

## North Somerset Residential Land Survey April 2016 Headline Findings

### Completions summary

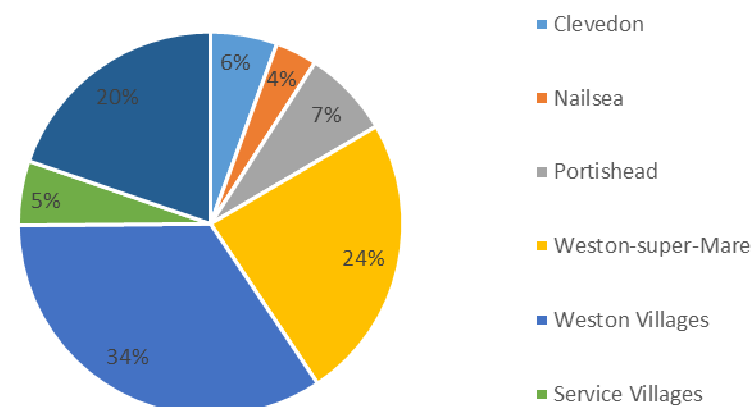
Between 1 April 2015 and 31 March 2016, 578 dwellings have been completed in North Somerset. 9 residential units have been lost through change of use, conversion or demolition, so the net gain in residential stock is 569 units.

	Gross completions	Net completions
Large sites (10+ units)	474	473
Small sites (1-9 units)	104	96
Total	578	569

### Net completions by area

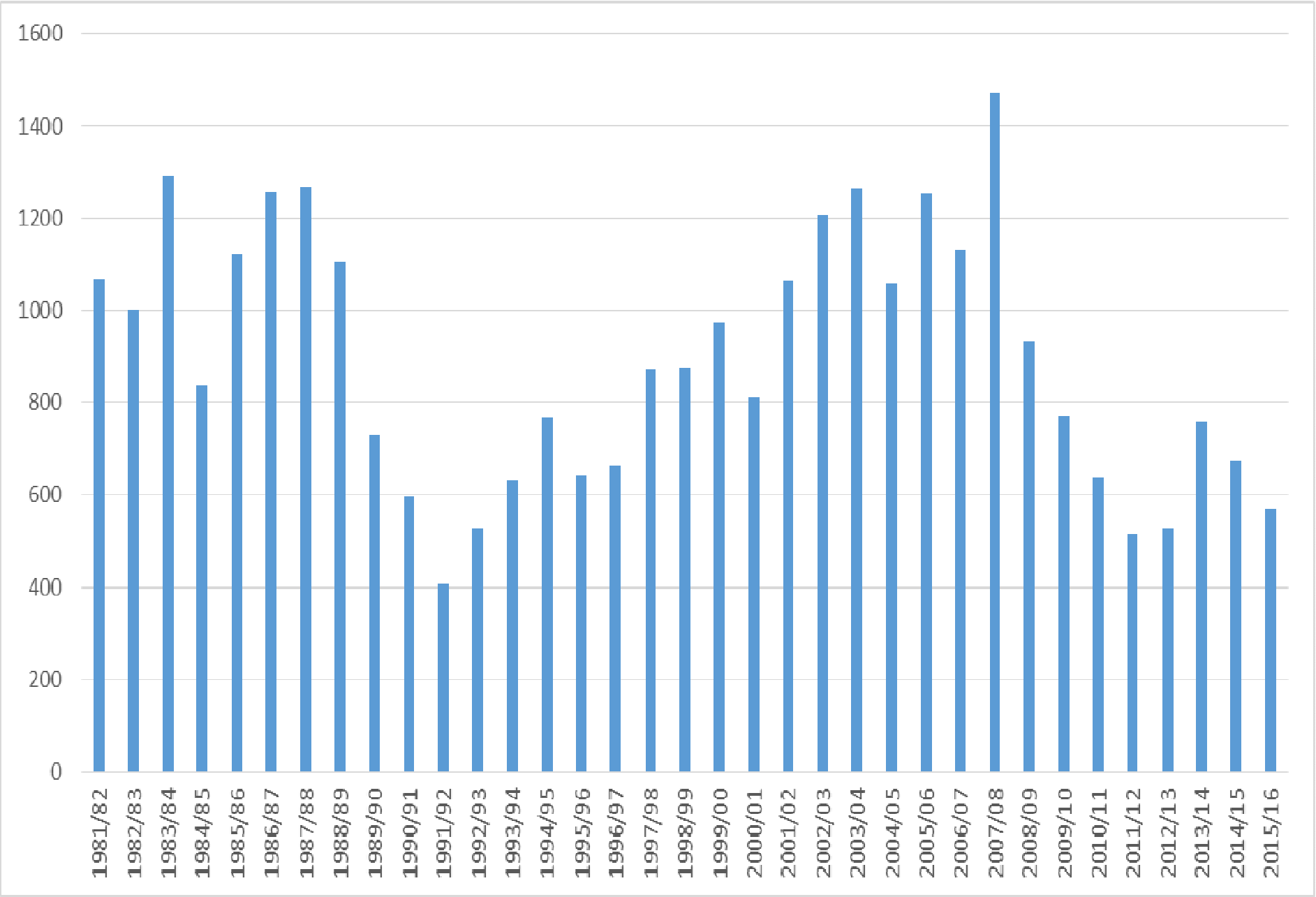
	Large	Small	Total
Clevedon	33	-1	32
Nailsea	0	20	20
Portishead	35	7	42
Weston-super-Mare	104	33	137
Weston Villages	195	0	195
Service Villages	17	14	31
Infill Villages, smaller settlements and countryside	89	23	112
Total	473	96	569

