

## **North Somerset Council Five Year Land Supply Position Statement April 2015**

### **Background**

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement. This paper sets out the five year land supply position for housing in North Somerset. The information has a base date of April 2015 and covers the period April 2015 to April 2020.

### **North Somerset's housing requirement**

According to National Planning Practice Guidance (NPPG), the starting point for calculating the five year land supply position should be the housing requirement figure in an up to date adopted local plan. The most recently adopted figure in the case of North Somerset was 14,000 dwellings from the Core Strategy for the plan period 2006 to 2026, however, following a legal challenge Policy CS13, which sets out the housing requirement, was remitted back to the Planning Inspectorate for re-examination. The courts found that the Inspector had 'failed to give adequate or intelligible reasons' for his conclusion that the North Somerset housing requirement made sufficient allowance for latent demand – demand unrelated to the creation of new jobs.

The NPPG also says that where evidence in local plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered.

The most recent study of objectively assessed need for North Somerset is detailed in the Edge Analytics report 'Demographic analysis and forecasts' dated September 2013, which formed the evidence base for the Core Strategy housing requirement. This work identified a requirement for between 17,130 and 20,220 dwellings for the plan period of 2006-2026. Following the first re-examination hearing sessions the Inspector advised that as a starting point the council should be looking to deliver at least 20,220. The overall plan period target proposed in the modifications took account of this starting point and added an additional quantum to allow for any underperformance of the employment-led policies and aspirations within the plan. The overall plan period target is 20,985 dwellings for 2006-2026, a figure that the Inspector held further hearing sessions on in January 2015. The Inspector then provided a final report in respect of Policy CS13 on 11 March 2015, concluding that 20,985 dwellings was sound.

## **Methodology for calculating five year land supply**

There are two recognised methods for calculating a five year land supply requirement, known as 'Liverpool' and 'Sedgefield'. The Liverpool method calculates the requirement by taking the plan period target, less completions, and splits the residual evenly across the remaining years of the plan period. The Sedgefield method splits the overall target into an annualised rate, assesses delivery each year against the annual requirement and allows for any shortfall accumulated to be accounted for within the next five years.

Given the situation within North Somerset where the housing target has increased dramatically nine years into the plan period it is appropriate to use the Liverpool methodology. This is because the plan making process needs time to catch up with the substantial increase in the dwelling requirement and the council needs time to identify the most sustainable sites to deliver the requirement. Significant progress is already being made in this regard, and the council has undertaken a call for sites and updated the Strategic Housing Land Availability Assessment. The Core Strategy Inspector's Report into Policy CS13 states that the Inspector is satisfied that this issue should be dealt with at a later examination. Furthermore, a significant proportion of the dwellings that are already planned for are in the form of an urban extension to Weston-super-Mare, the Weston Villages developments. Weston Villages will deliver a total of 6,250 dwellings during the plan period, and completions are already being seen on site. Due to different land ownerships, separate consents and legal agreements for phases and long lead in times on this type of site the peak in build rates is not expected until 2020.

The NPPF states that in order to boost the supply of housing in future years and deliver a wide choice of high quality homes local planning authorities should identify five years worth of housing against their requirement with an additional buffer of 5%, or 20% where there has been a record of persistent under delivery.

The NPPG states that 'the assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle'. North Somerset does not have a record of persistent under delivery. The previous Joint Replacement Structure Plan which covered the period 1996-2011 required delivery of 14,900 dwellings within the district, an average rate of 993 dwellings. 14,848 dwellings were delivered overall. The council was also over-performing against the original adopted Core Strategy requirement of 700 dwellings per annum. Whilst it is acknowledged that a shortfall has arisen between 2011 and 2015 when completions are analysed against now known requirements, this does not constitute persistent under delivery as the requirement figure is being applied retrospectively. In the time period in question the council were planning for a lower quantum of housing and had identified sufficient sites to deliver in excess of the then target.

A 5% buffer is therefore applied in this case.

## Five year supply requirement

The plan period total requirement is 20,985.

