



Better places, homes and jobs



Outcomes of public consultation on a development programme for land owned by North Somerset Council

November 2022

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1. Consultation context and response rates

In February 2021, North Somerset Council adopted a Development Strategy setting out ambitions for the use of land it owns to deliver new homes and jobs. The Strategy can be viewed at <http://www.n-somerset.gov.uk/developmentstrategy>

On agreeing the Strategy, the Council made a commitment to undertake public consultation on the programme of sites to be developed. This consultation was held from April to June 2022, focusing on whether or not individual sites should be taken forward for development, and if so, what the priorities for development should be. The consultation document can be viewed at www.n-somerset.gov.uk/nscsites

The consultation was held by the council in its role as a landowner, and not as the Local Planning Authority. Council landholdings are subject to the same planning policies and requirements as those of any other landowner.

All ward members and Town and Parish Councils with potential sites in their local areas were notified of the consultation. A briefing was offered and in most cases this was taken up. Where necessary, Town and Parish Councils were permitted an extension to the consultation closing date to allow for completion of their formal decision-making processes in agreeing a response. Press releases and paid-for social media campaigns sought to draw attention to the consultation.

The consultation was hosted on the council's website and received 673 individual responses. An additional 20 responses were received from organisations such as Town and Parish Councils, some via the website and some via e-mails or letters. A petition of 152 physical and 541 virtual signatures was received opposing development of the Churchill Avenue site in Clevedon.

The web-based consultation element was anonymous other than that respondents were asked for their postcode. An individual may have responded more than once, likewise they may have responded via e-mail, participated in a workshop and/or have signed a petition as well as having responded via the website.

Respondents were able to select which questions they answered, i.e. they could comment on one specific site, a selection, or all of them. The number of responses per question varied significantly.

The full set of responses including free text responses, is several hundred pages long, however access to view the responses can be arranged on request.

In addition to the main consultation, engagement on sites in Clevedon and Nailsea took place through work led by Design West to formulate placemaking strategies for those towns. This included surveys at public events, and in-person workshops for a range of community stakeholders.

The Slade Road / Downside site in Portishead was subject to a separate Town Council consultation prior to the North Somerset consultation being launched. 306 people responded to this consultation, with 93% of them opposing the development of the site.

Note on consultation analysis:

Many of the answers to the consultation took the form of free text comments. To assist in interpreting results, officers have grouped responses by themes. Some comments addressed more than one theme so have been counted in more than one category. As a result, the number of comments by theme is often greater than the total number of comments.

Access to the full set of free text responses can be arranged on request.

2. Objectives for development of council-owned land

Respondents were asked to rank the four development objectives agreed in the Council's Development Strategy from most to least important. Results were as follows:

| Objective | Ranking by individuals | Ranking by organisations |
|--|------------------------|--------------------------|
| Deliver sites that the market won't deliver, such as difficult brownfield land and employment sites | 1 | 3 |
| Create better quality and more sustainable developments | 2 | 2 |
| Provide homes and jobs that meet the needs of our communities, whilst also helping deliver the government targets for housing supply | 3 | 1 |
| Generate funding to help deliver other priorities such as improvements to schools, transport or leisure facilities | 4 | 4 |

There was an additional option to suggest other priorities for the council to pursue. 68 comments were received from individuals and can be categorised as follows:

| Theme | Number of responses |
|---|---------------------|
| Provision of social and affordable housing | 11 |
| Climate, sustainability, nature and biodiversity considerations | 18 |
| Provision of suitable infrastructure to support development – e.g. transport, leisure/recreation, medical services, commercial services | 20 |
| Quality of building and life – e.g. space standard, bigger gardens, community wellbeing and recreation | 12 |
| Objection in principle | 5 |
| Objection to development of a specific site | 11 |
| Objection to loss of green / open space | 11 |

Some specific points to note are:

- There were three very similar comments about 'keeping [the land] as recreational use for the people of Clevedon'
- There were three comments specifically about homes for young people (one specifically about young families in Backwell) – these have been categorised as relating to social/affordable housing
- One respondent commented that the land should be used as effectively as possible, including by encouraging high density development.
- One respondent would like housing stock to be transferred to NSC from the housing associations – this has been categorised as relating to social/affordable housing.

- One respondent commented that developing NSC-owned sites should result in Local Plan allocations being reduced – this has been tentatively grouped under objection to a specific site, as in context it implies objection to LP sites.

Additional comments from organisations in response to this question are copied below:

- Community Led Homes West: *“The council should look at providing the communities with resources, advice, enabling help with sector professionals on community led housing and toolkits on how to do community engagement around CLH housing. Provision of a small pre-development funding pots for groups to develop schemes where it will create additional affordable housing.”*
- Nailsea Town Council: *“Use the land for leisure facilities as well as housing or jobs.”*
- Tickenham Town Council: *“It is assumed that Question 1d above includes the improvement of existing infrastructure affected by development. If this is not the case, then improvement of existing infrastructure to cater for development needs to be added as an objective.”*
- Clevedon Town Council: *“Of the priorities for development listed by North Somerset Council, we would prioritise:*
 - *Given the demographics of Clevedon and an ageing population, the provision of affordable homes, but also, given the market value of Clevedon’s housing, the provision of social housing through community-led housing developments;*
 - *A local clause attached to affordable homes on the open market to prevent these being acquired for second homes;*
 - *Given the Climate Emergency Resolutions adopted by both North Somerset Council and Clevedon Town Council – better quality and sustainable development, particularly in the context of high energy costs;*
 - *The generation of funding to deliver transport links and leisure facilities, particularly for young people.”*

3. Responses on specific sites

a) Weston Town Centre sites

Location: Weston-super-Mare (town centre)

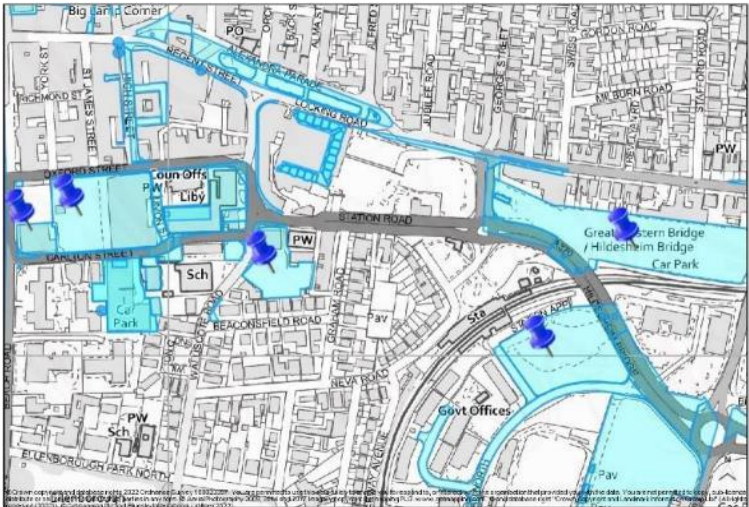
Type of site: Brownfield regeneration.

Planning status: Allocated for mixed-use development including about 500 homes.

Specific sites were:

- Locking Road car park.
- Land on the north side of Sunnyside Road.
- Dolphin Square (undeveloped section).
- Former night club site on Beach Road, adjoining Dolphin Square
- Walliscote Place: the former police station site, Magistrates' Court and other surrounding parcels of land.

The sites are allocated in the Sites and Allocations Plan 2018.



Number of responses: 36

Do you think these sites should be brought forward for development?

Yes 69%
 No 25%
 Unsure 6%

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 11 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 9 |
| The sustainability of the site's location and/or its ability to reduce commuting | 4 |
| The need for housing and/or affordable housing | 3 |
| The need for sustainable housing | 2 |
| The need of the site(s) for other uses | 2 |

Specific points to note from these comments are:

- Other uses of the sites beyond housing were mentioned, including retail, park and ride, and specifically a bus terminal within Dolphin Square.
- Six comments were supportive of brownfield development in particular from the perspective that the sites are an eyesore in their undeveloped form.
- One comment noted that development would reduce crime, particularly Locking Road Car Park.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of green and open spaces | 2 |
| Concerns over site access, traffic congestion, and parking | 4 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |

Specific points to note from these comments are:

- Other uses of the sites beyond housing were mentioned, including business, park and ride, and replacement sites for coaches.

- There is no loss of green space proposed at these sites; some respondents entered this concern in relation to all sites.

Comments received from respondents who were unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concerns about access to the site(s), or the potential for an increase in traffic/congestion | 2 |
| If multiple sites involved, the resident does not approve of all of them being used | 1 |
| Concerns over the size of the proposed development | 1 |

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing: 40%
- Community uses: 37%
- Low carbon development & high standards of environmental sustainability: 34%

The top three priorities for those supporting development were:

- New, good quality affordable housing: 42%
- Quality of landscaping and green infrastructure: 38%
- Community uses / low carbon development & high standards of environmental sustainability: 33% each

The top three priorities for those opposing development were:

- Community uses: 44%
- New, good quality affordable housing / low carbon development & high standards of environmental sustainability: 33% each
- Quality of design & construction / quality of landscaping and green infrastructure / use of new technologies / other priorities: 22% each

Please set out any other suggestions or concerns you have about the possible development of these sites

Comments received from respondents who were unsure about can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Suggestions/concerns around transport and parking capacity, and/or access to the proposed developments | 6 |
| Suggestions/concerns around the type, tenure or number of houses on proposed developments | 4 |
| The provision of commercial and/or community spaces | 4 |

| | |
|--|---|
| The need for housing and/or affordable housing | 3 |
| The sustainability and quality of the proposed development – including of new housing and of the surrounding environment | 2 |
| Emphasising the importance of the site(s) to contribute to regeneration and placemaking | 1 |
| Emphasising the need for adequate supporting infrastructure | 2 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 3 |
| Concerns about overdevelopment in the area | 2 |
| Concerns over site access, traffic congestion, and parking | 2 |
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 1 |
| Miscellaneous | 1 |

Miscellaneous points to note from these comments are:

- One (1) comment noted that “New affordable housing must be attractive for those who wish to work in Weston-super-Mare and not be attractive for those wishing to commute for work outside Weston-super-Mare.”
- There is no loss of green space proposed at these sites; some respondents entered this concern in relation to all sites.

