the settlement boundary and it does not adjoin it. Therefore the site should be brought forward as an allocation through the Local Plan or Neighbourhood Plan.	

Site C		
Address	Bristol Road (A370), opposite Tesco Express Store	
Site Area	0.93 ha	
Description	The site is currently in agricultural use.	
Capacity	Possibility for 25 dwellings	
Photos		
SHLAA (Sept 2018) Status	Not listed	
Opportunities	Site not located in flood zone. Direct access onto the A370. Good access to public transport and within easy access to local amenities.	
Constraints	The application site is currently in agricultural use.	
Assessment Conclusions	Site is suitable	Y
	Site is available	N
	Site is achievable	Y
Conclusions	The site is considered to be sustainable and situated close to a site which has recently been given planning permission for up to 21 dwellings.	

Site D		
Address	Smallway, south of Wyevale Garden Centre	
Site Area	0.65 ha	
Description	The site is separated from a neighbouring site (that has been allocated in Schedule 1 of the Site Allocation Plan April 2018) by a long narrow strip of land and dwelling. Access would be from the B3133.	
Capacity	Possibility for 20 dwellings	
Photos		
SHLAA (Sept 2018) status	Not listed	
Opportunities	Site not located in flood zones. Good access to public transport and within easy access to local amenities. Logical extension to existing allocated site.	
Constraints	The site is close to but does not directly adjoin the settlement boundary. The sightlines for traffic are restricted by a bend in the road and the access is close to the Smallway junction. Any development of this site needs to have careful regard to safety and capacity issues and ensure a safe pedestrian route is included and any public rights of way enhanced.	
Assessment Conclusions	Site is suitable	Y
	Site is available	?
	Site is achievable	Y
Conclusions	The site is currently contrary to North Somerset Council policy CS32 as the site is outside of the settlement boundary and it does not adjoin it. Therefore the site should be brought forward as an allocation through the Local Plan or Neighbourhood Plan. Any development of this site needs to have careful regard to safety and capacity issues of the Smallway junction and ensure a safe pedestrian route is included and any public rights of way enhanced.	

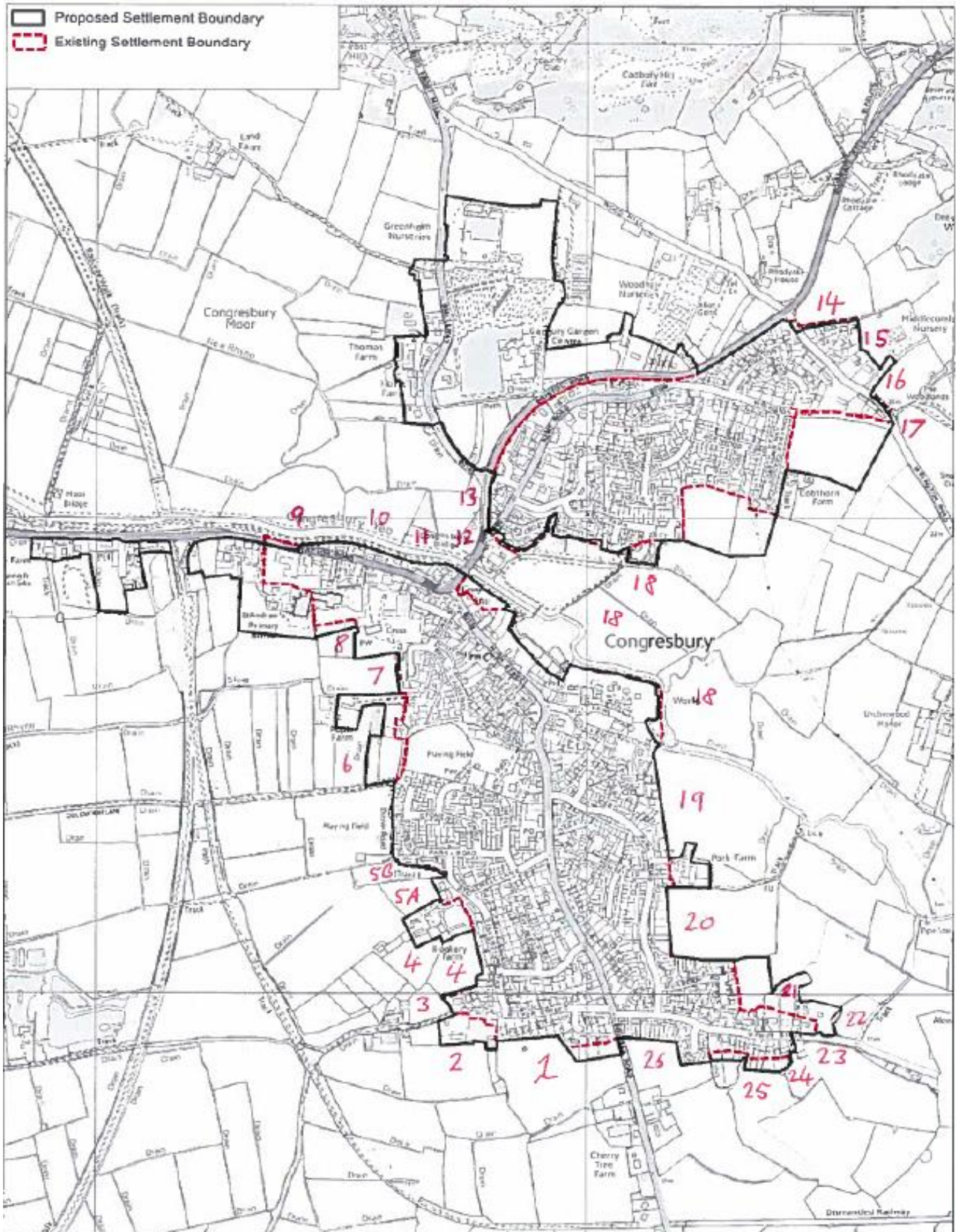
Site E		
Address	The Causeway, corner of Dolemoor Lane, by Broadstones Playing Fields	
Site Area	0.63 ha	
Description	These two fields provide a sustainable location close to village amenities with access from the end of The Causeway. One of the fields is administered by the Parish Council on behalf of the Hannah Marshman Trust. This site would be allocated for 100% affordable housing for rent or shared ownership in order to comply with the spirit of the original legacy. The lower part of the site has a tendency to flood and should be kept as a wildlife area.	
Capacity	10 dwellings	
Photos		
SHLAA (2018) status	Not listed	
Opportunities	Opportunity to provide 100% affordable housing. The site has good access to public transport and within easy access to local amenities.	
Constraints	The site is currently against North Somerset Council policy CS32 as the site is outside of the settlement boundary and it does not adjoin it. The site is in flood zone 2 and flood zone 3a. Access to the site would be via The Causeway and then a drove road which would need to be upgraded.	
Assessment Conclusions	Site is suitable	Y
	Site is available	N
	Site is achievable	Y
Conclusions	The site is currently contrary to North Somerset Council policy CS32 as the site is outside of the settlement boundary and it does not adjoin it. Therefore the site should be brought forward as an allocation through the Local Plan or Neighbourhood Plan.	

