

# SUTHERLAND PROPERTY & LEGAL SERVICES LTD



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Our ref: AS/RAG/Sites Allocation-NSC  
18<sup>th</sup> October 2017

Planning Policy Team  
North Somerset Council

Dear Sir

**Ref: Consultation on Revised Draft Site Allocation Plan – October 2017**

**Response on behalf of Sanders – Land at Bleadon**

## **Summary**

- **The LPA have failed to address the lack of housing supply in accordance with the inspector request**
- **The LPA have failed to assess sites that were within the Inspector remit without cause**
- **The LPA failed to assess sustainability of Bleadon as a village for growth and have erred factually in their RAG assessment of the village**
- **The LPA have failed to assess our site despite an assessment template being completed and submitted and the site falling within the remit of the review requested by the inspector**

## **Housing Deliverability**

The deliverability of the plan rests upon the ability of North Somerset Council to prove that at least a 5-year housing land supply can be achieved. This requires a robust approach to site selection and a realistic delivery trajectory for those sites. We do not consider that the Council has achieved this objective and consider that Service Villages and In-fill Villages can play a much wider role in achieving the plan's objectives to deliver housing. It is concerning that the Local Planning Authority cannot demonstrate a 5-year supply of housing land and that the revised Site Allocation Plan draft for consultation still fails to address the 5-year housing land supply. The Council should be making every effort possible to ensure that the Site Allocations Plan identifies sufficient sites with a suitable degree of flexibility to guarantee that the housing requirement is met or exceeded. It is not accepted that the current iteration of the Site Allocation Plan achieves this.

We consider that North Somerset Council are overly optimistic in their rates of delivery given the significant under delivery in the past and a 20% buffer should be applied. It should also be noted that North Somerset Council have proposed allocations that are focused onto Weston-Super-Mare as opposed to surrounding Villages and Towns. However, Weston-Super-Mare has struggled to deliver housing growth and the large number of units proposed are bound to lead to issues of market saturation with over 6500 dwellings proposed on two large-scale urban extensions within Weston-Super-Mare.

We do not accept that the Local Planning Authority approach to the Inspector's requirement to identify additional housing land supply has been accurately or appropriately carried out. Our reasons for asserting this are as follows;

### **1. Omission Sites**

We are aware that the Inspector did not invite comments on omission sites within the Inquiry process. Our site had been categorised as an omission site by the Local Planning Authority when it should not have been. However, even if it were previously characterised as an omission site, the direction by the Inspector to reconsider options for land supply meant that the site should be reconsidered and assessed.

Following the Inquiry in May, the Inspector set out at paragraph 24 of her letter to the Local Planning Authority that three sources should be tested in relation to achieving the additional housing land supply necessary to make the plan sound. These three sources were;

1. Sites broadly consistent with the Core Strategy Spatial Strategy.
2. Sites considered through the SAP Examination Process.
3. Sites which are in the "development pipeline".

However, North Somerset Council appear to have attached unacceptable restrictions to their interpretation of the Inspector's request. Despite sites being put forward which are broadly consistent with the Core Strategy, these sites were not tested if they were not subject to a formal pre-application process or application to the Council prior to the Inquiry Letter. In-fill Villages or countryside sites were not assessed regardless of sustainability. This fails to consider opportunities for the promotion of appropriate housing supply land in these areas.

Paragraph 2 of the Local Planning Authority letter to the Inspectorate sets out the restrictions the Council placed upon their interpretation of her guidance. Given that the Local Planning Authority have only identified 821 additional dwelling sites when the guidance given was to achieve up to 2500 additional units to meet housing land supply requirements, it is surprising that North Somerset Council has chosen to fail to consider, assess and identify such sites.

