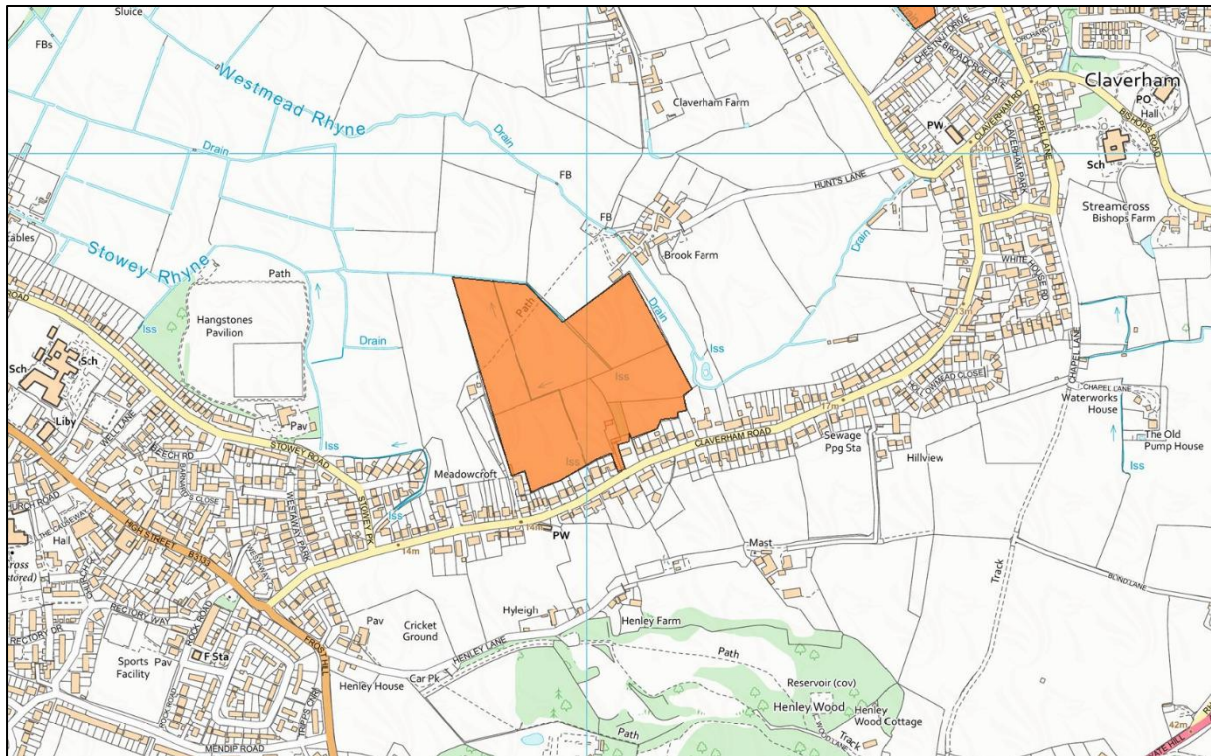


Yatton Parish Council

Regulation 19 Plan Additional Sites: Consultation Response

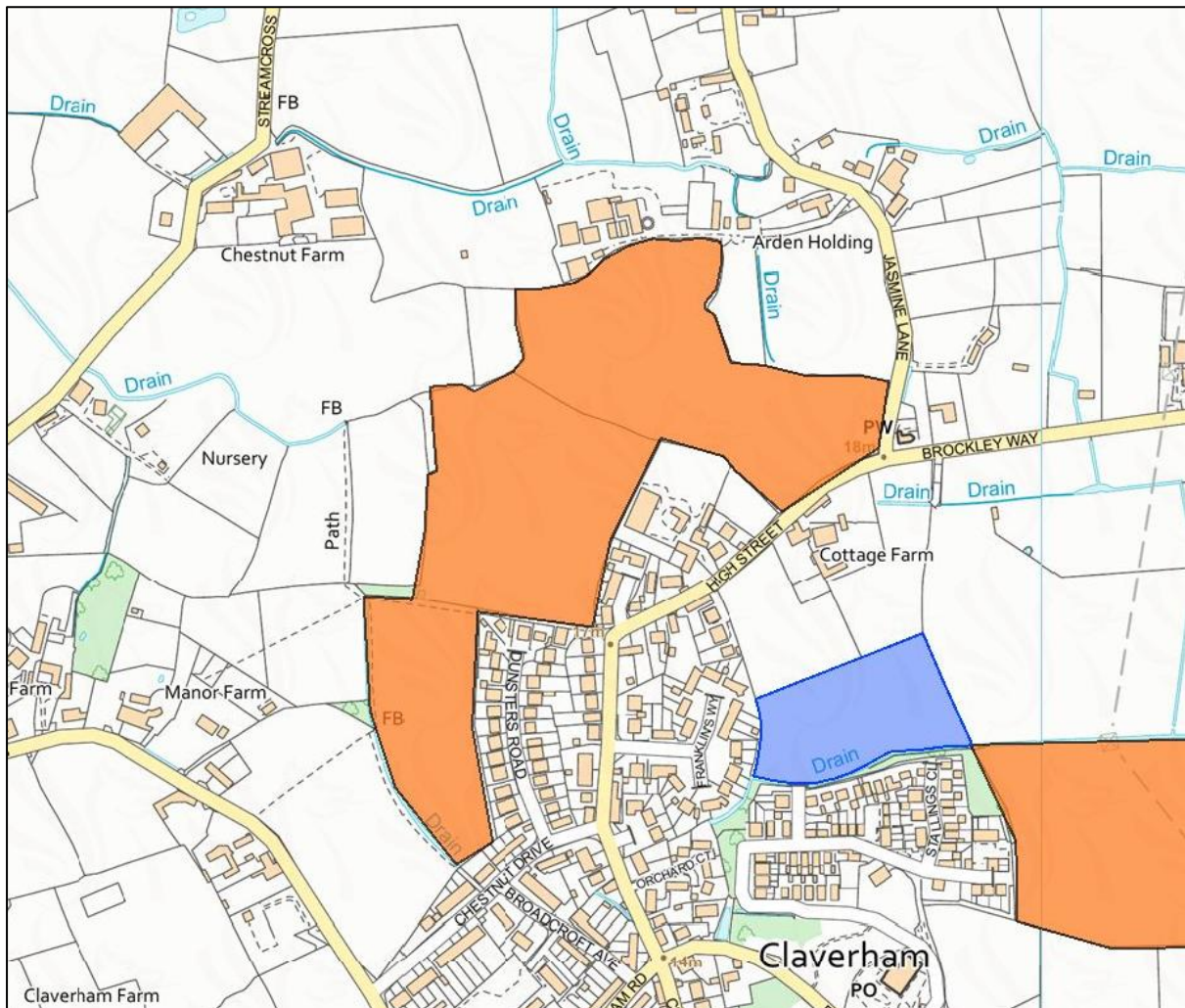
More Sustainable Locations

Strategic Housing Land Availability Assessment Reference HE208000



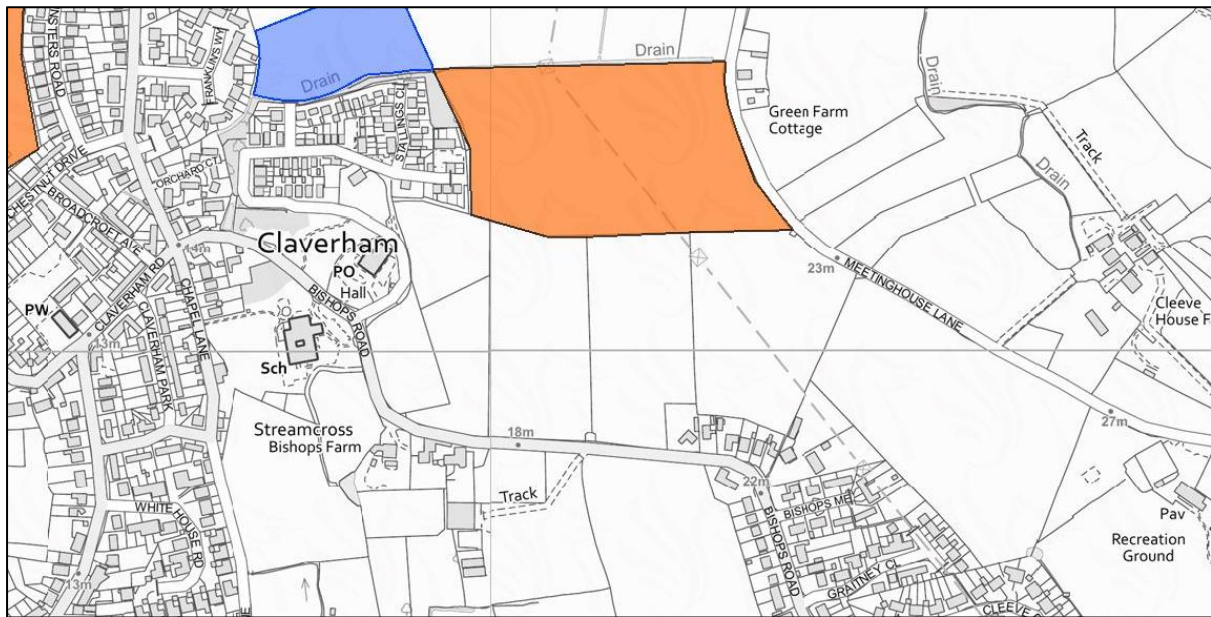
- This site is described as being at Stowey Road, Yatton but is actually off Claverham Road, Claverham.
- Development on this site would severely impact the quality of the countryside view looking north from Cadbury Hill. This was given as a reason for refusal at appeal of permission for a development on a closely nearby field to the west.
- This land is not designated for housing in Claverham Neighbourhood Development Plan.
- Claverham has negligible facilities and very poor public transport links.
- This site was an intrusion into the open countryside outside the settlement boundary which would set a precedent for infill along Claverham Road.
- Concerns regarding the increased volume of vehicles using Claverham Road, which has already been identified as a motorist and pedestrian safety concern on account of the road and pedestrian footpath being so narrow, and the current 30mph speed limit being excessively high

Strategic Housing Land Availability Assessment Reference HE201072



- Land north of Brockley Way, Claverham.
- This land is not designated for housing in Claverham Neighbourhood Development Plan.
- Claverham has negligible facilities and very poor public transport links.
- This site was an intrusion into the open countryside outside the settlement boundary which would set a precedent for infill along Claverham Road.
- Concerns regarding the increased volume of vehicles using Claverham Road, which has already been identified as a motorist and pedestrian safety concern on account of the road and pedestrian footpath being so narrow, and the current 30mph speed limit being excessively high