The five year supply requirement as at April 2015 is calculated as:

$$\begin{array}{ccccccccccc} 20,985 & - & 7,426 & = & 13,559 & / & 11 & = & 1,233 & \times & 5 & = & 6,165 & + & 5\% & = & 6,473 \\ \text{Requirement} & & \text{completions} & & \text{residual} & & \text{years left} & & \text{annual rate} & & \text{years} & & \text{requirement} & & \text{buffer} & & \end{array}$$

20,985 plan period requirement

-7,426 completions to date

13,559 residual requirement

/ 11 years remaining

1,233 dwellings per annum required

x 5 years

6,165 five year requirement

+ 5% buffer (308 units)

6,473 five year supply requirement

The five year supply requirement for North Somerset as at April 2015 is 6,473 dwellings. This translates into an annual rate of 1,295 dwellings.

## **Supply of deliverable sites**

### *Small sites with planning permission*

The council has a current capacity of 373 dwellings when taking into account all planning permissions for sites with a net residential gain of up to 9 dwellings, of which 107 are under construction and 226 are not yet started. Previous Strategic Housing Land Availability Assessment (SHLAA) research into the amount of small site permissions that are implemented suggested that 9% of consents on this type of site are likely to expire. To accommodate a level of non-implementation a 9% discount is made from the not started figure. Therefore the amount of capacity expected from small site contributions in the five year period is 313.

### *Large sites with planning permission*

The council currently has recorded capacity for 1,305 dwellings on large sites (those with a net capacity of 10 or more units) with planning permission and a further capacity of 105 on those sites with a resolution to grant consent subject to a legal agreement. A detailed assessment of the deliverability of these sites has been undertaken, in conjunction with the landowners and developers where possible. The conclusion of this exercise is that the council can demonstrate expected delivery of 1,396 dwellings from large sites with consent or a resolution to approve.

### *Strategic sites*

The Core Strategy allocated a major mixed use strategic development on the outskirts of Weston-super-Mare, known as the Weston Villages. Given the scale of the Weston Villages development (6,250 dwellings in total) it is appropriate to assess delivery on the sites which comprise this development separately and take account of the proposed phasing. Regular meetings between the landowners and developers of the Weston Villages development and the council are held in the form of a Joint Delivery Review Board (JDRB) and all parties are committed to delivering housing in conjunction with the council's extant employment led policies. The JDRB are directly involved in the monitoring of housing delivery and regularly agree housing delivery trajectories.

The annual build rate will increase as time goes on. The first completions were recorded in 2011/12 and the peak in annual completions is not expected until 2022. Delivery expected within each rolling five year period demonstrates that the development as a whole is still at a relatively early stage and the contribution this site makes to the five year supply position will steadily increase in the coming months and years. At April 2015 the anticipated delivery by April 2020 is 2,373 dwellings across both villages.

### Local plan allocations

There is a current capacity of 372 on sites that remain available for development that were allocated for housing in the adopted Replacement Local Plan. It is the council's assessment that 7 of the 9 sites remain suitable for development and that they are deliverable within the five year period. The capacity expected from this source is therefore 348 dwellings.

### Emerging allocations

The council produced a consultation draft Sites and Policies Plan in February 2013. This document contained a number of new proposed allocations to deliver just over 18,000 dwellings (in excess of the then housing requirement of 14,000 dwellings). A number of these sites are beginning to come forward through the development management process and are expected to deliver completions within the next five years. Emerging allocations are expected to contribute 795 dwellings within the five year period.

### Other sites identified with no significant constraints

The council undertook a public call for sites exercise in line with the NPPG guidance early in 2014 and also carried out desktop analysis to actively identify sites that may be suitable for residential development. Full results of this process were published in the Housing and Economic Land Availability Assessment (HELAA) 2014, including details of likely delivery timescales for each site identified as potential. Twelve sites from this process are considered to be consistent with the spatial strategy, have a realistic prospect of delivery in the short term, and have no significant constraints. This will contribute 597 dwellings to the five year supply. In addition to these sites, the HELAA identifies further sites as potentially suitable for development during the next five years, on the basis of submissions from developers and initial assessments. This could give rise to a potential dwelling yield of around a further 1,000 dwellings, although more detailed assessments would need to be undertaken on these sites.