Further guidance is set out in the Planning Advisory Service Good Plan-Making Guide. It says 'a successful plan will make clear what development is going to be delivered and when, where and how,' and that 'many soundness problems arise from a failure to properly answer the critical questions of when, where and how development will be delivered.' Paragraph 2.5 of the guide encourages a single plan approach and that 'delaying addressing critical issues by the promise of preparation of later development plan documents without proper justification is a dangerous approach.' This is an important consideration here, where the Site Allocations Plan is itself the last document which will comprise the North Somerset Local Plan and so is the last chance to demonstrate that needs will be met and the whole Local Plan is sound.

We have been promoting a site in Bleadon Village which can deliver up to 250 additional dwellings along with community facilities, highways improvements and contributions to increase sustainability for the growth of Bleadon Village as a whole (see site location plan appended). We have assessed the site against the criteria set out by NSC in their further search for sites. We consider it should have been assessed and set out below why. Indeed, a complaint was raised with the Council in respect of their failure to assess the site which has not been resolved by the Council.

#### **1.1 Source 1**

It is inappropriate for the Local Planning Authority to attempt to state sites outside of WSM and Service villages will be addressed subject to a Joint Spacial Plan with detailed allocations when that plan has not even begun the drafting process.

Our site, being immediately adjacent to the Village and creating appropriate growth in sustainability as well as being the subject of community engagement should have been considered by the Local Planning Authority under the first source of identifying land supply. It is important to recognise that the village of Bleadon is growing through existing consents without delivering the sustainability required for managed future growth. Our Site proposes mixed development that will enhance and improve the facilities and services in the village as well as achieving growth in housing land supply. It is in accordance with sustainable development principles and broadly in line with the Spacial Strategy when the errors of the Council in reviewing village sustainability are considered. Sustainable development that accords with CS28, CS31, CS32 and CS33 is allowed outside of settlement boundaries and this is consistent with the NPPF, which has a presumption in favour of sustainable development. Policy CS33 is the relevant policy here. Allocation of sites and the RAG score has no bearing on the allocation of sites as the aforementioned site, The Quarry, has been allocated and approved under CS33, despite the Village scoring low. Indeed when a comparison is made between allocated development and village RAG scores there are no seeming links between them.

### **1.2 Source 2**

The second source states that it will address sites identified through the examination process provided they have also been demonstrated to be deliverable. Our site was identified through the examination process and was put forward to the Local Planning Authority within that process but was not included within the original draft of the allocation plan. We attended the Inquiry and our site was put to the inspector. However, North Somerset Council have failed to assess the site despite it being considered to be deliverable by the land-owning developers. Copies of the correspondence provided by the Local Planning Authority denying that the scheme was suitable for consideration are attached.

### **1.3 Source 3**

In relation to source three, North Somerset Council refers to “*Sites which are in the development pipeline*” and this seems to be a catch all approach given that this is referred to in both of the first two land supply sources. It refers to all sites which have been submitted to the development management process (primarily pre-application advice or applications). However, despite the fact that our site had been promoted to the Local Planning Authority and informal pre-application advice sought from them, the Local Planning Authority failed to assess our site.

When it was brought to their attention, the Council failed to recognise that it could be categorised as falling within any of the three sources and refused to assess it. Accordingly, we cannot agree with the Local Planning Authority in their letter to the Inspector referred to as the “*Interim Response to Inspector’s Letter CD4*” as it is quite clear that North Somerset Council has not assessed our site which falls clearly within the scope of the Inspector’s request.

Although North Somerset Council did not provide an assessment form in relation to this site as set out at their paragraph 4 in CD4, as local development Agents, we were supplied with the template in relation to other sites already with the Local Planning Authority as submitted and extant planning applications. Accordingly, we utilised the template to submit the site for assessment. We received no response from the Local Planning Authority as to their intention

to not assess the land until such time as we were made aware of the second draft being sent to the Executive Committee for approval for public consultation. At that stage, it became clear that the site was not going to be considered appropriate for assessment despite the fact it meets the criteria given in the undertaking to the Inspectorate. A complaint was made but not resolved.