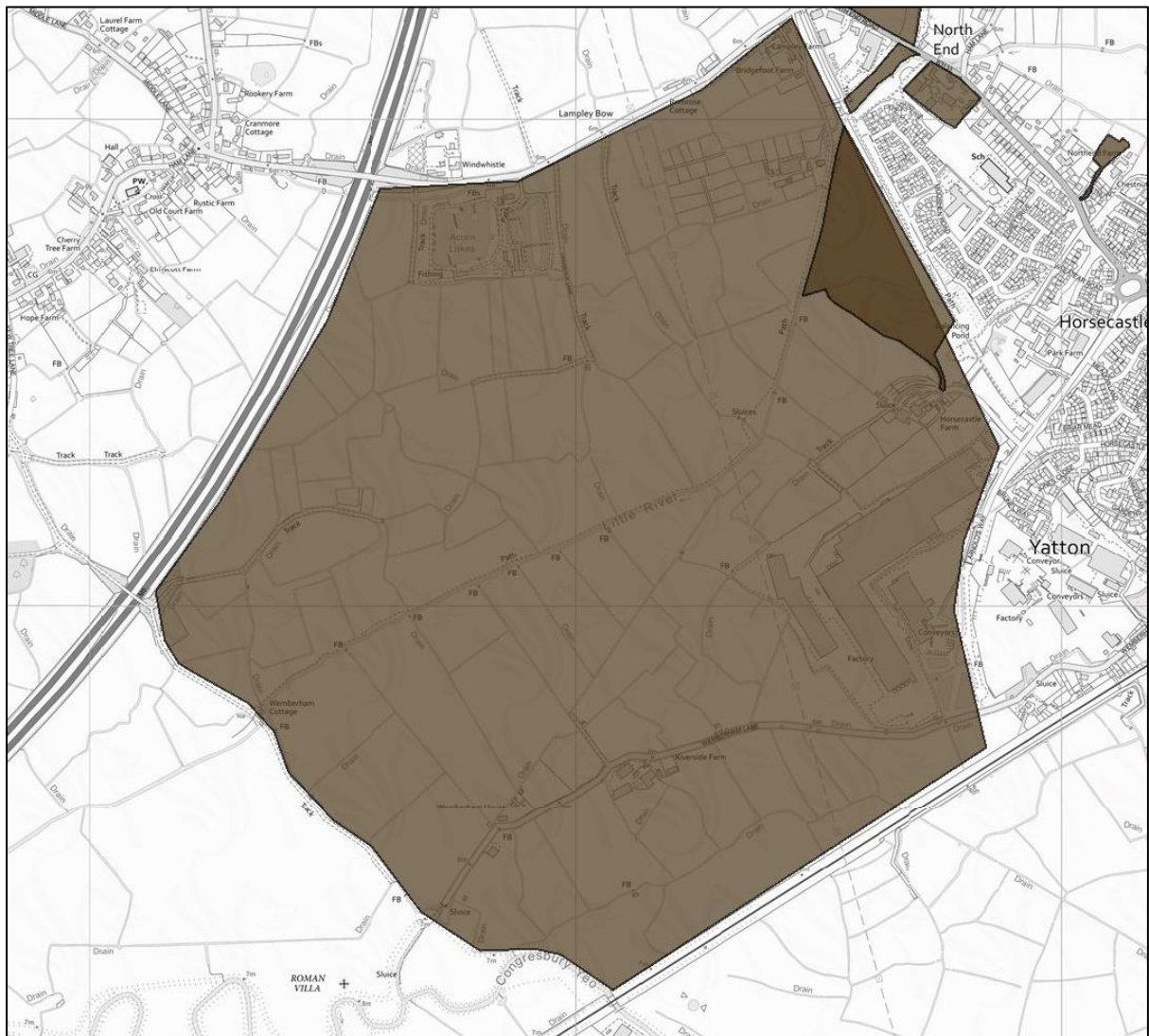
Strategic Housing Land Availability Assessment Reference HE208035



- Meeting House Lane North, Claverham/Cleeve
- This land is not designated for housing in Claverham Neighbourhood Development Plan.
- Claverham has negligible facilities and very poor public transport links.
- This site was an intrusion into the open countryside outside the settlement boundary which would set a precedent for infill along Claverham Road.
- Serious concerns regarding access on to Meeting House Lane which is a very narrow single track lane with no pavements. In addition increased vehicle access on to Claverham Road, which has already been identified as a motorist and pedestrian safety concern on account of the road and pedestrian footpath being so narrow, and the current 30mph speed limit being excessively high.

Less Sustainable Locations

Yatton 1



- Land bounded by the M5, the Strawberry Line northward extension and the railway line.
- The entirety of this site is in Flood Zone 3 and therefore not suitable for development.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 4