### Small site windfall allowance

The NPPF allows local planning authorities to include an allowance for windfall sites in their five year supply if there is compelling evidence that such sites consistently become available in the local area and are expected to continue to form a reliable source of supply.

Windfall developments across the district have made a significant contribution to housing delivery in previous years and this is expected to continue. The table below sets out the windfall completion figures on small sites (those with a net capacity of up to 9 dwellings) over the plan period so far within North Somerset.

	Clevedon	Nailsea	Other	Portishead	Weston	TOTAL
2014/15	8	9	56	8	72	153
2013/14	22	5	60	16	34	137
2012/13	20	16	46	8	25	115
2011/12	19	4	49	4	46	122
2010/11	9	2	44	3	54	112
2009/10	19	6	39	8	96	168
2008/09	-3	9	48	23	126	203
2007/08	52	9	58	10	163	292
2006/07	20	11	72	28	118	249
<b>TOTAL</b>	<b>166</b>	<b>71</b>	<b>472</b>	<b>108</b>	<b>734</b>	<b>1,551</b>

The 1,551 windfall completions on small sites between 2006 and 2015 have been delivered despite challenging economic circumstances and a restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7). The Core Strategy approach is not significantly different to the Replacement Local Plan. Whilst the Core Strategy removed the settlement boundaries from some villages in the countryside, more flexibility exists in respect of the service and infill villages with defined boundaries. Also, Neighbourhood Development Plans may identify additional locally supported housing opportunities.

Overall it is the council's assessment that small site windfalls will continue to come forward at a similar rate to that of previous years.

The NPPF also states that the calculated windfall allowance should not include development on residential gardens. According to previous Communities and Local Government (CLG) Research, Ordnance Survey data indicates that within North Somerset 17% of the new build residential completions that took place were on land that was previously in use as a residential garden.

A small site windfall allowance of 143 dwellings per year will therefore be factored in to the five year land supply provision. This figure has been calculated by taking the plan period average of 172 units per year, less 17% assumed to be delivered on garden land.

Given that 313 units from this source are already factored in to the land supply position under the small sites with planning permission category, the 5 year supply windfall element will be reduced accordingly, to a total expected from this source of 402 dwellings.

#### Change of use from offices

Recent permitted development changes now allow, in principle, the conversion of empty offices to dwellings, for a period of three years from May 2013. Since the change has taken effect the authority has received prior approval requests amounting to 159 units from this source. 146 that were deemed permitted development are (or will be) included within the permissions categories (large and small, discounted for non-implementation

accordingly). If this first two years of the period that the temporary provision applies for is scaled up to cover the whole three years, this could give rise to a further capacity of 80 from this source. As such, these are factored in to the five year supply.

#### *Change of use from redundant rural buildings*

Redundant rural buildings now benefit from in principle support to convert to residential dwellings. In the year since this provision has been in force the council have determined 61 prior approval requests for 81 residential units net gain, 38 units of which have been granted prior approval to date. A proportion of these submissions were invited to apply for full planning permission (so are not accounted for within this provision) and some were refused. This provision is a permanent change to regulations and as such it is realistic to assume that this will become a valuable source of supply going forwards. 190 dwellings will be estimated to arise from this source within the next five years and this will be monitored every six months.

#### *Empty homes*

Bringing empty homes back into use also contributes to housing supply and the NPPG makes clear that this can be a valid source of supply. North Somerset Council have an empty property delivery plan that sets out our approach to making homes available from this source and over the past three years we have brought back into use an average of 30 long term empty dwellings a year, a rate that is expected to at least continue, if not increase. This may well be a conservative estimate given the council's current priority to secure additional residential accommodation in Weston Town Centre, such as through flats above shops.

#### *Large windfall sites and broad locations*

Large windfall sites also provide a significant contribution to housing supply, although these are more difficult to predict, and to do so may introduce double counting into the process given that we are identifying potential sites through the HELAA and plan making process, such as the emerging allocations detailed above.