Organisational respondents:

- Alliance Homes (RP): “Alliance would be keen to support development on these sites with the delivery of the affordable housing.”
- Curo (RP): “High quality 1 and 2 bedroomed properties are in high demand and short supply brownfield site development is preferred.”
- eat:Festivals: “We have previously assessed Dolphin Square, Locking Road and Sunnyside Road sites. These would make a good use of brownfield land for an affordable housing scheme as they would integrate into the existing service provision. Site access considerations mean these sites could work as a volumetric MMC build, which would achieve high environmental credentials thus creating a positive impact in their development.”

Officer comments:

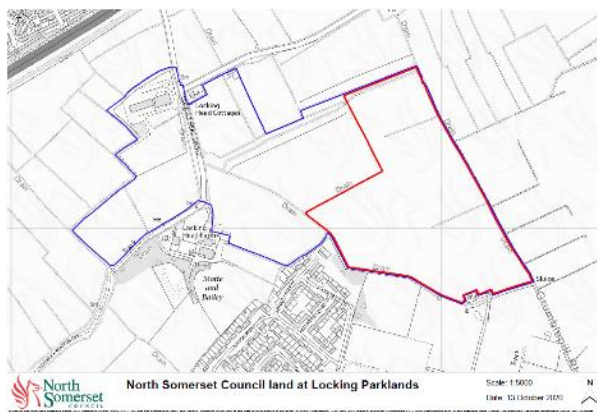
Support for the development of these sites is noted. A procurement exercise to select a development partner for these sites is due to start shortly. As far as possible, the priorities and comments above will be taken into account in designing the procurement and in selecting a suitable partner.

b) Parklands Village phase 2

Location: South-East of Weston-super-Mare
(edge of settlement, strategic allocation).

Type of site: 2.4ha greenfield site within strategic allocation.

Planning status: Outline planning consent for mixed-use development including 275 homes, employment, a primary school and community facilities.



This is a large development opportunity which has already secured outline planning consent. It is allocated in the Sites and Allocations Plan 2018.

Number of responses: 11

Do you think this site should be brought forward for development?

| | |
|-----|-----|
| Yes | 73% |
| No | 27% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Support in principle of the development of brownfield and/or vacant sites | 3 |
| The need for housing and/or affordable housing | 2 |
| The sustainability of the site's location and/or its ability to reduce commuting | 1 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 1 |

Specific points to note from these comments are:

- One (1) comment felt “Free Ride” services into central Weston would be useful from this development

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |
| Opposition to the loss of green and open spaces | 2 |
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 1 |

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing: 55%
- Low carbon development & high standards of environmental sustainability: 36%
- New, good quality private housing to buy / community uses: 27% each

The top three priorities for those supporting development were:

- New, good quality affordable housing: 75%
- Low carbon development & high standards of environmental sustainability: 50%
- New, good quality private housing to buy / community uses / use of new technologies: 25% each

The top 3 priorities for those opposing development were:

- New, good quality private housing to rent / new, good quality private housing to buy / community uses: 33% each

Please set out any other suggestions or concerns you have about the possible development of this site

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| The sustainability and quality of the proposed development – including of new housing and of the surrounding environment | 1 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Concerns about overdevelopment in the area | 1 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 1 |

Organisational responses:

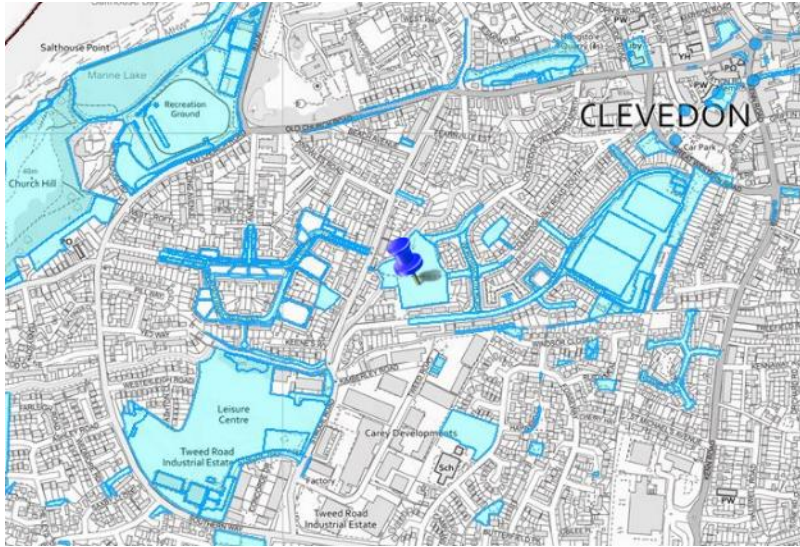
- Alliance Homes: *“Alliance would be keen to support development on these sites with the delivery of the affordable housing.”*
- Curo: *“There is potential for this site to be brought forward by Curo, part funded by Homes England. This is due to the planning status meaning it has short to medium term deliverability and could be under contract during the current Homes England programme, achieving a start on site by March 2026.”*
- eat:Festivals: *“Parklands Village is a success - more please!”*
- Locking Parish Council: *“It’s already been brought forward; this is a tick box exercise.”*

Officer comments:

Support for the development of this site is noted. A procurement exercise to select a development partner for this site is due to start shortly. As far as possible, the priorities and comments above will be taken into account in designing the procurement and in selecting a suitable partner.

c) Land north of Churchill Avenue, Clevedon

Location: Clevedon, within settlement.
Type of site: Greenfield.
Planning status: Allocated for c. 44 homes



This site in Clevedon is used as informal open space. It is surrounded on three sides by housing, including apartments that are affordable housing. The west side is bounded by the Land Yeo river. It is allocated in the Sites and Allocations Plan 2018.

Number of responses: 308 plus petition with 152 physical signatures and 541 virtual signatures

Do you think this site should be brought forward for development?

| | |
|--------|-----|
| Yes | 4% |
| No | 95% |
| Unsure | 1% |

Plus petition responses (opposed to development)

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 3 |
| The sustainability of the site's location and/or its ability to reduce commuting | 3 |
| The need for housing and/or affordable housing | 4 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 176 |
| Opposition to the loss of green and open spaces | 170 |
| Objection to the council's right to develop the site(s) | 69 |
| Concerns over site access, traffic congestion, and parking | 38 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 29 |
| Climate-related risks (primarily flooding) | 5 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 20 |

Specific points to note from these comments are:

- Two comments felt that if any development had to happen, the space should be actively made more biodiverse and returned to a natural state.

Comments received from respondents who were unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Concerns over loss of green space and wildlife habitats | 3 |
| Suggestion of alternative use to that put forward by the council | 2 |
| Concerns over the size of the proposed development | 2 |
| Concerns about access to the site(s), or the potential for an increase in traffic/congestion | 1 |

Specific points to note from these comments are:

- Alternative use suggestions were that nature and active travel should be part of any development.

If the site were brought forward for development, what would be your top three priorities?

Note: a significant majority of ‘other priority’ free text responses reemphasised respondents’ opposition to any development at all. Others could be classed under ‘Community uses’ and ‘Quality of landscaping and green infrastructure’.

The top three priorities for all respondents were:

- Other priorities: 43% [primarily opposition to development and preference to maintain as informal open space]
- Community uses: 28%
- Quality of landscaping and green infrastructure: 26%

The top three priorities for those supporting development were:

- New, good quality affordable housing: 92%
- New, good quality private housing to rent / quality of landscaping and green infrastructure: 42% each
- New, good quality private housing to buy: 25%

The top three priorities for those opposing development were:

- Other priorities: 45%
- Community uses: 28%
- Quality of landscaping and green infrastructure: 26%

Please set out any other suggestions or concerns you have about the possible development of this site

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| The need for housing and/or affordable housing | 3 |
| The provision of commercial and/or community spaces | 2 |
| Suggestions/concerns around the type, tenure or number of houses on proposed developments | 2 |
| The sustainability and quality of the proposed development – including of new housing and of the surrounding environment | 1 |

Specific points to note from these comments are:

- Commercial/Community development comments: one respondent suggested a controlled crossing to Strode playing fields to compensate for the loss of this recreational space. One respondent encouraged leisure facilities to be developed by the river on the site.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 96 |
| Objection to the council's right to develop the site | 35 |
| Concerns over site access, traffic congestion, and parking | 34 |
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 25 |
| Miscellaneous | 18 |
| Concerns about overdevelopment in the area | 12 |
| Concern over the lack of supporting infrastructure for the proposed development | 7 |

Miscellaneous comments were:

- Land on Beach Road could be developed instead
- Play equipment should be added to the existing site (three respondents)
- New housing is often out of the price range of residents who currently rent
- General concern expressed that NSC never listens to residents' objections (four respondents)
- Concerns over the 'ghettoisation' of the area if there are too many affordable homes (two respondents)
- Development will negatively affect residents' physical and mental health outcomes (four respondents)
- Instead of building on the field, demolish the surrounding flats and build on the land they previously occupied, and "a proportion of the green space behind it."
- The council should take note of Bristol City Football Club's failed attempt to develop land in Ashton, which was already used for "leisure, exercise, transverse access & protected habitat."

Organisational respondents:

- Clevedon Town Council: would prefer this site be removed from the list of land allocated for development, due to residents' concerns. However, given the need for affordable housing (particularly for young people), if development were to go ahead, they would want the following considered.
 - Although NSC owns the site, there is a strong feeling of ownership from residents. Thus, they should be respected and meaningfully included in the consultation process.
 - The Clevedon Community Land Trust should be utilised to provide good quality, affordable/low cost housing.

- A maintenance zone along the river (as in the Sites Allocation Plan) should be included.
 - Improved open space and play facilities should be provided.
 - A landscape-led approach should be followed, with emphasis on green spaces and green routes
 - A long-term view to linking Clevedon river routes should be considered, including enhancing walking and sitting along the river.
- Alliance Homes: *“Alliance would be keen to support development on this site with the delivery of the affordable housing. We are a key stakeholder within the area with surrounding existing stock and see this site as a key opportunity to deliver high quality, affordable housing for Clevedon.”*
 - Curo: *“This site could be delivered as a 100% affordable housing scheme to integrate into the existing community.”*
 - Cavell House B&B: *“Because it was given to the Clevedon Residents as Penny Fields for the children, North Somerset Council are only a Custodian, it is also the few green fields in Clevedon.”*
 - eat:Festivals: *“Informal green space is vital and should not be lost.”*

Officer comments:

The site, also referred to as “Pennyfields” was subject to a very high response rate and significant opposition, primarily focused on the potential loss of open space / community use of local space. The opposition received via the website consultation was further amplified through a petition entitled “Save Pennyfields in Clevedon”, which was signed by 152 physical respondents and 541 virtual signatories.