## **2. Bleadon Sustainability**

We cannot agree with the Council categorisation of Bleadon as an unsustainable location for growth and the Council view that the village should not host development. Not only have schemes within the village been approved upon appeal recently in the village but there are now a range of applications exceeding 10 units which may be approved without any community facilities being delivered.

The council failed to respond or investigate errors in relation to their assessment of Bleadon raised by us and the Inspector in the SAP inquiry and consultation process and continue to do so. We set out below the points made then that have not been responded to and which demonstrate the Council erred in their response to the inspector;

*“In LPA doc CS2, the LPA comments in relation to the Inspectors queries as to Bleadon sustainability that;*

*Bleadon is an infill village and site allocations are a reflection of the classification as an infill village within the Core Strategy settlement hierarchy. When the assessment was carried out, it was judged that Bleadon did have fewer job opportunities. It should be noted that the information provided within the assessment was verified by Parish Councils and was subsequently subject to two rounds of public consultation. No previous comments were received with regards to Bleadon to warrant any re-assessment.*

*We disagree with this statement and would refer the inspector to the fact that representations were made by R Burrows which significantly queried the LPA findings and which do not appear to have been considered or responded to. No evidence supporting the assessment is provided other than reference to having asked the PC to confirm assumptions made. On the contrary there is significant evidence from Mr Burrows and recent planning applications which do not support the LPA statement as to the sustainability of the Village. In addition, as set out above, the LPA have failed to consider the potential arising from already permitted schemes as to the revised needs and sustainability of the village.”*

The RAG Assessment for Bleadon Village carried out by the Local Planning Authority to inform the first draft SAP is inappropriate and incorrect and we set out below our challenge to the assessment undertaken.

The RAG states clearly that there are very few job opportunities within the Village and the lack of a school leads to a lack of sustainability. However, there are in excess of 53 businesses operating within the Village of Bleadon including a range of companies and facilities. The recently approved application at the Regional Wake Park Leisure facility (specialist water sports facility) will bring additional jobs and leisure opportunities as will the large-scale holiday park approved on Accommodation Road (15/P/2304/F). There have been significant recent upgrades to Purn Holiday Park and outstanding applications for additional development for the Village.

There is not a school in the Village and there are at present in excess of 50 children without access to local education who are bussed to up to 14 different schools. However, during our

community engagement processes prior to submission of our application where we proposed a school, it became clear that Village residents do not wish to see a school. Local feedback was negative because it will constrain the community to the use of North Somerset Council secondary schools whereas they currently have access to the schools within Somerset from the Village. Public perception is that the schools in Somerset are considerably better than those accessible in North Somerset and accordingly, parents do not want to see a school in the Village.

In relation to the RAG Assessment, the Local Planning Authority state in relation to the economic dimension that;

*“There are few services provided within the Village, no health care, leisure or supermarket shopping facilities and the nearest store is around 4km away. There is a Post Office.”*

This is of course incorrect as there is a Post Office, a Village Store and a Café as well as the employment, workshop and office uses at the converted Purn Farm Industrial Estate. In addition, there is the quarry and that provides local employment opportunity. In relation to health care, Bleadon is closer to the WSM general hospital than many areas of WSM itself as the hospital is less than 2k from the village providing a full range of NHS health care. The regional water-sports park also seems to have been overlooked as a leisure facility as have the local riding stables. The Village has three public houses all of which offer food as well as an Indian Restaurant and the aforementioned services.

There is considerable evidence from the local community that they require additional retail opportunity as the existing Post Office/Village Store does not open evenings and accessibility of retail offerings for extended periods is desirable. In addition, the community seek a health care centre / doctors surgery. **These will not be delivered unless enabling housing development or allocation is made.**

Key issues for the local community were highways safety on the A370 and the lack of appropriate crossing points to utilise public transport as well as the history of significant traffic accident and death. **Improvements were tabled but not funded by the Council highways team and will not come forward without funding or enabling development.**

Our proposal creates improved highway access for the whole Village implementing pedestrian crossing and junction to the A370 reducing speed and increasing safety for all Villagers. In addition, our site provides a health centre which it is proposed will include a Doctor's Surgery as well as alternative health practitioners.