Weston Town Centre is identified as a broad location for growth within the council's plans and strategies. In addition to the specific sites identified within their respective categories above, it is planned to deliver additional residential developments within the town centre on as yet unidentified sites. The Town Centre is intended to be a strategic delivery location for housing, with aims to improve the quantity and quality of properties and create opportunities for living, learning and better lifestyles. This will also involve accommodation for students in line with Weston College's aspirations for university campus status. These plans are at an early stage and as such no further quantum of housing is proposed to be included within the five year supply. As schemes progress specific sites will be identified and added to the relevant schedules accordingly.

### **Total supply expected within 5 year period**

The following table sets out the amount of housing expected from each type of site, and how many years supply this is equivalent to.

Category	Quantity expected within 5 years	Equivalent number of years supply
Small sites with consent (up to 9 units net gain)	313	0.24
Large sites with consent (10+ units net gain)	1,396	1.08
Strategic sites	2,373	1.83
Local plan allocations	348	0.27
Emerging allocations	795	0.61
Other sites identified	597	0.46
Small site windfall (up to 9 units net gain)	402	0.31
Change of use from offices	80	0.06
Change of use from rural buildings	190	0.15
Empty homes	150	0.12
<b>TOTAL SUPPLY EXPECTED</b>	<b>6,644</b>	<b>5.13</b>



## APPENDIX 1: LARGE SITES WITH PLANNING PERMISSION

<i>RLS Ref</i>	<i>Application Number</i>	<i>Location</i>	<i>Proposal</i>	<i>5 year supply capacity as at April 2015</i>
4/544	11/P/0382/F	Land at Byways, Strode Road, Clevedon, Somerset, BS21 6UR	Erection of 14 dwellings following demolition of lodge	13
4/569	11/P/2183/F	Marine Hill House, Marine Hill, Clevedon	Conversion of listed building to form 8 flats and 1 house, and new build 5 houses	9
4/486	10/P/2083/F	Royal Pier, Clevedon	Partial demolition and conversion to create 17 flats	17
4/580	12/P/1539/F	Clevedon Hall Estate, Victoria Road, Clevedon	Erection of 42 dwellings, 8 hotel suites and associated works	42
4/582	12/P/0430/F	Highcliffe Hotel, Wellington Terrace, Clevedon	Change of use from hotel to 14 self contained two bed apartments	14
4/506	12/P/1749/F	The Regent, Hill Road, Clevedon	Mixed use development including restoration for retail at ground floor and 20 residential units above	20
4/604	14/P/0904/CUPA	110 High Street, Nailsea	Change of use from offices to residential	15
4/598	14/P/1844/F	Sycamore House, Nailsea	Erection of 30 retirement apartments	30
4/614	10/P/0103/F4	Former Esso Petrol Station, Nailsea	Erection of a 3 storey building comprising A1/A3 units with 14 flats on upper floors	14
4/353j	07/P/2850/RM	Block Q, Newfoundland Way, East Quay, Portishead	Reserved matters for 94 dwellings	0
4/353n	07/P/1052/RM	Block D, Dockside, Portishead	Erection of 124 apartments	22
4/353q	13/P/0921/F	East Dock, Dockside	Mixed use site comprising 15 residential units, office and car parking	0
4/522	14/P/1186/RM	Severn Paper Mill, Portishead	Erection of 117 dwellings	117
4/560	13/P/1809/F	St Josephs RC School, West Hill, Portishead	New build 15 houses and 4 flats, and convert listed building to 5 flats	24
4/588	14/P/0359/CUPA	Harbour Crescent, Serbert Road, Portishead	Change of use from office to residential	16
4/584	11/P/0267/F	Former Portishead Primary, Slade Road, Portishead	Erection of a residential institution comprising 51 apartments for supported living	0