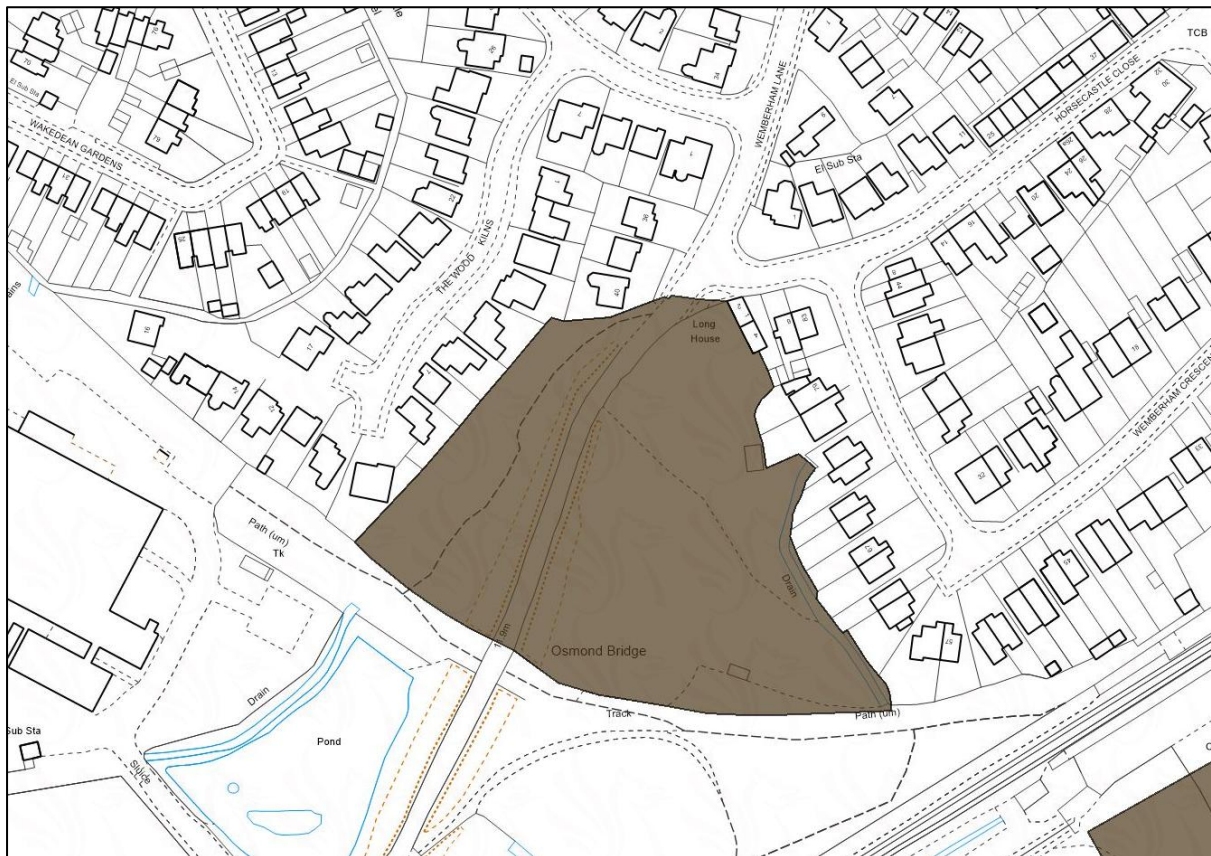
- Land behind Chestnut Place at North End, Yatton.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 5



- Yatton Rugby Club.
- This site already has planning permission. It is hard to understand why this has been granted if it is considered to be “less sustainable”.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 6