Our proposal would address all of the matters that lead the Local Planning Authority to consider the Village inappropriate for further growth. It is not understood why the Local Planning Authority have determined that Bleadon is inappropriate for development growth. However, given that they have incorrectly assessed the Village and failed to identify several key service provisions already in existence as well as those proposed and approved recently, the error may be understood if the LPA were to reconsider or review the errors. They have not despite the clear evidence put to them.

The Local Planning Authority state that *“the nearest rail station is approximately 5km away in Weston-Super-Mare and there is an hourly bus service to the Town but only a quarter of people use sustainable travel means for work.”*

This is also incorrect, there are two bus services; the 4/4A which is hourly and the 20 which runs along the A370. However, given the fact that the A370 highway has no pedestrian crossings to allow residents of the Village to access the bus services safely and



appropriately, it is not surprising that they are under used. During community consultation it was quite clear that the Parish Council seek increases in the bus services and increased public safety in order to allow appropriate increase in those uses.

The Village is close to Weston-Super-Mare where services are achievable quickly and easily and indeed, access to the hospital, the sea front, the major shopping centre of Weston-Super-Mare are all within a 20-minute walk or 5-minute bus ride.

The RAG also refers to environmental sensitivity due to *“flood risk and proximity to environmentally designated areas (AONB)”*.

The Village is not within the AONB, which forms part of the backdrop landscape within which the Village is set with the hillside behind the Village benefiting from the designation. Other development within the Village has been approved on appeal with an Inspector considering that housing scheme ( within the AONB) could be appropriately landscaped to avoid adverse impact on the AONB. Landscape architectural support demonstrates that a scheme as proposed on the site put forward would be better siting than any other residential development proposed within the Village in order to avoid adverse impact on the AONB.

Further, although there are areas of flood risk to the south of the A370, the site is in Flood Zone 2 and can be suitably managed in terms of flood risk. Much of the Village is not within a high flood risk area and accordingly the Local Planning Authority assessment is both incorrect and inappropriately interpreted. The Inspector will be aware that much of the allocated development land falls within higher flood risk zones than the village and our site in particular.

### **Housing assessment - deliverability**

It is understood that the LPA still rely on the outline consent for 42 dwellings approved at Bleadon Quarry when we and villagers are fully aware the site is not going to be developed because the relocation of the enterprise to a quarry in Wales did not take place as expected.

The only allocated site near the village is in Uphill and despite it being less sustainable has been allocated simply because an application was already submitted.

Our scheme will be submitted in November with every intention of early delivery having been through several rounds of public consultation, amendment and consultation with statutory authorities.

It is naive at best to expect the village of Bleadon to have no development whatsoever for any purpose given the history of development apparent from recent applications for leisure and economic / tourism uses and the obvious sustainability of the area with its geographical proximity to towns and services.

Please refer to **Appendix 1** to the SAP which details the assessment of a site within Bleadon village that was not allocated. You will note that in the RAG the Council assert a lack of jobs and an adverse impact on landscape AONB yet in their assessment of this site within the village, they conclude the opposite (and erroneously fail to identify leisure and pedestrian linkage). There is no consistency of application or understanding of the assessment criteria displayed. The criteria for sites put forward for residential development where the Local Planning Authority have assessed Bleadon for context on our comments in relation to that assessment is also attached.