4/044a	08/P/0570/RM	Land off Milton Hill / Milbury Gardens, Weston super Mare, Somerset	Reserved Matters for 12 detached dwellings	12
4/518	11/P/0675/F	Weston Gateway Caravan Park, WSM	Development of 216 dwellings	0
4/440	08/P/0626/RM	Land adj Plum Tree Farm, off Summer Lane, WSM	Residential development.	8
4/562	09/P/0859/F	Lynton House Hotel, Madeira Road, Weston-super-Mare	Change of use from hotel to 41 residential flats	41
4/572	12/P/0906/F	Former Quadron Depot, Mendip Road, Weston-super-Mare	Erection of 65 dwellings following demolition of existing buildings	31
4/577	13/P/1079/CUPA	Parkside, Grove Road, Weston-super-Mare	Change of use from office to residential, creating 22 new dwellings	22
4/581	13/P/1696/CUPA	Badger House, Oldmixon Crescent, Weston-super-Mare	Change of use from office to residential, creating 30 flats	30
4/614	14/P/2341/CUPA	Weston Court, Oldmixon Crescent, Weston-super-Mare	Change of use from offices to 23 self contained flats	23
4/601	14/P/0515/F	Land off Wolvershill Road, West Wick, Weston-super-Mare	Erection of 15 dwellings	15
4/578	11/P/2214/F	Brimbleworth Farm, Farm Close, St Georges	Conversion of redundant buildings to create 3 dwellings and new build 11 dwellings following demolition of outbuildings	14
4/539	12/P/1053/F	85-89 Bristol Road Lower, Weston super Mare, Somerset	Subdivision of existing to form 19 flats and 4 new build units to rear	23
4/496	12/P/2268/F	Dorville Hotel, Madeira Road, WsM	Conversion of hotel to 20 flats	20
4/606	14/P/1791/F	Bayside Hotel, Manilla Crescent, Weston-super-Mare	Demolition of former hotel building and erection of a five storey building containing 15 apartments	15

4/087	14/P/1210/LDE	Atlantic Road South, WSM	Erection of 23 flats	23
4/579	13/P/1286/F	Land at Station Road, Worle	Erection of 19 dwellings following demolition of existing office	0
4/585	14/P/0617/F	Ebdon Court, Former Poppyfields Care Home, Trenleigh Drive, weston-super-Mare	Redevelopment to create 65 sheltered accommodation units	65
4/576	12/P/0368/F	Former Elliot Medway site, Mill Lane, Congresbury	Erection of 29 dwellings	5
4/524	10/P/0616/F4	Oxford Plasma Technology, North End Road, Yatton	Residential development of 51 dwellings	51
4/571	12/P/0877/F	1 Station Road, Pill	Demolition of existing dwelling and erection of 14 affordable dwellings	0
4/583	11/P/0053/F	Railway Inn, 1 Monmouth Road, Pill	Change of use from public house to 12 flats	12
4/610	14/P/2132/F	Barley Wood, Long Lane, Wroughton	Change of use from C2 residential institution to affordable housing and social enterprise space	20
4/617	14/P/0944/F	Burwalls, Bridge Road, Leigh Woods	Conversion of Burwalls House to 5 flats. Erection of 6 additional dwellings	11
4/516a	13/P/0749/RM	Barrow Hospital	Erection of 43 dwellings	43
4/565	11/P/0014/O	Clevedon Hospital, Old Street, Clevedon	Outline - Erection of 14 dwellings	0
4/521	06/P/0149/O	Land to the east of Wellsea Grove, Weston-super-Mare	Erection of 41 dwellings	36
4/616	13/P/2409/O	Land at Scot Elm Drive, Weston-super-Mare	Residential development of 72 dwellings	72
4/587	14/P/0191/O	Land off Arnolds Way, Yatton	Residential development up to 150 dwellings	150
4/297	10/P/0592/O	The Chestnuts, Winscombe	Erection of residential development comprising 24 dwellings (7 affordable, 17 market)	24
4/516	11/P/0400/O	Barrow Hospital	Mixed use development incorporating sheltered extra care accommodation	172

4/478	11/P/0006/F	Royal Pier Hotel, Birnbeck Road, Weston-super-Mare	Demolition of hotel and construction of 63 apartments	63
4/586	14/P/0687/O	Bleadon Quarry, Bleadon	Redevelopment of site for 42 dwellings	42