Net completions 2015/16 by area



Completions over time

1981/82	1068
1982/83	1003
1983/84	1293
1984/85	838
1985/86	1122
1986/87	1254
1987/88	1266
1988/89	1105
1989/90	731
1990/91	596
1991/92	406
1992/93	527
1993/94	629
1994/95	770
1995/96	643
1996/97	662
1997/98	873
1998/99	875
1999/00	974
2000/01	812
2001/02	1066
2002/03	1206
2003/04	1265
2004/05	1058
2005/06	1253
2006/07	1132
2007/08	1474
2008/09	935
2009/10	772
2010/11	637
2011/12	515
2012/13	527
2013/14	760
2014/15	674
2015/16	569



## Plan period capacity

	Clevedon	Nailsea	Portishead	Weston-super-Mare	Weston Villages	Service Villages	Infill Villages, smaller settlements and countryside	North Somerset Total
Large sites under construction	55	30	146	175	158	24	149	737
Large sites with full planning not started	27	15	116	170	351	177	41	897
Large sites with outline planning	0	0	10	72	2,424	34	0	2,540
Large sites subject to S106 agreement	0	0	0	63	1,650	606	42	2,361
Large sites allocated (RLP and Core Strategy)	10	0	20	284	1,350	24	14	1,702
Large sites proposed allocation (SAP)	124	835	113	2,060	0	376	20	3,528
LARGE SITE TOTAL	216	880	405	2,824	5,933	1,241	266	11,765
Small sites under construction	29	16	20	47	0	14	22	148
Small sites with full planning not started	37	13	27	92	0	40	111	320
Small sites with outline planning	1	0	3	10	0	3	20	37
SMALL SITE TOTAL	67	29	50	149	0	57	153	505
TOTAL CAPACITY	283	909	455	2,973	5,933	1,298	419	12,270

Completions to date during the plan period so far have totalled 7,995 dwellings. When added to the current capacity figure of 12,270 and expected windfall of 212 for the next five years and 137 per annum during the period 2021-2026, then the resulting 21,162 dwellings is sufficient to deliver the overall Core Strategy plan period housing requirement of 20,985 dwellings.

## Windfall

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
2015/16	-1	20	37	7	33	96
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
TOTAL	165	91	509	115	767	1,647

The 1,647 windfall completions on small sites between 2006 and 2016 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 137 dwellings per annum is therefore expected for the remainder of the plan period. This figure has been calculated by taking the plan period average of 165 units per year, less 17% assumed to be delivered on garden land.

## Five year supply

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. The information set out below has a base date of April 2016 and covers the period April 2016 to April 2021.

According to the 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. In the case of North Somerset this is 20,985 dwellings for the period 2006 to 2026, as per Core Strategy Policy CS13 that was re-adopted in 2015.

There are two recognised methods for calculating a five year land supply: 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.

The council considers that the most appropriate method to apply to the North Somerset context is Liverpool. There has been a period of considerable uncertainty as to what is the appropriate housing target following the High Court Judgment in March 2013 until its re-adoption in September 2015. The Council is now making progress with the publication of the Site Allocations Plan Consultation Draft in March 2016 which identifies proposed allocations to address the identified housing shortfall. At the same time planning permissions are being granted on sustainable sites to boost short-term supply.

In addition, a significant proportion of the dwellings that are proposed (30%) are planned for in the form of an urban extension to Weston-super-Mare, known as the Weston Villages development. Weston Villages is expected to deliver a total of 6,500 dwellings over the plan period with delivery commencing in 2011 building up over the last half of the plan period. 567 units have been completed by April 2016. Due to different land ownerships, separate consents, the need to co-ordinate the delivery of strategic infrastructure (particularly flood mitigation and highways) and legal agreements for phases and long lead in times on this type of site, the peak in build rates is not expected to be reached until 2019. A trajectory for this strategic development area has been agreed between the council and the developer's board, the Joint Delivery Review Board. This group has representatives from the council and each of the landowners, and they meet quarterly to discuss any matters arising such as housing and employment delivery and joint marketing. Regular monitoring updates are also presented to the board, and a housing trajectory is agreed and endorsed. The latest monitoring statement and agreed trajectory has a base date of April 2016 and was signed off by the board following their meeting on 27 April 2016.

The NPPF also 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 provides further detail and 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 against adopted targets.