A discussion about the development sites consultation held as part of Clevedon Town Council’s planning committee was attended by around 30 – 40 local residents who expressed their opposition to development of the site. Respondents particularly valued the space for its informal open nature, for dog-walking, and for the river and associated wildlife at the edge of site.

Discussions through Two Towns placemaking strategy workshops were more mixed and positive in their views about development of the site, particularly if it delivered family housing and which enhanced access and walking routes along the river. The potential for small-scale play areas was also mentioned. Two Registered Providers of affordable housing (Alliance and Curo) wrote expressing interest in bringing the site for 100% affordable housing.

A large number of respondents made claims that the land is not owned by North Somerset Council and that it was purchased many years ago through ‘the pennies of the people of Clevedon’ to be protected as green space. Whether any of the historical elements of this are true or not is undocumented, however the land is legally registered as being in the ownership of North Somerset Council, and is not subject to any covenants restricting its use to that of open space.

d) Land at Slade Road / Downside, Portishead

Location: Portishead, within settlement.
Type of site: Greenfield.
Planning status: Allocated for about 23 homes



This site was previously a school field, but is not now used for that purpose. It is allocated in the Sites and Allocations Plan 2018.

Number of responses: 97

Do you think this site should be brought forward for development?

| | |
|-----|-----|
| Yes | 5% |
| No | 95% |

Prior to the North Somerset Council consultation, a separate consultation was held by Portishead Town Council in relation to this site. The results of the Town Council consultation are detailed in the organisational comments at the end of this section.

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 1 |
| The sustainability of the site's location and/or its ability to reduce commuting | 1 |
| The need for housing and/or affordable housing | 1 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of green and open spaces | 50 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 42 |
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 31 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 25 |
| Concerns over site access, traffic congestion, and parking | 29 |
| Climate-related risks (primarily flooding) | 4 |
| The site(s) are in an unsuitable location | 3 |
| Objection to the council's right to develop the site(s) | 1 |

Specific points to note from these comments are:

- There is particular concern expressed that access from Slade Road/Downside is not adequate.

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- Community uses: 43%
- Quality of landscaping and green infrastructure: 26%
- Other priorities: 20%

The top three priorities for those supporting development were:

- New, good quality private housing to buy: 60%:
- New, good quality affordable housing / quality of landscaping and green infrastructure / low carbon development & high standards of environmental sustainability: 40% each

The top three priorities for those opposing development were:

- Community uses: 43%
- Quality of landscaping and green infrastructure: 26%
- Other priorities: 20%

Please set out any other suggestions or concerns you have about the possible development of this site

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Agreement that site would be a good location for self-build housing | 1 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 24 |
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 24 |
| Concerns over site access, traffic congestion, and parking | 17 |
| Miscellaneous | 8 |
| Concern over the lack of supporting infrastructure for the proposed development | 6 |
| Concerns about overdevelopment in the area | 4 |
| Objection to the council's right to develop the site | 1 |

Miscellaneous comments received included:

- Reference to the Portishead Town Council survey in which respondents rejected development of the site / comments that the council doesn't (and should) listen to residents.
- Concern that provision of affordable housing could lower the house prices of existing residents.
- General opposition to development.

Other points to note:

- One comment suggested handing the site over to a not-for-profit group.
- One comment noted that access to the site could be improved for the disabled.

Organisational respondents:

Portishead Town Council (PTC) drew attention to its recent consultation on the site, summarising the results as follows:

- 93.2% of the 306 respondents said they did not want to see the land developed. Reasons included:
 - Maintenance of green/open spaces (including for health & wellbeing)
 - Environmental/wildlife protection
 - The need for more local amenities
 - Flood risk
 - Poor access to the site (which residents who object could make worse with deliberate obstruction)
 - Community use (e.g. walking, BMX)
- The local community have ideas for alternative usage, all with area remaining a community space. PTC would be happy to sponsor any of these ideas and would even be open to a discussion about purchasing the land to protect it for future community use. Possibilities include:
 - Amenity and play area
 - Allotments
 - Memorial garden
 - Community orchard
 - Leaving the space in its natural state.
- The field was most popular to be designated a Local Green Site in recent LP consultations.
- PTC believe the local public should decide its future, as it is public land.
- PTC is investing in maintenance of the neighbouring Slade Road Play area which is a woodland area that they are planning to keep as woodland and hoping to further enhance its usage with potentially a small outdoor forest school area, and wooden play equipment.
- There are brown field sites available in Portishead, as detailed in the Wyndham Way study area, that are far more suitable for development. Additionally, PTC are supporting social and affordable housing at the Marina Gardens site.

Other organisational responses included:

- Alliance Homes: *“This is a small site in a sustainable location and could be developed for self-build or similar self-finish.”*
- Curo: *“We think there is potential to develop this scheme, however we have reservations on site access particularly during construction.”*
- Wild Portishead: *“Slade Road is recognised as an important wildlife resource in Portishead and has established itself as a fine example of the kind of rewilding that North Somerset Times all claims it is seeking to create. Any development of this site would not only be the loss of*

yet another green space in a town already squeezed by development, but it would also create misery for the residents of Downside who will have to put up with heavy construction traffic thundering up and down the narrow road.”

- eat:Festivals: *“The idea of self-build only land is interesting. It should not be developed as commercial property development.”*

Officer comments:

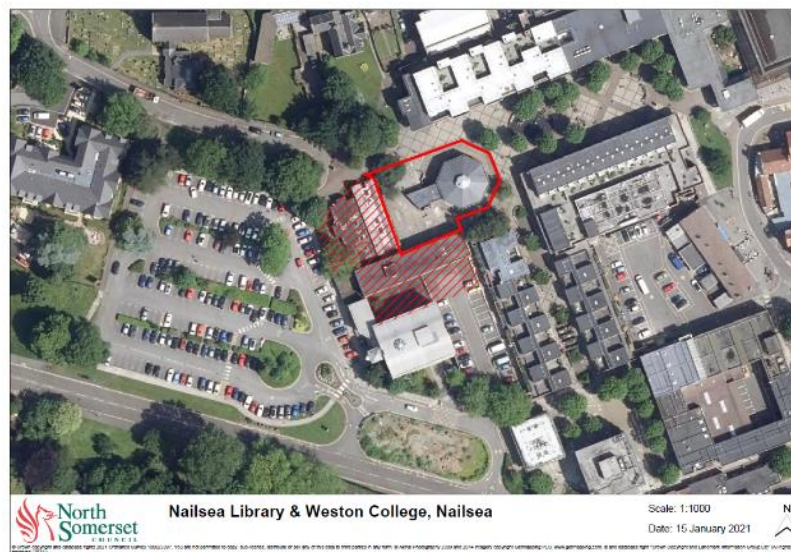
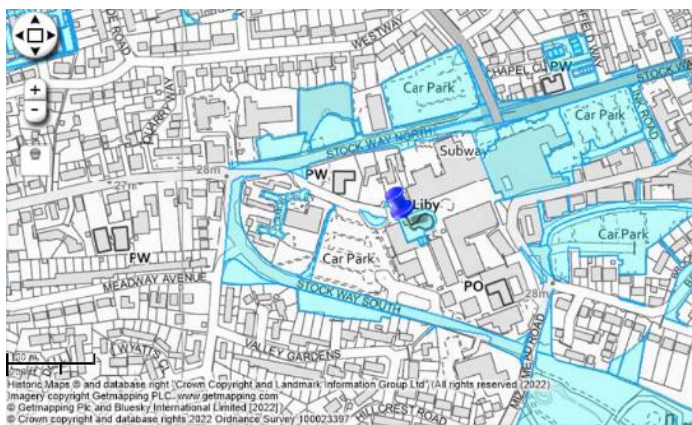
This site was subject to a high response rate and significant opposition, primarily focused on the potential loss of open space / community use of local space, as well as the ecological benefits of the site. The consultation held by Portishead Town Council yielded similar results. Portishead Town Council has informally expressed interest in potentially purchasing the site to protect it as green space.

e) Nailsea library area

Location: Nailsea town centre.

Type of site: Brownfield regeneration.

Planning status: Adjacent site allocated for mixed-use development including about 28 homes.



North Somerset Council owns the Nailsea library building and some of the surrounding land. It has a legal interest in part of the adjacent building that was formerly used as a training centre by Weston College and which is allocated in the Site Allocations Plan for 28 homes.

The consultation contained information about a possible move of the library service, and asked respondents about their views on the future of the building and surrounding land.

Number of responses: 54

If the decision was made to move the library service, what is your preferred option for this site?

| | |
|--|-----|
| To retain the library building but to lease or sell it to another user: | 41% |
| To sell the library land and allow a comprehensive re-development of this part of the shopping precinct: | 59% |

Please indicate the uses you might like to see within the building

35 responses were received to this question, answering as follows:

| Preferred use | Number of responses |
|----------------------------|----------------------------|
| Café or restaurant | 13 |
| Other | 12 |
| More shops | 4 |
| Office or shared workspace | 6 |

Other uses that were suggested included:

| Preferred use | Number of responses |
|---|----------------------------|
| Retain as a library | 7 |
| Community use (e.g. social centre, exercise classes, youth club etc.) | 4 |

Note: four of the responses relating to the building retaining its use as a library were identical: “*continue to use as a library, otherwise retain its book-related heritage by using as a bookshop, or host community events, story time for children, etc.*”

Please set out any other suggestions or concerns you have about the possible development of this site

20 comments were received from respondents who favoured sale of the library building in order to allow a comprehensive re-development of this part of the shopping precinct:

| Theme of comment | Number of comments |
|--|---------------------------|
| There should be a focus on regeneration and placemaking | 6 |
| The current site is unsuitable for the library / the building itself is an eyesore | 5 |
| New development should be of high quality | 5 |
| Ensure there is strong commercial development | 3 |
| Suitable traffic and parking provision is needed | 3 |
| Miscellaneous | 3 |

Miscellaneous comments included that:

- Site development should be well coordinated between public and private sectors. Suitable infrastructure, which supports Nailsea as a commuter town, is needed (one respondent)

- Flats could be placed above small retail units (one respondent)
- If the library is relocated, it should ideally remain in the town centre (one respondent)

13 comments were received from respondents who were in favour of retaining the library building to lease or sell to another user, as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| The building's unique design and heritage is important and should be maintained | 6 |
| The library contributes to town centre placemaking | 5 |
| Social, cultural and community provision must be maintained | 4 |
| The area is poorly suited to more housing | 4 |
| Miscellaneous | 3 |
| Development might be detrimental to transport / parking / access | 1 |
| Environmental concerns arising from development (e.g. release of embodied carbon) | 2 |

Miscellaneous comments included:

- Fears that the council won't consult residents or would deliberately allow the site to become rundown (two respondents).
- A comment that a multistorey redevelopment should be avoided as it would make the area unattractive (one respondent).