## APPENDIX 2: STRATEGIC SITES

### Weston Villages development trajectory - April 2015

RLS Reference	Application Number	Location	Developer/ Owner	Current consent status	Total number of dwellings	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Post-2026	TOTAL
4/558a	09/P/1614/F	Locking Parklands Phase 1	St Modwen/HCA	Full consent	100	23	45	32	-	-	-	-	-	-	-	-	-	-	-	-	-	100
4/558b	12/P/0760/F	Locking Parklands Phase 2	St Modwen/HCA	Full consent	150	0	0	65	75	10	-	-	-	-	-	-	-	-	-	-	-	150
4/558c	13/P/0997/OT2	Locking Parklands Phase 3	St Modwen/HCA	Outline consent approved subject to S106	1,200	0	0	0	0	75	100	100	100	100	100	125	125	125	125	125	-	1,200
4/558d	12/P/1266/OT2	Locking Parklands,south of Churchlands Way and Wolvershill Road	Mead Realisations	Outline consent	1,150	0	0	0	0	50	100	100	100	100	100	100	150	150	150	50	-	1,150
4/558e	-	Locking Parklands NSC	North Somerset	No current consent	750	0	0	0	0	0	50	50	100	100	100	100	100	100	50	-	-	750
4/558f	-	Locking Parklands Residual		No current consent	350	0	0	0	0	0	0	50	100	100	100	-	-	-	-	-	-	350
PARKLANDS VILLAGE TOTAL					3,700	23	45	97	75	135	250	300	400	400	400	325	375	375	325	175	0	3,700
Parklands Village cumulative					-	23	68	165	240	375	625	925	1,325	1,725	2,125	2,450	2,825	3,200	3,525	3,700	3,700	3,700
4/568a	10/P/0756/OT2	Winterstoke Village Phase 1	Persimmon	Outline consent	380	0	0	0	0	0	0	0	100	100	100	80	-	-	-	-	-	380
4/568a(i)	13/P/0834/RM	Haywood Village, sub area 1	Persimmon	Full consent	269	0	0	0	132	137	-	-	-	-	-	-	-	-	-	-	-	269
4/568(ii)	14/P/2723/RM	Haywood Village, sub area 2	Persimmon	Application in progress	251	0	0	0	0	0	125	126	-	-	-	-	-	-	-	-	-	251
4/568b	12/P/1510/OT2	Winterstoke Remainder	Persimmon	Outline consent approved subject to S106	1,650	0	0	0	0	0	50	50	100	100	100	150	250	250	250	250	100	1,650
WINTERSTOKE VILLAGE TOTAL					2,550	0	0	0	132	137	175	176	200	200	200	230	250	250	250	250	100	2,550
Winterstoke Village cumulative					-	0	0	0	132	269	444	620	820	1,020	1,220	1,450	1,700	1,950	2,200	2,450	2,550	2,550
WESTON VILLAGES TOTAL					6,250	23	45	97	207	272	425	476	600	600	600	555	625	625	575	425	100	6,250
WESTON VILLAGES CUMULATIVE					-	23	68	165	372	644	1,069	1,545	2,145	2,745	3,345	3,900	4,525	5,150	5,725	6,150	6,250	6,250

### APPENDIX 3: LOCAL PLAN ALLOCATIONS

<i>RLS Ref</i>	<i>Application Number</i>	<i>Location</i>	<i>Proposal</i>	<i>5 year supply capacity as at April 2015</i>
4/526	-	Moor Lane, Clevedon	Allocated site no planning permission. Capacity indicative	0
4/525	-	The Farm, 117 High Street, Portishead	Allocated site no planning permission. Capacity indicative	20
4/520	-	Bridge Farm, Bristol Road, WSM	Allocated site no planning permission. Capacity indicative	73
4/443	-	Orchard House, Ebdon Road, WSM	Allocated site no planning permission. Capacity indicative	11
4/442	-	Manor Farm Caravan Park, Weston-super-Mare	Allocated site no planning permission. Capacity indicative	20
4/261	-	Summer Lane, Locking Castle, WSM	Allocated site no planning permission. Capacity indicative	100
4/362a	-	Westacres Caravan Park, West Wick, Weston-super-Mare	Allocated site no planning permission. Capacity indicative	100
4/342	-	Land to the east and west of Wemberham Lane, Yatton	Allocated site no planning permission. Capacity indicative	24
4/348	-	Stowell Concrete Site, Kenn	Allocated site no planning permission. Capacity indicative	0