Part of the Site Assessment exercise was to look at areas adjoining to the Settlement Boundary or current development. The attached map lists the areas looked at and the table below lists why these areas were discounted.

No	Site	Opportunities	Constraints
1.	South of Silver Street Appeal site	Access onto B3133	Sustainability and landscape constraints. This is covered in detail in policy EH2. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
2.	South of Drove Road to Strawberry Line		Restricted access onto drove road, very poor visibility onto B3133 via Silver Street, increased congestion at Ship and Castle junction, Sustainability and landscape constraints. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
3.	Fields to North of drove road		Restricted access onto drove road, very poor visibility onto B3133 via Silver Street, increased congestion at Ship and Castle junction, Sustainability constraints. Landscape Sensitivity Assessment (LSA) (see map 4) = Medium Sensitivity
4.	Fields south of Rookery Farm		No access onto road. Landscape Sensitivity Assessment (LSA) (see map 4) = Medium Sensitivity
5 (a)	Field to north of Rookery Farm		No access onto road, partly in flood plain Landscape Sensitivity Assessment (LSA) (see map 4) = Medium Sensitivity
5 (b)	Field to north of Rookery Farm, off drove road		Flood plain, restricted access onto drove road, increased congestion at Ship and Castle junction. Landscape Sensitivity Assessment (LSA) (see map 4) = Medium Sensitivity
6.	Field to the north of drove road		Flood plain, access only onto drove road, restricted access along the Causeway, increased congestion at Ship and Castle junction. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
7.	Field south of the church		No access onto road, on flood plain. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
8.	Field south of the school		No access onto road, on flood plain. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
9 - 13	Fields north of the River Yeo	12 and 13 have access onto the A370.	Part of Congresbury Moor, and in flood area. In Strategic Gap between Congresbury and Yatton. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
14- 17	Fields north of		All in the green belt. Landscape Sensitivity

	Wrington Road		Assessment (LSA) (see map 4) = High Sensitivity
18.	Fields to east of Millennium Green		No access onto road, on flood plain. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
19.	Field to east of Park Road		No access onto road, increased congestion at Ship and Castle junction. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
20.	Field to south of Park Farm.	Landscape Sensitivity Assessment (LSA) (see map 4) = Low Sensitivity	Restricted access through small farm gate onto a road, increased congestion at Ship and Castle junction.
21 -23	Fields to north and south of Venus Street		Very narrow access road, very poor visibility onto B3133 via Venus Street, increased congestion at Ship and Castle junction, Sustainability constraints with distance to access facilities. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
24.	Field to the south west of Yew Tree Farm		No access onto road, sustainability constraints. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
25.	Field east of B3133	Access onto B3133	Increased congestion at Ship and Castle junction, sustainability constraints. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity
26.	Field to south of Venus Street	Access onto B3133	Increased congestion at Ship and Castle junction, sustainability and landscape issues. Landscape Sensitivity Assessment (LSA) (see map 4) = High Sensitivity

Site Listings (see table above)



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