Organisational respondents:

Four organisations submitted responses to this question, all favouring the selling of the library building to allow a comprehensive re-development of the area of the shopping precinct. Priorities for the future development were stated as follows:

| Priority | Number of responses | Respondents |
|---|---------------------|--|
| New, good quality affordable housing | 2 | Alliance Homes / eat: Festivals |
| Quality of design and construction | 2 | Backwell Residents' Association / eat: Festivals |
| Low carbon development & high standards of environmental sustainability | 2 | Alliance Homes / eat: Festivals |
| Community uses | 2 | Backwell Residents' Association / Nailsea Town Council |
| Commercial uses (employment buildings) | 1 | Backwell Residents' Association |
| Quality of landscaping and green infrastructure | 1 | Alliance Homes |
| Quality of design & construction | 1 | Nailsea Town Council |
| Pace of delivery | 1 | Nailsea Town Council |

Nailsea Town Council commented that:

- *“Whatever is designed for the site needs to be iconic as one of the main entrances to Nailsea’s shopping area, particularly as it will be replacing an imaginatively designed building. The new design needs to be incorporated into the existing built environment.”*
- Suggestions for community uses included a museum, a “hub”, a gallery, educational facilities, and a new library.

Officer comments:

The preferred option for a sale of the library building in order to allow a comprehensive re-development of this part of the shopping precinct is noted.

Some respondents to the consultation appeared to believe that the library service in Nailsea would cease operation. This is not the case. A new location for the library has been confirmed within the shopping precinct, very close to the existing building.

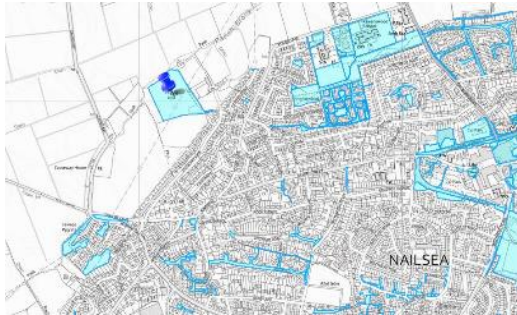
The comments of respondents in relation to the possible development of the library area are noted, in particular the need for high quality design and the importance of the site to placemaking and regeneration.

f) Land at Fryth Way, Nailsea

Location: North-West of Nailsea (edge of settlement, strategic allocation).

Type of site: Sports pitches.

Planning status: Part of a larger allocation for about 450 homes.



This 2.4ha site to the north-west of Nailsea is part of a larger allocation in the North Somerset Site Allocations Plan for about 450 homes.

The site is in active use as football pitches. Any development would require these pitches to be re-provided elsewhere.

Number of responses: 19

Do you think this site should be brought forward for development?

Yes: 26%

No: 53%

Unsure: 21%

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Support in principle of the development of brownfield and/or vacant sites | 1 |
| The need for housing and/or affordable housing | 2 |
| The need of the site(s) for other uses | 1 |

Specific points to note from these comments are:

- The comment in relation to 'other use' suggested that the provision of more housing on this site would provide a sustainable future for local retail and schools

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 5 |
| Opposition to the loss of green and open spaces | 3 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Belief that the facilities for the site's current use should be relocated elsewhere | 2 |
| Concerns about access to the site(s), or the potential for an increase in traffic/congestion | 1 |
| Uncertainty around the benefits the site(s) will bring | 1 |

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing: 42%
- Quality of landscaping and green infrastructure: 37%
- Quality of design & construction /low carbon development & high standards of environmental sustainability: 26% each

The top three priorities for those supporting development were:

- New, good quality affordable housing: 80%
- New, good quality private housing to buy: 60%

- Quality of design & construction / quality of landscaping and green infrastructure: 40% each

The top three priorities for those opposing development were:

- Quality of landscaping and green infrastructure: 40%
- Community uses **and** Quality of design & construction: 30% each

The top three priorities for those unsure about development were:

- New, good quality affordable housing / low carbon development & high standards of environmental sustainability: 50% each
- Quality of landscaping and green infrastructure / use of new technologies / pace of delivery: 25% each

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Suggestions/concerns around the type, tenure or number of houses on proposed developments | 1 |
| Suggestions/concerns around transport and parking capacity, and/or access to the proposed developments | 1 |

Specific points to note from these comments are:

- The suggestion in relation to housing type/tenure was that there should be variation of the type and ‘character’ of the houses on-site.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concerns about overdevelopment in the area | 2 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 2 |
| Miscellaneous | 2 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Concern over the lack of supporting infrastructure for the proposed development | 1 |

Miscellaneous comments included:

- Concern that NSC will not listen to residents’ views.
- Concern that a like-for-like alternative for the football club will not be found.

Additional comments from organisational responses:

- Alliance Homes: *“Alliance would be keen to support development on this site with the delivery of the affordable housing but understand the challenges of relocating sports ground and the value of this to the local community.”*
- Curo: *“This could be brought forward alongside the wider site allocation.”*
- Eat: Festivals: *“It can form part of a much larger development plan.”*
- Tickenham Parish Council: *“Traffic using the substandard B3130 through Tickenham is already causing traffic misery to Tickenham residents. North Somerset Council have no plans to improve existing infrastructure to relieve current problems so further housing that will likely use the B3130 should not be considered. In addition, some of the traffic generated from proposed development would likely use The Causeway. Further traffic on this substandard highway is not desirable.”*

Officer comments:

This site received a relatively low number of responses in comparison to some other locations, however the overall opposition and/or lack of sureness about development is noted.

In addition to the main consultation responses, a representative of the football club currently located at the site attended a meeting of Nailsea Town Council to express strong opposition to any development, particularly as they had invested in improving the facilities there.

Any development of this site would be likely to need to form part of a wider masterplan within the allocated area and would require the re-provision and/or improvement of the existing pitches. This would be discussed with the football club and with Sports England if and when the opportunity for such provision arose.

Given the size of the wider allocation and the need for a solution in relation to the football pitches, is it not expected that this site would come forward before the mid- to late-2020s.

g) Castlewood, Clevedon

Location: Clevedon, within settlement.
Type of site: Brownfield.
Planning status: Not allocated, but within existing settlement area.



In May 2022, the Council agreed to vacate this site as an office base. The consultation sought views on the potential re-development of the site. A further report on options is scheduled to be brought to Full Council in January 2023. The site is not allocated for development but is within the settlement boundary.

Number of responses: 96

Do you think this site should be brought forward for development?

Yes: 63%
No: 31%
Unsure: 6%

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 44 |
| The need for housing and/or affordable housing | 13 |
| The sustainability of the site's location and/or its ability to reduce commuting | 11 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 5 |
| The need of the site(s) for other uses | 3 |
| The need for sustainable housing | 1 |

Specific points to note from these comments are:

- The vast majority of comments categorized as “Support in principle of the development of brownfield and/or vacant sites” stated that development of this site would get rid of a little-used office building.
- Some respondents argued the site would have been a better location for Baytree School.
- One respondent felt some continued government use in the form of a Job Centre could be a good idea.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 13 |
| Concerns over site access, traffic congestion, and parking | 3 |
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 3 |
| The site(s) are in an unsuitable location | 2 |
| Opposition to the loss of green and open spaces | 2 |

Specific points to note from these comments are:

- Some respondents were keen to maintain the site's current use as an office for North Somerset Council, and/or expressed concern about local job losses if the offices were to relocate.
- There is no loss of green space proposed at these sites; some respondents entered this concern in relation to all sites.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Suggestion of alternative use to that put forward by the council | 5 |
| Concerns about access to the site(s), or the potential for an increase in traffic/congestion | 2 |
| Concerns over the size of the proposed development | 1 |

Specific points to note from these comments are:

- One respondent wanted a police station included in the design.
- Other respondents suggesting alternative use were keen to ensure a commercial aspect to the development.

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing: 46%
- Commercial uses (employment buildings): 30%
- Quality of landscaping and green infrastructure: 29%

The top three priorities for those supporting development were:

- New, good quality affordable housing: 60%
- Quality of landscaping and green infrastructure: 35%
- Low carbon development & high standards of environmental sustainability: 30%

The top three priorities for those opposing development were:

- Commercial uses: 37%
- Community uses: 30%
- New, good quality affordable housing / quality of landscaping and green infrastructure: 20% each

The top three priorities for those unsure about development were:

- “Other”: 50%
- New, good quality affordable housing / commercial uses: 33% each

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Suggestions/concerns around transport and parking capacity, and/or access to the proposed developments | 11 |
| The sustainability and quality of the proposed development – including of new housing and of the surrounding environment | 5 |
| The provision of commercial and/or community spaces | 5 |
| Suggestions/concerns around the type, tenure or number of houses on proposed developments | 4 |
| The need for housing and/or affordable housing | 3 |
| Emphasising the need for adequate supporting infrastructure | 1 |

Specific points to note from these comments are:

- One comment categorised under sustainability and the quality of the environment suggested opening up the riverbank on the south side for public use. Another in this category wanted encouragement of active travel on site.
- One comment [commercial + community provision] wanted the site to become the ‘Town Hall’.
- One comment categorised under ‘supporting infrastructure’ wanted the maintenance of the Job Centre somewhere in Clevedon.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Miscellaneous | 7 |
| Concerns over site access, traffic congestion, and parking | 3 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 2 |
| Concern over the lack of supporting infrastructure for the proposed development | 1 |
| Concerns about overdevelopment in the area | 1 |

Specific points to note from these comments are:

- The miscellaneous comments appeared to disagree more with the idea of housing being built, rather than disagreeing with the redevelopment of the site in itself, for example: “don’t build housing”; “just knock it down”; “blanket opposition to this development.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds. | 1 |
| Miscellaneous | 1 |

Specific points to note from these comments are:

- The miscellaneous comment was a suggestion that there should be office spaces for companies to hire (alongside community spaces).