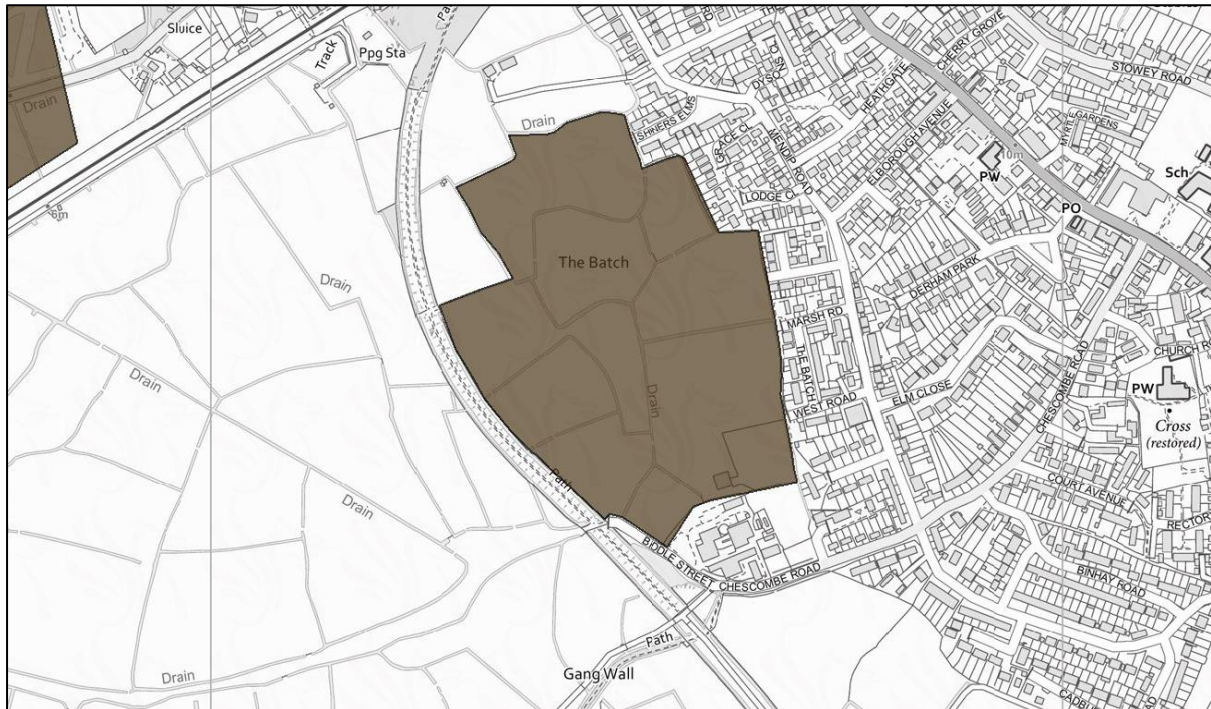
- Land either side of Wemberham Lane, just north of Osmond Bridge.
- Although the road is not liable to flooding because it forms a bridge over a disused railway line, the land itself is entirely within Flood Zone 3 and therefore not suitable for development.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 7



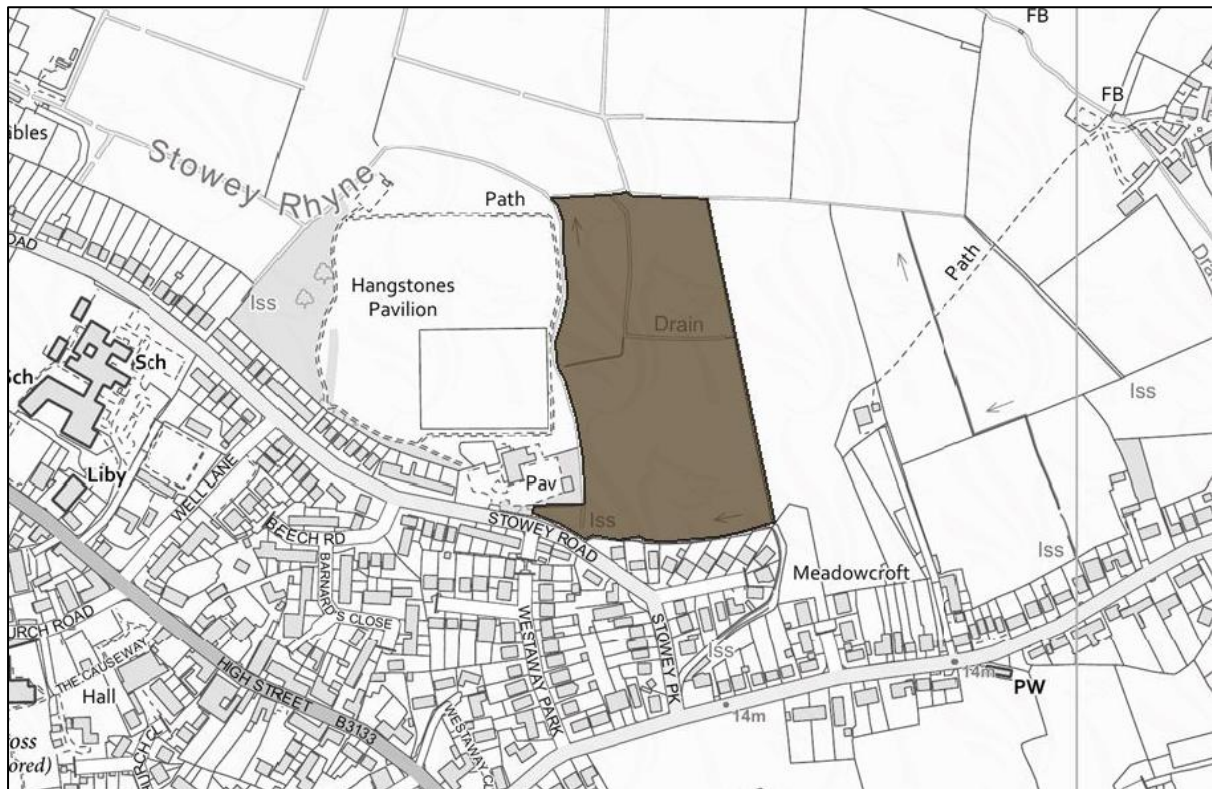
- Land south of Yatton Railway Station.
- This land is mostly in Flood Zones 2 and 3. The part within Flood Zone 3 is not suitable for development.
- Most of the car parking south of the station would be lost. This car park is heavily used. Unless there is a significant improvement in the frequency and range of bus services to the station, meaning that fewer people would be forced to drive to it and then park, this will cause even greater problems for local residents whose localities are already being made difficult to navigate by displaced station parking – some of it on footways.
- This site is within an area designated as a Site of Nature Conservation Interest, and therefore not suitable for development.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 8