## APPENDIX 4: EMERGING ALLOCATIONS

<i>RLS Ref</i>	<i>Application Number</i>	<i>Location</i>	<i>Proposal</i>	<i>5 year supply capacity as at April 2015</i>
4/595	-	Trendlewood Way, Nailsea	Site proposed to be allocated through Sites and Policies Plan for 14 dwellings as part of a mixed use development	14
4/596	-	North West Nailsea	Site proposed to be allocated through Sites and Policies Plan for 450 dwellings as part of a mixed use development	150
4/591	-	Land to the west of Winterstoke Road, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 70 dwellings.	70
	-	Birnbeck Pier and Environs, Weston-super-Mare	Site proposed to be allocated through the Sites and Policies Plan for 50 dwellings as part of a mixed use scheme	0
4/592	-	Land to the rear of Locking Road, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 10 dwellings.	10
	-	Locking Road Car Park, Weston-super-Mare	Site proposed to be allocated through the Sites and Policies Plan for 80 dwellings as part of a mixed use scheme	0
	-	Weston Rugby Club, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 100 dwellings	0
4/602	-	Mead Vale Shopping Centre, Worle, Weston-super-Mare	Redevelopment scheme, site proposed to be allocated through Sites and Policies Plan	40
	-	Gas works, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 200 dwellings as part of a mixed use scheme	0
4/594	-	Land south of Herluin Way, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for mixed use development, incorporating 750 dwellings	250
4/589	-	Yatton Station, Yatton	Site proposed to be allocated through Sites and Policies Plan for residential	21

4/600	-	Moor Lane, Backwell	Site proposed to be allocated through Sites and Policies Plan	55
4/590	-	Woodborough Farm, Winscombe	Site proposed to be allocated through Sites and Policies Plan	185



## APPENDIX 5: OTHER SITES IDENTIFIED WITH NO SIGNIFICANT CONSTRAINTS

<i>RLS Ref</i>	<i>Application Number</i>	<i>Location</i>	<i>Proposal</i>	<i>5 year supply capacity as at April 2015</i>
4/605	-	Millcross site, Clevedon	Redevelopment site within residential area	70
4/613	-	Nailsea Police Station, Stockway South, Nailsea	Redevelopment to provide residential units	22
4/597	-	Land at West End, Nailsea	Residential development of at least 20 dwellings	20
4/612	-	Marine View Land, north east of Harbour Road, Portishead	Erection of three pavilion style buildings comprising 145 retirement dwellings	145
4/618	-	Land off Elm Walk, Battens Orchard, Portishead	Erection of 10 dwellings	10
4/593	-	Lawrence Court, Lawrence Road, Worle, Weston-super-Mare	Redevelopment opportunity for former office unit	16
4/603	-	Former Ashcombe Public House, Ashcombe Road, Weston-super-Mare	Potential redevelopment site	10
4/599	-	Former Police Depot, Winterstoke Road, Weston-super-Mare	Redevelopment opportunity for former employment use	40
4/611	-	Police Station and Magistrates Court, Weston-super-Mare	Redevelopment opportunity for high density town centre apartments	100
4/607	-	Former Weston Library, Boulevard, Weston-super-Mare	Conversion to residential	20
4/608	-	Jackson Barstow House, 28 Thornbury Road, Uphill	Redevelopment of site to provide 20 residential units	20
4/609	-	Redwood Lodge, Beggar Bush Lane, Failand	Redevelopment of site comprising care home and 124 apartments and cottages	124