Organisational respondents:

Clevedon Town Council welcomed the opportunity to provide early comment on the possible redevelopment of the site, and highlighted that it would prioritise the following:

- *“Housing, but only affordable housing, and preferably for social housing, with the Community Land Trust, both for young people and for families, with the provision of clauses to prevent such housing being acquired on the open market for second homes.*
- *Possible provision of a transport hub linking walkers, cyclists, and car drivers with public transport within and beyond Clevedon.*
- *Commercial development as, for example, a hotel to support Clevedon as a visitor destination town.*
- *With respect to all priorities listed above, landscaping and protection of woodland on the site.”*

Other comments from organisations included:

- Alliance Homes: *“Alliance would be keen to support development on this site with the delivery of the affordable housing.”*
- Backwell Residents Association: *“Changes in office and administration uses mean this building is largely surplus to NSC requirements. It is an excellent potential town centre housing re-development site.”*
- Cavell House B&B: *“If you want to pedestrianise or cyclise Clevedon and make it less busy, then a multi-storey car park and Park and Ride would work well in that space.”*
- Eat: Festivals: *“A clear plan to reduce NSC office space is needed and wanted. This building could be redeveloped in a variety of ways.”*
- Tickenham Parish Council: *“Traffic using the substandard B3130 through Tickenham is already causing traffic misery to Tickenham residents. North Somerset Council have no plans to improve existing infrastructure to relieve current problems so further housing that will likely use the B3130 should not be considered. In addition, some of the traffic generated from proposed development would likely use The Causeway. Further traffic on this substandard highway is not desirable.”*
- Curo: *“An alternative use of the site could be explored however this depends on the available site area.”*

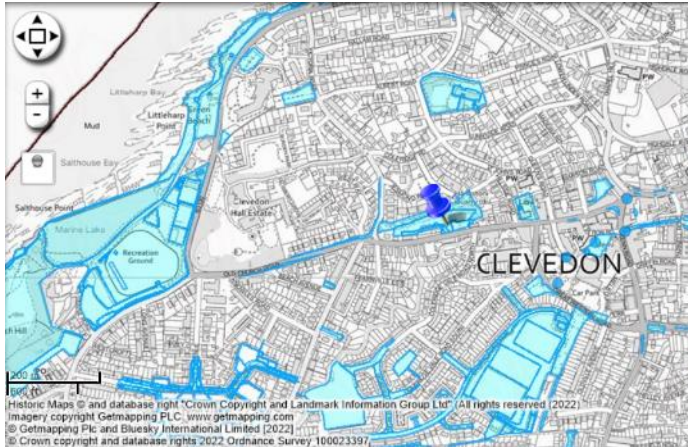
Officer comments:

This site generated a high level of responses and the majority support for re-development of the site is noted. This support was echoed in workshops held as part of the Two Towns placemaking strategy.

The findings from this consultation will be fed into work on the forthcoming report to Council to consider the preferred redevelopment option for the site. As far as possible, the priorities identified by respondents (including the Town Council) will be taken into account in that report, in particular the importance of affordable housing, and the wish for some degree of commercial uses.

h) Hangstone Quarry, Clevedon

Location: Clevedon, within settlement.
Type of site: Brownfield.
Planning status: Not allocated, but within existing settlement area.



This is a small site currently in use as a car park and car wash, close to the centre of Clevedon. It is not allocated for development but is within the settlement boundary.

Number of responses: 57

Do you think this site should be brought forward for development?

| | |
|----------|-----|
| Yes | 40% |
| No | 53% |
| Not Sure | 7% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 17 |
| The sustainability of the site's location and/or its ability to reduce commuting | 2 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 2 |
| The need for housing and/or affordable housing | 2 |
| The need for sustainable housing | 1 |

Specific points to note from these comments are:

- Ten comments were made suggesting that the site is an eyesore in its current form.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 13 |
| Concerns over site access, traffic congestion, and parking | 3 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 1 |
| Objection to the council's right to develop the site(s) | 1 |

Specific points to note from these comments are:

- A number of respondents were keen that the existing businesses on the site and its use as a car park should be maintained.
- Other concerns were that the site is not suitable for housing; being too small and having natural features that may be obscured.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Suggestion of alternative use to that put forward by the council | 3 |
| Concerns about access to the site(s), or the potential for an increase in traffic/congestion | 1 |
| Belief that the facilities for the site's current use should be relocated elsewhere | 1 |

Specific points to note from these comments are:

- The suggested alternative uses centered on outdoor pursuits (rock climbing, skating etc.).

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing: 35%
- Low carbon development & high standards of environmental sustainability: 25%
- Quality of landscaping and green infrastructure: 23%

The top three priorities for those supporting development were:

- New, good quality affordable housing: 74%
- New, good quality private housing to rent: 39%
- Low carbon development & high standards of environmental sustainability: 35%

The top three priorities for those opposing development were:

- Other priorities: 33%
- Quality of landscaping and green infrastructure: 23%
- Low carbon development & high standards of environmental sustainability: 20%

The top three priorities for those unsure about development were:

- Community uses: 100%
- Commercial uses / quality of landscaping and green infrastructure / Use of new technologies: 25%

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Suggestions/concerns around transport and parking capacity, and/or access to the proposed developments | 5 |
| The sustainability and quality of the proposed development – including of new housing and of the surrounding environment | 4 |
| Suggestions/concerns around the type, tenure or number of houses on proposed developments | 2 |
| The provision of commercial and/or community spaces | 2 |

Specific points to note from these comments are:

- Housing type/tenure suggestion: one respondent would be opposed to housing for older people; one respondent wanted more housing for older people.
- Sustainability and quality: two (2) comments were made about ensuring the cliff/quarry face is safe.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Concern over the lack of supporting infrastructure for the proposed development | 2 |
| Miscellaneous | 2 |
| Concerns over site access, traffic congestion, and parking | 1 |

Miscellaneous comments included:

- One comment that the site should be kept in its present use.
- One comment to “*not construct housing on the site*”.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 1 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Miscellaneous | 1 |

The miscellaneous comment was a respondent concerned that reducing the amount of parking available would contribute to turning Clevedon into a “ghost town” as potential visitors would bypass it.

Organisational respondents:

Clevedon Town Council commented that it supported the development of this site, subject to necessary survey and engineering works. It commented that the following should be considered:

- 10-15 affordable homes is an appropriate size and tenure.
- Homes should be good quality and meet enhanced standards of sustainability.
- The development design must fit in well with the neighbourhood (e.g. accounting for the quarry face).
- It is seen as an appropriate site for a Clevedon Community Land Trust development.

Other organisational responses were as follows:

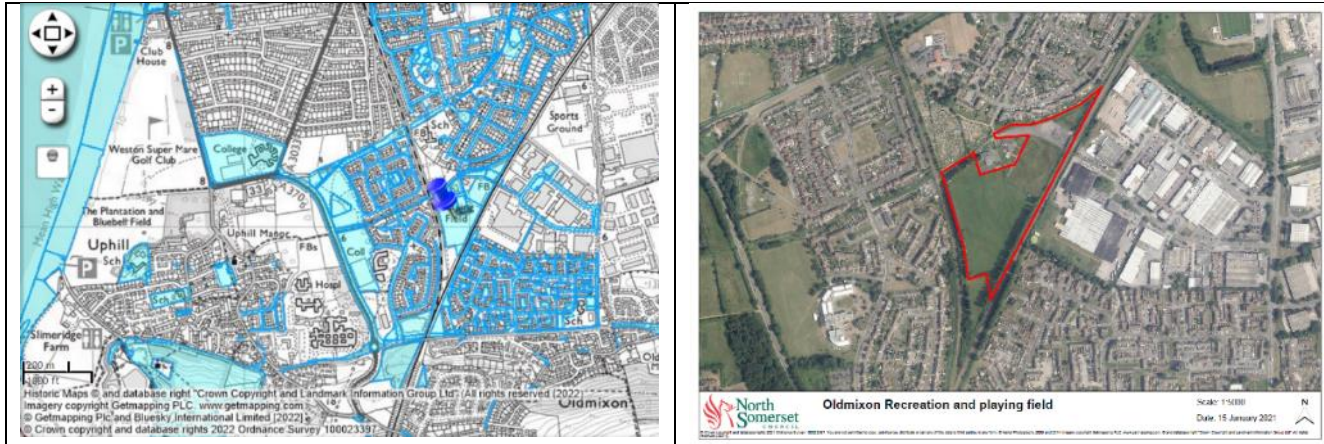
- Cavell House B&B: *“It’s a rural space that needs to be untouched.”*
- Tickenham Parish Council: *“Traffic using the substandard B3130 through Tickenham is already causing traffic misery to Tickenham residents. North Somerset Council have no plans to improve existing infrastructure to relieve current problems so further housing that will likely use the B3130 should not be considered. In addition, some of the traffic generated from proposed development would likely use The Causeway. Further traffic on this substandard highway is not desirable.”*

Officer comments:

This site received a moderate level of response. The overall opposition to the development of the site is noted, however the opposition is less marked than for some other sites, and the potential for development was supported in Clevedon Town Council’s response.

i) **Land at Oldmixon Recreation Ground, Weston-super-Mare**

Location: Weston-super-Mare, within settlement.
Type of site: Brownfield regeneration.
Planning status: Not allocated, but within existing settlement area.



The consultation proposed an option for some reconfiguration and partial re-development of this site, either on its own or in conjunction with adjacent land in private ownership. The site is not allocated for development, but is within the existing settlement area.