Yours sincerely

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Appendix 1:

Assessment criteria for sites put forward for residential development:

With regards to details on the various facilities/services that are available in each settlement, it has been assumed that the towns of Weston-super-Mare, Clevedon, Nailsea and Portishead have sufficient facilities.	
SA Objective 1: Improve Health and wellbeing	
Sub-objective 1.1	Achieve reasonable access to public open space
Assessment	Assessment of public open space availability within the settlement for the following categories/standards: Conservation Site 1.2ha per/1000 population Formal parks and Gardens 0.1 ha per/1000 population Neighbourhood Open Spaces 0.6 ha per /1000 population Woodland 1.0 ha per /1000 population
Red	Under Supply in all 3+ categories within the settlement
Amber	Under supply in 2 categories within the settlement
Green	Under supply in one or less categories within the settlement
Sub-objective 1.2	Achieve reasonable access to playing pitches
Assessment	(Only access to football pitches assessed) Standard of provision: 1 Adult Football Pitch per 1750 people aged 16-45 (2011 Census) 1 Junior Football Pitch per 300 people aged 11-15 (2011 Census)
Red	Fails to meet either standard
Amber	Only meets one standard
Green	Meets both standards
Sub-objective 1.3	Proximity to public leisure centre
Assessment	A measurement is made of the distance to the closest public leisure centre from the site.
Red	The site is greater than 5km from a leisure centre
Amber	The site is between 2 and 5 km from a leisure centre
Green	The site is less than 2km from a leisure centre
Sub-objective 1.4	Achieve reasonable access to healthcare facilities
Assessment	GIS search identifying healthcare provision in proximity to the settlement.
Red	No GP/ healthcare provided within 5km of settlement
Amber	Limited healthcare provision provided within 5km of settlement
Green	GP surgery and other healthcare facilities provided in settlement
SA Objective 2: Support communities that meet people's needs	
Sub-objective 2.1	Achieve reasonable access to a full range of community facilities
Assessment	The distance and ease of access to range of community facilities (convenience store, post office, meeting venues) is recorded and assessed in terms of safety and convenience
Red	Relatively poor access to a convenience store, post office, meeting venues and other facilities within settlement

Amber	Fair access to a range of community facilities are located within the settlement
Green	Good access to a convenience store, post office, a range of meeting venues and other facilities within settlement
Sub-objective 2.2	Achieve reasonable access to a full range of educational facilities – primary education
Assessment	Using information from 'Pupil Projections from North Somerset Schools 2015 -2019'
Red	No primary schools within settlement or no ability to expand
Amber	Primary school within settlement with limited capacity
Green	Primary school within settlement with capacity or ability to expand
Sub-objective 2.3	Achieve reasonable access to a full range of educational facilities – secondary education
Assessment	Using information from 'Pupil Projections from North Somerset Schools 2015 -2019'
Red	No secondary schools within 5km of settlement
Amber	Secondary school within 5km of settlement
Green	Secondary school within settlement
Sub-objective 2.4	Provide opportunities for people to work locally
Assessment	A judgement on access to a range and number of employment opportunities within each settlement based on local knowledge.
Red	Poor access to limited job opportunities within settlement
Amber	Fair access to a range of local job opportunities within settlement
Green	Good access to a wide range of local job opportunities within settlement
Sub-objective 2.5	Achieve reasonable access to town centre services and facilities
Assessment	This lists the distance a site is from a defined settlement category as defined by the Core Strategy .
Red	Further than 5 km from nearest town or service village
Amber	Up to 5 km from nearest town or service village
Green	Within or on the edge of a town or service village.
SA objective 4: Maintain and improve environmental quality and assets	
Sub-objective 4.1	Minimise impact on and where appropriate enhance the historic environment, heritage assets and their settings