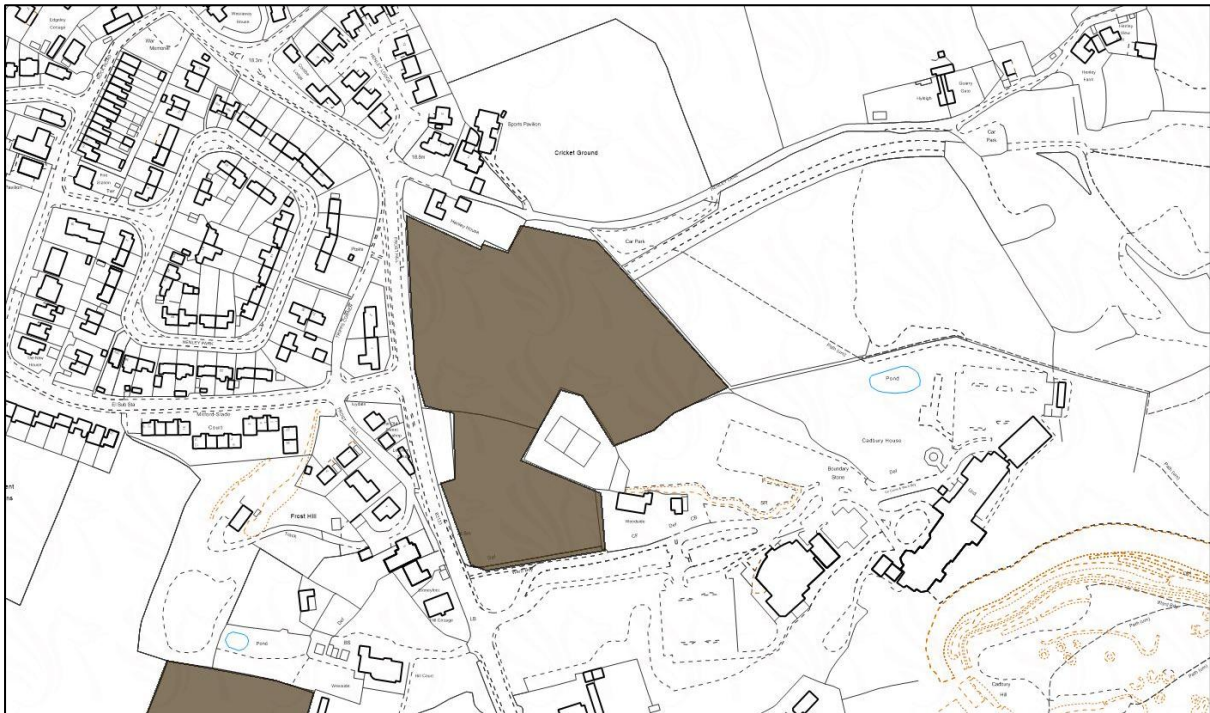
- The Batch, Yatton.
- This land is entirely within Flood Zone 3 and therefore not suitable for development.
- Notwithstanding this, a planning application for this site is currently being determined at appeal.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 9