Number of responses: 101

Do you think this site should be brought forward for development?

| | |
|--------|-----|
| Yes | 7% |
| No | 89% |
| Unsure | 4% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 3 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 2 |
| The need for housing and/or affordable housing | 2 |
| The need of the site(s) for other uses | 1 |

Specific points to note from these comments are:

- The other suggested need was to reduce crime.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 81 |
| Opposition to the loss of green and open spaces | 22 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 9 |
| Concerns over site access, traffic congestion, and parking | 6 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 6 |
| Climate-related risks (primarily flooding) | 2 |

Specific points to note from these comments are:

- 91 comments specified the need to preserve the sports pitches and facilities, particularly in relation to their use by regional girls' football teams (which was directly mentioned 41 times). It was noted the football club has already invested around £100,000 into the site.
- 26 comments specifically mentioned the need to preserve the allotments as community spaces providing wellbeing and representing years of time and investment by users.
- A general view was expressed that brownfield sites should be prioritised for housing before green spaces, especially those already well-used by the community.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns over loss of green space and wildlife habitats | 2 |
| Concerns over the size of the proposed development | 2 |

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- Community uses: 48%
- Quality of landscaping and green infrastructure: 26%
- Other priorities: 19%

The top three priorities for those supporting development were:

- New, good quality affordable housing: 100%
- New, good quality private housing to buy: 57%
- Community uses: 43%

The top three priorities for those opposing development were:

- Community uses: 48%
- Quality of landscaping and green infrastructure: 26%
- Other priorities: 19%

The top three priorities for those unsure about development were:

- Quality of landscaping and green infrastructure: 75%
- Other types of housing: 75%
- Community uses: 50%

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Miscellaneous | 21 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 18 |
| Concerns over site access, traffic congestion, and parking | 7 |
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 4 |
| Concerns about overdevelopment in the area | 3 |
| Concern over the lack of supporting infrastructure for the proposed development | 3 |

Miscellaneous comments included concerns in relation to the following:

- Threats to community cohesiveness and wellbeing from the loss of the allotments, football pitches etc: 6 comments
- (All-girls) sports provision should be protected: 10 comments
- Allotment owners will need plot reimbursement: 1 comment
- Football team would need moving costs reimbursed: 1 comment
- There isn't a nearby location suitable for replacing the allotments: 1 comment
- Concern about increased crime rates resulting from the proposed development: 1 comment

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concerns over site access, traffic congestion, and parking | 2 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 1 |
| Concern over the lack of supporting infrastructure for the proposed development | 1 |
| Miscellaneous | 1 |

Specific points to note from these comments are:

- The miscellaneous comment was that all new housing should have solar energy and heat capture.
- One comment categorised as expressing concerns about traffic was specifically worried about an increased risk if the area is turned into commercial premises, due to the current alleged prevalence of heavy vehicles in the area already.

Organisational respondents:

- Weston Mendip FC: *“Site is currently in use and provides an essential role in the community providing recreational facilities to Weston Mendip Football Club. The only female facility in the area providing football to over 250 women and girls.”*
- Alliance Homes: *“This site was part of the wider Feasibility Study for the Bournville and this site proves to be complicated in terms of land assembly. If NSC were able to assemble the site, Alliance would be very keen to work together to bring forward which would contribute to the wider ambitions of the Bournville.”*
- Dowlas Property Group: *“This is a circa 12-acre site that is full of potential. A mixed-use scheme with 100% affordable housing, upgrades to footpaths and cycle routes, and new community facilities would bring a plethora of benefits to the area.”*
- Curo: *“The area is of interest, but the site appears to be constrained on all boundaries, further investigation is needed.”*

Officer comments:

The site was subject to a high response rate and significant opposition, mostly focused on a perceived risk to football pitches and allotments, including a large number of responses from Weston Mendip Football Club, who are tenants at the site. However the proposal put forward in the consultation document proposed a partial development only, and recognised the need to ensure that sporting uses and community benefits were maintained and ideally enhanced. The proposal also focused on the delivery of affordable housing, which was welcomed by some respondents.

j) Land at Hutton Moor playing fields, Weston-super-Mare

Location: Weston-super-Mare, within settlement.
Type of site: Sports pitches.
Planning status: Not allocated, but within existing settlement area.



This proposal highlighted that there are small areas of land around the Hutton Moor playing fields that could be suitable for small-scale housing, perhaps affordable or community-led schemes, without affecting the existing leisure centre and sports pitches. The site is not allocated for development, but is within the existing settlement area.

Number of responses: 32

Do you think this site should be brought forward for development?

| | |
|--------|-----|
| Yes | 16% |
| No | 75% |
| Unsure | 9% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 2 |
| The need for housing and/or affordable housing | 1 |

Specific points to note from these comments are:

- One person supported provided there is no encroachment onto the playing fields.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 15 |
| Opposition to the loss of green and open spaces | 12 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 1 |

Specific points to note from these comments are:

- A number of respondents opposing development appear to be under the impression that the proposals would involve building over playing pitches and/or allotments; this is not the case.

Comments received from respondents who were unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Suggestion of alternative use to that put forward by the council | 1 |

Specific points to note from these comments are:

- The alternative use suggested was care home accommodation.

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- Community uses: 41%
- Quality of landscaping and green infrastructure: 31%
- Low carbon development & high standards of environmental sustainability: 25%

The top three priorities for those supporting development were:

- Low carbon development & high standards of environmental sustainability: 60%
- Quality of landscaping and green infrastructure /new, good quality affordable housing: 40%.

The top three priorities for those opposing development were:

- Community uses: 46%
- Quality of landscaping and green infrastructure: 29%
- Other priorities: 25%

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents supporting development can be grouped as follows:

- There was one comment for this site, simply noting that there might be objections from dog walkers.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 3 |
| Miscellaneous | 1 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 7 |
| Concerns about overdevelopment in the area | 1 |

Miscellaneous points to note from these comments are:

- The comment categorised as 'miscellaneous' was that the mental health of residents is under threat from constant development.

Organisational respondents:

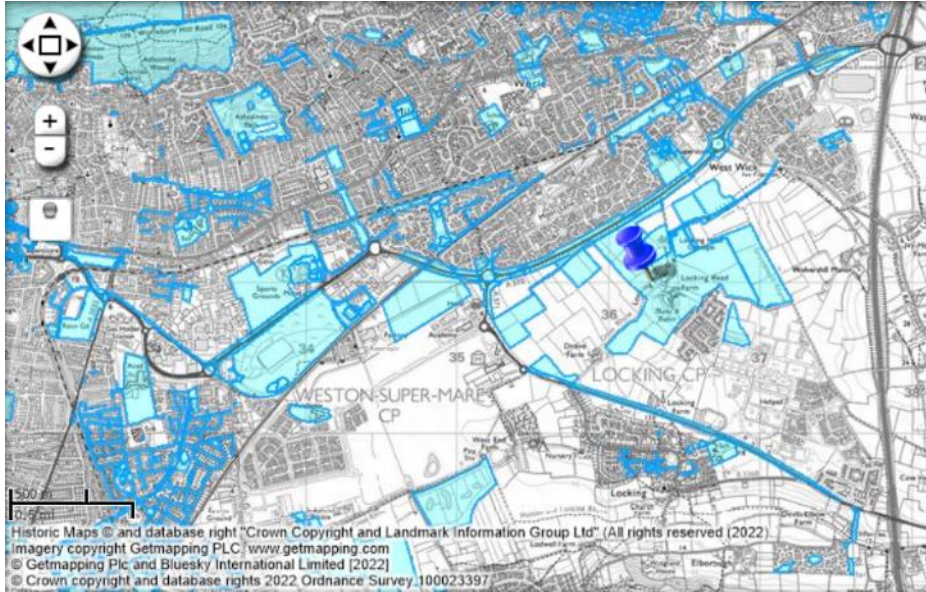
- Alliance Homes: *“We would need to understand which areas are available as not clear from the map.”*
- Curo: *“A site brought forward for affordable housing which would deliver district wide benefits such as piloting new technologies could have potential here.”*

Officer comments:

The opposition to the development of this site is noted; however many respondents have objected due to a perception that the proposals entailed building over sports pitches and/or allotments. This is not the case, as the consultation asked about options for small-scale development on land at the edges of the site which are not currently in use as formal pitch or leisure facilities.

k) Parklands Village phase 3

Location: South-East of Weston-super-Mare
Type of site: Greenfield.
Planning status: Dependent on specific proposals.



The council already has planning consent for 700 homes plus employment and a primary school at Parklands Village at the edge of Weston. There is potential to look at the masterplan for this land, and around the rest of the land owned by North Somerset Council in this location, to see if any further housing or employment could be provided. The site is not allocated for development.

Number of responses: 8

Do you think this site should be brought forward for development?

| | |
|-----|-----|
| Yes | 63% |
| No | 38% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 2 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 2 |
| The need for housing and/or affordable housing | 1 |

Specific points to note from these comments are:

- Two respondents felt that prioritising housing development of this site would then allow more thought to be put into how to sustainably develop Weston Town Centre.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of green and open spaces | 2 |
| Climate-related risks (primarily flooding) | 1 |

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- New, good quality affordable housing / quality of landscaping and green infrastructure / low carbon development & high standards of environmental sustainability / pace of delivery: 37.5% each

The top three priorities for those supporting development were:

- Pace of delivery: 60%
- New, good quality affordable housing / new, good quality private housing to rent / quality of landscaping and green infrastructure / low carbon development & high standards of environmental sustainability: 40% each

The top three priorities for those opposing development were:

- New, good quality affordable housing / new, good quality affordable housing to buy / commercial uses (employment buildings) / community uses / quality of landscaping and green infrastructure / low carbon development & high standards of environmental sustainability: 33% each

Please set out any other suggestions or concerns you have about the possible development of this site

No additional comments were received from respondents supporting development.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 2 |

Organisational respondents:

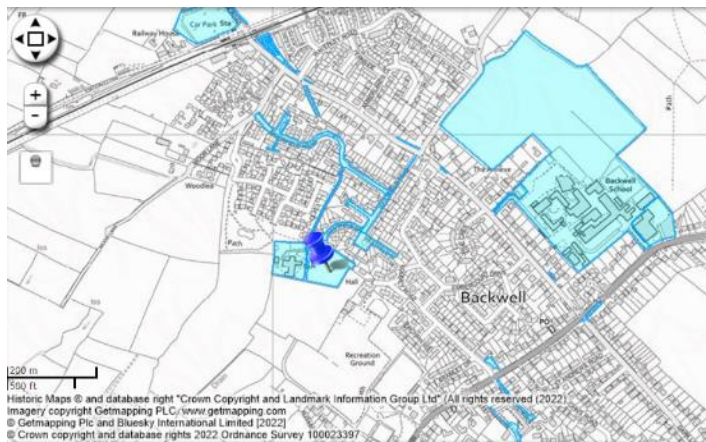
- Alliance Homes: *“Alliance would be keen to support this with the delivery of the affordable housing.”*
- Curo: *“This site has potential to integrate into the wider Parkland masterplan.”*
- Locking Parish Council: *“It’s already been brought forward; this is a tick box exercise.”*
- The Helicopter Museum: this response objected to any potential development within the green corridor to the north of the site, which is currently identified and protected as a flight safety path for

Officer comments:

This site generated a low number of responses, however the views and comments are noted and will be considered in taking the site forward.