Assessment	Considerations such as proximity to Conservation Areas, Listed Buildings and other heritage assets have been examined. These are material considerations to take into account, but very few sites are affected.
Red	The development of the site has the potential to have a harmful impact on heritage assets
Amber	The site is within or close to a heritage asset(s)
Green	The site is not close to heritage asset(s)
Sub-objective 4.2	To protect and where possible enhance biodiversity and geodiversity at a landscape scale, particularly with respect to protected habitats and species
Assessment	Potential impacts on protected species and habitats are material considerations to take into account. Many of the sites put forward are within the 5km consultation zone for the North Somerset and Mendip Bats Special Area of Conservation. Impact on bats and their habitats can usually be overcome by mitigation and this is reflected in an 'amber' rating. Very few sites have local wildlife sites within their boundaries but those adjacent to such designations are also given an amber rating.
Red	The development of the site has the potential to have a harmful impact on protected species and habitats
Amber	There are potential impacts but these can be mitigated
Green	No major impacts identified
Sub-objective 4.3	Minimise impact on and where appropriate enhance valued landscapes, recognising its wider purposes (natural beauty, enjoyment and cultural heritage) whilst having regard for its economic and social well-being. Including that within or close to the Mendip Hills AONB.
Assessment	This assesses whether there is the possibility of any significant adverse impact on either the general landscape or townscape. No detailed landscape/townscape analysis has been undertaken and the assessment is based on general views from public vantage points.
Red	Likely to have significant adverse impact on designated area e.g. adjacent to the Mendip Hills AONB.
Amber	Site development may have some adverse impact
Green	Development of site unlikely to have an adverse impact
Sub-objective 4.4	Promote the conservation and wise use of land, maximising the re-use of previously developed land
Assessment	Para 17 of the NPPF encourages the effective use of land by reusing previously developed land (PDL), provided that it is not of high environmental value. The majority of sites adjacent to settlement boundaries are greenfield and whilst every effort is made to allocate PDL the amount of PDL is limited and in some instances there are problems with the site's deliverability and suitability for residential development.
Red	Greenfield
Amber	Partially Previously Developed Land (PDL)/ greenfield
Green	Previously Developed Land (PDL)
Sub-objective 4.5	Minimise the loss of productive land, especially best and most versatile agricultural land
Assessment	GIS identification of the probability of a site being Best and Most Versatile Agricultural Land (Data supplied by Natural England). Para 112 of the NPPF: 'Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.' GIS identification of the probability of a site being Best and Most Versatile Agricultural Land (Data supplied by Natural England). Para 112 of the NPPF: 'Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'
Red	High probability of Best and Most Versatile (BMV) Land
Amber	Medium probability of Best and Most Versatile (BMV) Land
Green	Not Best or Most Versatile (BMV) / or non Agricultural
Sub-objective 4.6	Minimise vulnerability to tidal/fluvial flooding, without increasing flood risk elsewhere
Assessment	Sites that are within Flood Zone 3A and may require some flood mitigation works are highlighted as "amber." Sites totally outside Flood Zone 3 are given a "green" rating.
Red	Site within flood or fluvial zone (3a)
Amber	Site within flood or fluvial zone (2)
Green	Site located outside flood zone 1 and 2 i.e. Zone 1
Sub-objective 4.7	Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere
Assessment	The extent to which sites that are within High, Medium or low (H/M/L) risk of flooding, as identified by the Environment Agency Sur
Red	Site has high risk of flooding
Amber	Site has medium risk of flooding
Green	Site has low or very low risk of surface water flooding
Sub-objective 4.8	Minimise impacts on air quality through locating development in locations least likely to contribute to traffic congestion

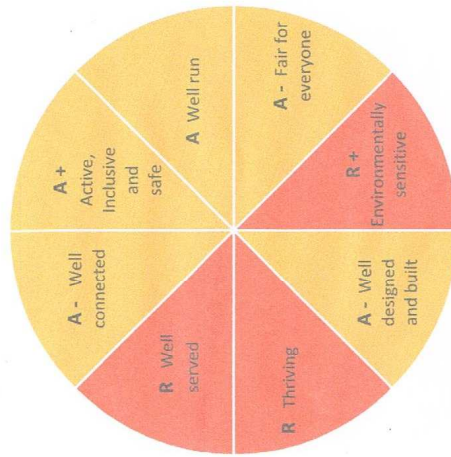
Assessment	The extent to which the site development could contribute to congestion, identifying whether there are existing issues with the highway network
Red	Existing highway capacity issues.
Amber	Development could add to highway issues.
Green	No anticipated highway capacity issues.
SA Objective 5: Minimise consumption of natural resources	
Sub objective 5.1 Achieve reasonable access to sustainable transportation - frequency of bus services	