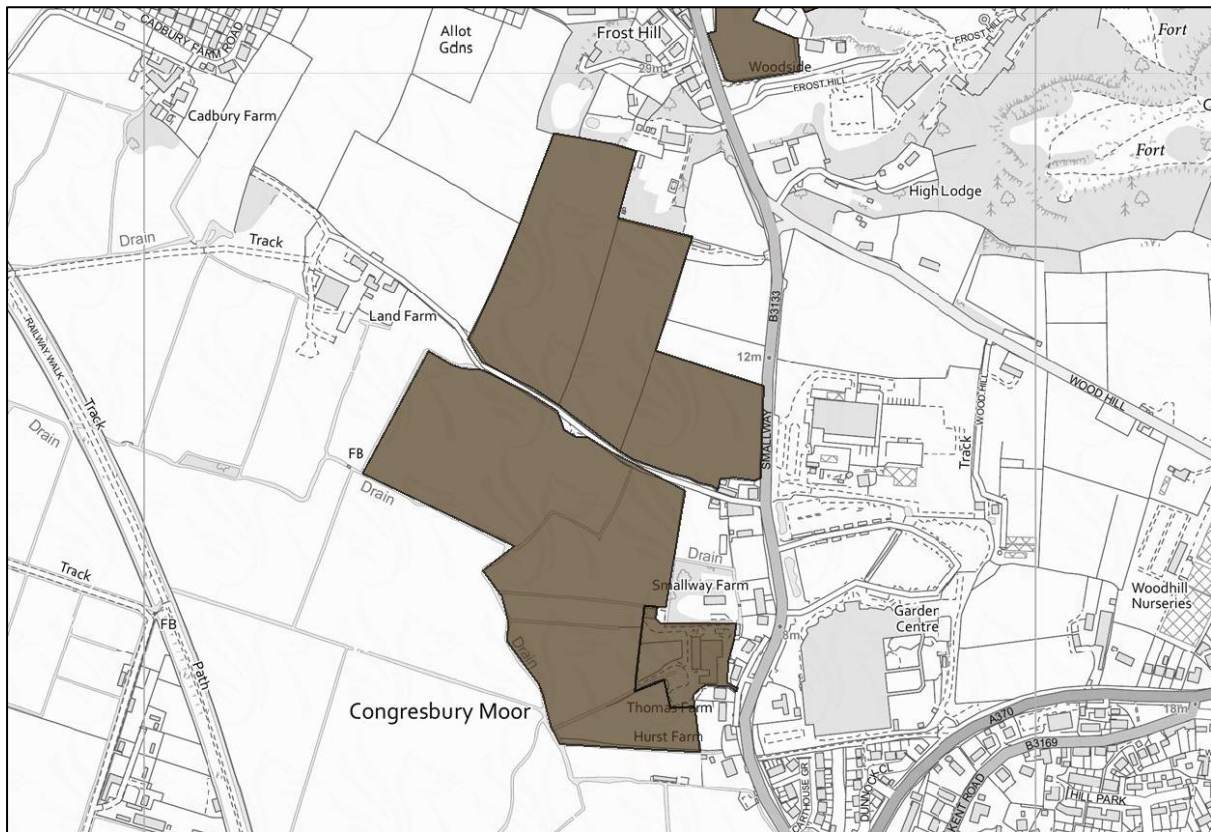
- Land off Stowey Road.
- This site is already the subject of a planning application which is currently being determined at appeal.
- The northern part of the site is within Flood Zone 2.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 10



- Land at the junction of the B3133 and Henley Lane.
- This land is entirely within the Green Belt. It has a very high visual amenity value because of its proximity to, and visibility from, Cadbury Hill. It should therefore retain its Green Belt designation and not be built upon.
- This land is not designated for housing in Yatton Neighbourhood Development Plan.

Yatton 11



- Land west of Smallway.
- Although this site is within the Congresbury Parish Council area, Yatton Parish Council wish to point out that it is within the Strategic Gap between Yatton and Congresbury and therefore should not be built upon.
- Much of the part of this parcel of land south of the track to Land Farm is within Flood Zone 3, and therefore not suitable for development.