I) Land by West Leigh school, Backwell

Location: Backwell, edge of settlement
Type of site: Greenfield.
Planning status: Not allocated and outside of settlement boundary.



This is a small site adjacent to West Leigh school at Backwell. The site is currently unallocated and outside of the settlement boundary, but could potentially come forward as a 'rural exception' site, i.e. as 100% affordable housing, if there was local support.

Number of responses: 32

Do you think this site should be brought forward for development?

| | |
|--------|-----|
| Yes | 6% |
| No | 81% |
| Unsure | 13% |

Why do you think that?

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of brownfield and/or vacant sites | 1 |
| The sustainability of the site's location and/or its ability to reduce commuting | 1 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 1 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Opposition to the loss of green and open spaces | 12 |
| Concerns over site access, traffic congestion, and parking | 12 |
| Opposition to the loss of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 12 |
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 10 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 3 |
| Objection to the council's right to develop the site(s) | 3 |
| The site(s) are in an unsuitable location | 1 |

Specific points to note from these comments are:

- A number of respondents suggested that the site should be reserved for a future extension of West Leigh School. One respondent claimed the land was earmarked to be a care home. Others think it could be used for more wildlife or recreation (e.g. a play area).
- Those comments categorised under "objection to the council's right to develop the site(s)" did so on the basis that the site isn't within the Backwell settlement boundaries. This was acknowledged in the original consultation document, with a recognition that – unless there was an allocation in future planning policy - the site could only come forward as a 'rural exception' site, e.g. with local support and focused on affordable housing.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns over the size of the proposed development | 2 |
| Concerns over loss of green space and wildlife habitats | 1 |
| Miscellaneous | 1 |

Specific points to note from these comments are:

- The miscellaneous comment received was a suggestion that any development should be subject to a vote of people living in the immediate area.
- One respondent comment emphasised that any housing developed on this site should be affordable.

If the site were brought forward for development, what would be your top three priorities?

The top three priorities for all respondents were:

- Community uses: 44%
- Quality of landscaping and green infrastructure / low carbon development & high standards of environmental sustainability: 28% each

The top three priorities for those supporting development were:

- Low-carbon development & high standards of environmental sustainability: 100%
- New, good quality affordable housing / new, good quality private housing to rent / community uses / quality of design and construction: 50% each

The top three priorities for those opposing development were:

- Community uses: 46%
- Quality of landscaping and green infrastructure: 35%
- Quality of design & construction / low carbon development & high standards of environmental sustainability: 19%

The top three priorities for those unsure about development were:

- New, good quality affordable housing: 100%
- Quality of design & construction / low carbon development & high standards of environmental sustainability: 50% each

Please set out any other suggestions or concerns you have about the possible development of this sites

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|--|---------------------------|
| Miscellaneous | 10 |
| Concerns over site access, traffic congestion, and parking | 6 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 4 |
| Concerns over the threat to natural habitats, wildlife, and the subsequent consequences (e.g. flooding) | 2 |

Specific points to note from these comments are:

- Miscellaneous comments included concerns in relation to the following:
 - The safety of people (particularly children) in getting to and from the school / nearby activities with increased traffic.
 - Developing the site would prevent a future expansion of the adjacent school, if required.
 - Risks to children’s health & safety / disruption of education if construction took place close to the school.
 - Development would disrupt the beauty/tranquillity of the village.
- One comment suggested handing the site over to a not-for-profit group.
- One comment noted that access to the site could be improved for the disabled.

Comments received from respondents unsure about development can be grouped as follows:

| Theme of comment | Number of comments |
|--|--------------------|
| Concerns about overdevelopment in the area | 1 |
| Concern to maintain green/open/recreational spaces for residents, or suggestion to create new such spaces if a proposed development proceeds | 1 |
| Miscellaneous | 1 |

Specific points to note from these comments are:

- The miscellaneous comment was that all new housing should be 100% affordable in perpetuity.

Organisational respondents:

Backwell Parish Council objected to the potential for development, commenting that *“this small site owned by NSC is next to West Leigh School, which has restricted access through Westfield Drive and a footpath entrance around the back. Consequently Backwell Parish Council feels it is not suited for development and are against any form of housing. NSC has indicated that even with large development proposed through the Local Plan, West Leigh [school] does not need to be enlarged. BPC are concerned that West Leigh could be surrounded by hundreds of houses and lose its rural setting. This plot of land needs to be allocated to the school for the future.”*

The Parish Council has also expressed an interest in purchasing the site to protect it from development.

Other organisational responses included:

- Alliance Homes: *“Alliance would be keen to support local groups with the delivery of community led housing in this area.”*
- Curo: *“The site lies in a sustainable location adjacent to the settlement boundary and an established residential area.”*

Officer comments:

This site received a proportionately large response within the context of a relatively small settlement (Backwell). The opposition to the development of the site is noted, and in particular the emphasis on the importance of the location as open green space.

The site saw a higher level of concern about the amount of development taking place in the area than was the case elsewhere. This may be a response to recent planning applications and potential Local Plan allocations around Backwell.

m) Future Local Plan sites

The consultation document highlighted that the council owns several landholdings in locations that are potentially being considered for growth in the emerging Local Plan. It asked whether the council should put these sites forward for development, where these were within the spirit and scope of the emerging plan.

Specific sites referred to were:

- Eastermead Farm, Banwell (partial development).
- Youngwood Lane, Nailsea.
- Grange Farm, Hutton (partial development).

Number of responses: 36

If the council owns land in areas that the new Local Plan identifies as suitable for growth, do you agree that the council should then seek to develop its land in those areas?

Yes 44%
No 56%

Please explain your reasons:

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of vacant sites | 5 |
| The need for housing and/or affordable housing | 3 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 2 |
| The need for sustainable housing and high quality development | 2 |
| The need of the site(s) for other uses / miscellaneous comments | 1 |

Specific points to note from these comments are:

- One respondent noted that developing these sites allows NSC to demonstrate that high-quality and sustainable developments are viable.
- One respondent felt that any available land could be developed, but that it would be useful to focus beyond housing and look at empowering locals to create businesses and provide services to benefit local residents.

- One respondent supported development, so long as it was only within existing settlement boundaries and did not involve relocating existing facilities outside of settlement boundaries.
- The comment categorized as ‘miscellaneous’ noted they would only support development where the local community had been consulted.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 7 |
| Opposition to the loss of green and open spaces | 4 |
| Opposition to the loss of /lack of community facilities (and the resulting threat to wellbeing, recreation, and local employment) | 3 |
| Objection to the council’s right to develop the site(s) | 2 |
| Concerns over site access, traffic congestion, and parking | 1 |
| The site(s) are in an unsuitable location | 1 |

Specific points to note from these comments are:

- One respondent commented that existing structures in Weston-super-Mare are currently neglected and that these should be the focus before new development is considered. They also wanted to ensure that housing was prioritised for existing residents.
- One respondent felt that sites such as Eastermead might be beneficial for other uses, and growth alone shouldn’t be a consideration for these sites.
- One respondent was concerned that housing wouldn’t be guaranteed for young people. Another was concerned about (unspecified) ‘negative impacts’ on current and future generations from the proposed developments.
- The two comments categorised as an objection to the council’s right to develop the site(s) wanted community consultation to take place prior to any sites being progressed.

Comments specific to Eastermead Farm, Banwell

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of vacant sites | 3 |
| The need of the site(s) for other uses / miscellaneous comments | 1 |

Specific points to note from these comments are:

- The comment categorised as ‘miscellaneous’ is neutral in relation to the development of this site, but wanted to ensure that the site’s bat habitats were protected.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 6 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 1 |
| The site(s) are in an unsuitable location | 1 |

Specific points to note from these comments are:

- Two respondents requested that NSC not develop the site, with no further explanation. One of these comments was replicated across all three sites.
- One respondent felt it was unfair to develop good-quality housing outside of Weston town centre whilst only providing affordable housing in Weston; this appears to stem from a belief that affordable housing cannot be good quality.

Comments specific to Grange Farm, Hutton

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support in principle of the development of vacant sites | 1 |

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 4 |
| Objection to the council’s right to develop the site(s) | 1 |
| Climate-related risks (primarily flooding) | 1 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Concerns over the threat to natural habitats, wildlife, and their scientific benefits | 1 |

Specific points to note from these comments are:

- Two respondents requested that NSC not develop the site, with no further explanation. One of these comments was replicated across all three sites.
- The comment categorised under the council's right to develop the site states that residents should be consulted before any potential development.

Comments specific to Youngwood Lane, Nailsea

Comments received from respondents supporting development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |
| The need of the site(s) for other uses / miscellaneous comments | 3 |
| Support in principle of the development of vacant sites | 2 |
| Miscellaneous | 2 |
| Importance of the site(s) to contribute to regeneration, placemaking, and/or enhanced community use | 1 |

Specific points to note from these comments are:

- The three respondents commenting on levels of development in the local area wanted any development to be thought through carefully as to its size and purpose.

Comments received from respondents opposing development can be grouped as follows:

| Theme of comment | Number of comments |
|---|---------------------------|
| Concerns there has been enough development in the local area already, the development is of the wrong type, and/or current use should be maintained | 3 |
| Concerns over site access, traffic congestion, and parking | 3 |
| Opposition to the loss of green and open spaces | 1 |

Specific points to note from these comments are:

- Two respondents requested that NSC not develop the site, with no further explanation. One of these comments was replicated across all three sites.