Assessment	The frequency and proximity of bus services to the site/settlement have been assessed. See Policy DM27 of Sites and Policies Development Management Policies
Red	Urban (Weston Town Centre): every 30+ mins. Suburban (Clevedon, Nailsea and Portishead): every 60+ mins. Villages: 90+ mins.
Amber	Urban (Weston Town Centre): 15-30 mins. Suburban (Clevedon, Nailsea and Portishead): 30-60 mins. Villages: 60-90 mins.
Green	Urban (Weston Town Centre): 15 or less mins. Suburban (Clevedon, Nailsea and Portishead): 30 or less mins. Villages: 60 or less mins.
Sub-objective 5.2 Achieve reasonable access to sustainable transportation – proximity to bus stops	
Assessment	This assesses the distance from the site to the nearest bus stop. The closer to a bus stop the better options are provided for sustainable transport solutions
Red	Nearest bus stop from site is greater than 600m
Amber	Nearest bus stop from site is between 400m and 600m
Green	Nearest bus stop from site is less than 400m
Sub-objective 5.3 Achieve reasonable access to sustainable transportation - Pedestrian and cycleway links	
Assessment	This examines existing and potential links from the site to the nearest settlement. For the majority of sites within settlement boundaries this is not a major constraint and for those sites adjacent to settlement boundaries footpaths/ cycleways can be provided as an integral part of the development.
Red	Poor links to the surrounding area i.e. no pavement or cycleway, need to cross busy road to access facilities
Amber	Safe and convenient connection to the surrounding area but could be improved i.e. a pavement or cycleway (not both) close by
Green	A safe and convenient connection to the surrounding area i.e. pavement and cycleway close by
Sub-objective 5.4 Achieve reasonable access to sustainable transportation- proximity of site to railway station	
Assessment	This assesses the distance from the site to the nearest rail station. The closer to a rail station the better options are provided for sustainable transport solutions.
Red	Nearest rail station from site is over 5km
Amber	Nearest rail station is between 2 and 5 km
Green	Nearest rail station from the site is less than 2km
Sub-objective 5.5 Reduce harm on countryside through maintaining development within the existing defined settlement boundary	
Assessment	Whether the site is inside, adjacent to or wholly outside the current Settlement Boundary in the North Somerset Replacement Local Plan. Those sites totally outside the settlement are classed as red as their site if developed independently, could be somewhat isolated and/or difficult to access.
Red	Totally outside of the settlement boundary
Amber	Adjacent to the settlement boundary
Green	Within the settlement boundary

**Assessing the sustainability of settlements: Bleadon**

Bleadon is approximately 5km from the nearest town of Weston-super-Mare.

**Sustainability Assessment for Bleadon**



district.

**Social dimension:** There are a range of activities which are likely to appeal to many people within the community. The village has an online directory detailing all activities. All streets within the village are covered by Neighbourhood Watch schemes, which is unusual and there is community policing, which suggests that it's likely to feel like a safe place to live. There is no school and very few job opportunities within the village.

**Environmental dimension:** The village is susceptible to environmental sensitivity, due to flood risk and proximity environmentally designated areas (AONB, SSS). Unlike other villages, there are no community groups taking steps to be more environmentally sustainable. The majority of land surrounding the village is of medium or low probability of Best and Most Versatile Agricultural Land Quality.

**Economic dimension:** There are few services provided within the village, no healthcare, leisure centre or supermarket shopping facilities and the nearest store is around 4km away. There is a post office.

The nearest rail station is approximately 5km in Weston super Mare and there's an hourly bus service to the town. But only a quarter of people use sustainable travel means for work.

Connectivity is reasonable, due to proximity of Weston and the fact that the village does benefit from superfast broadband provision. There is also no issues with congestion, which is a real issue in other villages across the

Correspondence between Amanda Sutherland and Richard Kent and Graham Quick – **separate pdf attachment.**

Correspondence between Amanda Sutherland, Michael Reek and Graham Quick - **separate pdf attachment.**