Organisational respondents:

Nailsea Town Council, in relation to Youngwood Lane, expressed opposition to development, and commented that: *“The Council remains opposed to further development on Youngwood Lane because a) It is too far from the Town Centre and b) the Strategic Gap between Backwell and Nailsea should become greenbelt and development here will spoil the rural environment.”*

Other organisational respondents:

- Tickenham Parish Council: *“Traffic using the substandard B3130 through Tickenham is already causing traffic misery to Tickenham residents. North Somerset Council have no plans to improve existing infrastructure to relieve current problems so further housing that will likely use the B3130 should not be considered. In addition, some of the traffic generated from proposed development would likely use The Causeway. Further traffic on this substandard highway is not desirable.”*
- Eat:Festivals: *“NSC-led planning and development will be a cohesive whole rather than an ad hoc private developer led plan,”* however also commented that *“Banwell is super sensitive!”*
- Alliance Homes commented that as an organisation, they were: *“Best placed to work with partners to deliver housing and much needed affordable housing.”*

Officer comments:

This question generated a relatively low number of responses, given that it included questions about three specific sites.

Whilst some respondents supported the general principle of developing vacant sites, overall there was opposition to development, although less marked than for other locations. Key concerns were around loss of green spaces, and the level of development already taking place (or planned) within the local areas. The latter may be in part a response to recent planning applications and potential Local Plan allocations around Backwell.

m) Car parks

The consultation noted the council's preference of prioritizing brownfield sites, and that many of the most suitable brownfield sites in council ownership were car parks, often in very sustainable locations and with the potential for relatively rapid development.

The consultation asked for views and suggestions as to the potential of car parks for development, including whether housing or commercial premises could be built above parking.

What are your views on the potential development of car parks for homes or employment premises?

| Theme of comment | Number of comments |
|---|---------------------------|
| General opposition to perceived or real loss of car parking spaces | 14 |
| Concern about impact on specific destinations and local businesses, e.g. town centre / seafronts | 12 |
| Supportive of potential development, but dependent on location or extent | 10 |
| Acceptable only if better public transport (including Park & Rides) or alternative parking are made available | 6 |
| Other | 4 |
| Supportive of development | 3 |
| Homes and businesses need parking spaces / concerns about displacement | 3 |
| Support for restricting or reducing parking / support for promotion of active travel | 2 |

Specific points to note from these comments are:

- Many respondents appeared to believe that the proposal would result in removing to car parking that is well-used and/or located in key destinations such as town centres. This was not intended to be the case – the consultation specifically asked about underutilised car parks or those where there was potential to build above existing spaces.
- “Other” comments included:
 - A concern about the specific parking needs of HGV drivers.
 - A comment that development was acceptable but should focus on mixed-use affordable housing or possibly budget hotels, rather than age-restricted housing.
 - A proposal that car parks should be developed for further carparking, e.g. through multi-storey car parks.

What do you think about the idea of building ‘homes on stilts’ above car parks?

| Theme of comment | Number of comments |
|-------------------------|---------------------------|
| Generally supportive | 20 |

| | |
|--|----|
| Comments about the need to ensure quality of life, either for existing or new residents (e.g. air quality, noise, behaviour) | 13 |
| Generally opposed | 13 |
| View would be dependent on specific proposals / site / extent of development | 7 |
| Comments on ensuring enough parking for the homes / businesses and existing users | 6 |
| Would support commercial development (hotel / offices etc) | 3 |
| Other | 2 |
| Unsure | 1 |

Specific points to note from these comments are:

- Overall there was a good level of support for the idea of building development ‘on stilts’ above car parks. Those commenting about the need to ensure sufficient overall parking and/or a good quality of life were in many cases still supportive of the principle.
- “Other” comments included:
 - The need to consider parking for larger vehicles, which might preclude practical options for building above.
 - A concern that this solution was more suited to an urban city environment than to North Somerset.

Are there any car parks you would like to suggest as being suitable for development? If so, which ones?

Car parks suggested by respondents included the following:

| Suggestion | Number of respondents |
|-------------------------------------|------------------------------|
| B&M car park (Clevedon Town Centre) | 1 |
| Castlewood car park | 1 |
| Nailsea Town Centre car parks | 3 |
| Clevedon Town Centre car parks | 1 |
| Locking Road car park, WSM | 3 |
| Sovereign Centre | 1 |
| Clevedon Road car park, Nailsea | 1 |

Specific points to note from these comments are:

- The Castlewood car park was suggested as a suitable location for a park & ride site.
- One respondent suggested that Nailsea town centre car parks would be suitable for commercial properties built above the existing spaces. Another respondent on these sites suggested that Nailsea has an oversupply of car parks and that they could instead be used for social housing.

- The Clevedon Road car park in Nailsea was suggested to be developed as a double-deck car park with a smaller footprint, freeing up the remainder for some housing.

Officer comments:

The responses above show very mixed views. There were concerns about any development that might threaten car parking provision in town centres or at other key destinations, or which led to displacement of parking onto neighbouring streets.

However other respondents supported the potential for re-developing sites, where they were underused, and in particular the option to build development above existing spaces.

There were a limited number of suggestions for car parks which might be suitable for re-development, and some of those which were suggested are already being considered for development.

o) Sites proposed to be removed from the development list

The consultation provided information on three sites that had previously been considered for development, but which were now proposed to be removed from the list of options. This was due to the intended use of the sites for other purposes.

The sites were:

- Midhaven/Queensway, Weston-super-Mare.
- Nailsea School playing field (Golden Valley).
- Mendip Road, Yatton.

(i) Midhaven / Queensway:

Number of responses: 71

Do you agree with the removal of this site from the development list?

Yes: 51%
No: 21%
Unsure: 28%

Comments:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support keeping site as sports pitches / open area / importance of green spaces and amenities | 10 |
| Concerns for natural habitats / wildlife and the associated benefits | 3 |
| Should be developed – housing is needed | 2 |
| General opposition to development | 2 |

(ii) Nailsea school playing field

Number of responses: 71

Do you agree with the removal of this site from the development list?

Yes: 59%
No: 18%
Unsure: 23%

Comments:

| Theme of comment | Number of comments |
|---|---------------------------|
| Support keeping site as sports pitches / open area / importance of green spaces and amenities | 20 |
| Might be needed for future growth of school | 2 |
| Concerns for natural habitats / wildlife and the associated benefits | 1 |
| Area is over-developed and lacks adequate infrastructure | 1 |
| Concerns over site access, traffic congestion, and parking | 1 |
| Potential for a partial development | 1 |
| General opposition to development | 2 |

(iii) Mendip Road, Yatton

Number of responses: 64

Do you agree with the removal of this site from the development list?

Yes: 31%
No: 27%
Unsure: 42%

Comments:

| Theme of comment | Number of comments |
|--|---------------------------|
| Area is over-developed and lacks adequate infrastructure | 8 |
| Concerns over site access, traffic congestion, and parking | 2 |
| Support keeping site as open area / importance of green spaces and amenities | 2 |

| | |
|--|---|
| Might be needed for future growth of school | 1 |
| Concerns for natural habitats / wildlife and the associated benefits | 1 |
| General opposition to development | 1 |

Officer comments:

These questions received a relatively large response.

The percentage answers as to whether respondents supported the removal of the sites from the development programme showed mixed views, but on balance generally supported the removal. However the narrative responses very much wanted to see them removed. This suggests perhaps that a number of respondents misunderstood the question, i.e. thought that the proposal was to develop the sites, rather than to protect them from development.

p) Other suggestions for development

Are there any other North Somerset Council-owned sites, not mentioned in the consultation document, which you would like to see considered for development?

Yes: 6

No: 49

Which sites would you suggest?

- Former Gasworks on the junction of Drove Road and Winterstoke Road
- The land by The Crab Apple pub, Clevedon, it was earmarked for a new hospital many years ago and has remained a great slab of concrete ever since.
- Within the boundary of Sunnyside Road N, A370 Hildesheim Bridge, Drove Road, Addicott Road and the boundary of A370, Rector's Way and Drove Road.

Officer comments:

Respondents were given the opportunity to comment on their reasons for suggesting these sites; the full responses are available to view on request. However neither the gasworks site referred to, or the Crab Apple pub site are in the ownership of North Somerset Council, therefore we do not have landowner control as to whether development comes forward or not.

The Crab Apple site in Clevedon is also known as 'Millcross'. It is owned by Alliance Homes, who are seeking to bring it forward for affordable housing.

The site referred to within the boundary of Sunnyside Road etc is also known as the Drove Road recreation ground. Development proposals for part of this site are already being brought forward by a private developer in conjunction with Weston Rugby Club.

4. General comments and additional suggestions

Respondents were given the opportunity to make further comments and suggestions. The responses can be grouped as follows:

| Theme of comment | Number of comments |
|---|--------------------|
| Land should instead be kept / used as open space / for leisure, sporting or community purposes | 15 |
| Infrastructure improvements are needed to support development / development should not take place due to inadequate infrastructure / developers need to contribute more to infrastructure | 12 |
| Concerns about lack of transparency or consultation process and/or that consultation responses are not listened to | 6 |
| Opposition to any greenfield development / should only develop brownfield / should convert or use existing empty properties | 5 |
| Development should be focused at different locations | 4 |
| Area is overdeveloped / too much development taking place | 4 |
| Objection to council benefiting financially from development / money should be spent on other priorities | 3 |
| General opposition to development / do not agree that council should pursue development | 2 |
| Housing is needed / comments on need for particular types of housing (affordable, younger people, older people etc) | 2 |
| Developments are poor quality or design | 2 |
| Commercial premises are required or should be a greater focus | 2 |
| Importance of improving the sustainability of development | 1 |
| Concerns for natural habitats / wildlife and the associated benefits | 1 |
| Land should be used for built development, but not housing (car parking / health surgeries / police station) | 1 |

Officer comments:

Most respondents used this opportunity to object to development, particularly in relation to greenfield development. The need for infrastructure improvements was also a strong theme.

Many of the responses linked their comments to a specific site on which they had already commented, and repeated their concerns in relation to that location.