The previous Joint Replacement Structure Plan which covered the period 1996-2011 required delivery of 14,900 dwellings within the district, equating to an average rate of 993 per annum. Almost exactly the required number of dwellings (14,848 dwellings) were constructed within North Somerset during the time frame. The original adopted Core Strategy 2012 contained a requirement of 14,000 dwellings or 700 dwellings per annum. This was the target being planned for at the time and wasn't remitted until following the Judgment in 2013; the amended housing target of 20,985 dwellings was not adopted until September 2015. The circumstances applying to North Somerset do not amount to 'persistent under delivery' and therefore a 5% buffer for five year land supply is appropriate.

## Five year supply requirement

The April 2016 land supply requirement is set out below, against both the Liverpool and Sedgefield methodologies.

### *Liverpool*

The plan period total requirement is 20,985.

The five year supply requirement as at April 2016 is calculated as:

$$\begin{array}{ccccccccccc} 20,985 & - & 7,995 & = & 12,990 & / & 10 & = & 1,299 & \times & 5 & = & 6,495 & + & 5\% & = & 6,820 \\ \text{Requirement} & & \text{completions} & & \text{residual} & & \text{years left} & & \text{annual rate} & & \text{years} & & \text{requirement} & & \text{buffer} & & \end{array}$$

20,985 plan period requirement

-7,995 completions to date

12,990 residual requirement

/ 10 years remaining

1,299 dwellings per annum required

x 5 years

6,495 five year requirement

+ 5% buffer (325 units)

6,820 five year supply requirement (1,364 annualised)

The five year supply requirement for North Somerset as at April 2016 is 6,820 dwellings when calculated using the Liverpool methodology. This translates into an annual rate of 1,364 dwellings.

### *Sedgefield*

The plan period total requirement is 20,985.

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

$$\begin{array}{ccccccccccc} (1,049 & \times & 5 & = & 5,245) & + & 2,495 & = & 7,740 & + & 5\% & = & 8,127 \\ \text{Annual rate} & & \text{years} & & \text{5 year req't} & & \text{Backlog to date} & & \text{requirement} & & \text{buffer} & & \end{array}$$

1,049 annualised rate

x 5 years

5,245 five years annualised requirement

10,490 requirement to date (1,049 x 10 years so far)

-7,995 completions to date

2,495 backlog accrued

5,245 five years of annualised requirement

+2,495 backlog accrued

7,740 five year requirement

+ 5% buffer (387 units)

8,127 five year supply requirement

The five year supply requirement for North Somerset as at April 2016 is 8,127 dwellings when calculated using the Sedgefield methodology. This translates into an annual rate of 1,625 dwellings.

## **Supply of deliverable sites**

### Small sites with planning consent

The council has a current capacity of 505 dwellings from this source when taking account of all planning permissions on sites with a net residential gain of up to 9 dwellings, of which 148 are under construction and 357 are not yet started. Previous Strategic Housing Land Availability Assessment (SHLAA) research into the amount of small permissions that are developed suggests that 9% of the capacity from sites of this size are likely to expire. To accommodate a level of non-implementation a 9% discount is therefore applied to the small consents not started figure. The amount of completions expected from this source within the next five years is therefore 473 units, which is calculated as follows:  
 $148 \text{ units under construction} + (357 \text{ units not started} - 9\%) = 473.$

### Large sites with planning consent

The council currently has a recorded capacity of 1,241 dwellings on large sites (those with a net capacity of 10 or more dwellings) with planning permission, and a further capacity of 711 on those sites with a resolution to grant consent subject to a legal agreement. The NPPG is clear that sites that are allocated for housing or that have an unimplemented consent should be considered deliverable unless there is clear evidence that the scheme will not be implemented within five years. All large sites with planning consent are considered on a case by case basis as to whether they are suitable for inclusion in the five year supply potential. 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 1,952 dwellings from this source, of which 579 units are already under construction.

### Strategic sites

The Core Strategy allocated a major mixed use strategic development on the outskirts of Weston-super-Mare, known as the Weston Villages development. Given the scale of this development (6,500 units in total, following detailed masterplanning), it is appropriate to assess delivery on the sites that comprise this development separately and take account of the proposed phasing. Regular meetings are held between the landowners and developers of the Weston Villages and the council, in the form of the Joint Delivery Review Board (JDRB), and all involved parties are committed to delivering housing in conjunction with the council's adopted employment led policies. The JDRB are directly involved in the planning and monitoring of housing delivery and regularly agree housing delivery trajectories, the last of which has a base date of April 2016 and was signed off by the board at their meeting on 27 April 2016. The first completions at this location were recorded in April 2011, and the annual build rate is increasing as time goes on, with the peak expected to start from 2019, once all landowners are delivering at full capacity. At April 2016 the anticipated five year supply from this location is 3,061.

### Local plan allocations

As with planning consents, the NPPG advises that sites that are allocated for development in an adopted plan should be considered deliverable unless there is clear evidence that the site will not be developed within five years. There are 9 Replacement Local Plan residential allocations remaining, with a combined potential capacity of 352 dwellings. Following detailed assessment, it is the council's position that 6 of the sites remain suitable and available within the immediate five year period, giving rise to a total expected dwelling yield of 308 units.

### Emerging allocations

The council's Site Allocations Plan Consultation Draft was published in March and consulted upon until 28 April 2016. A number of the proposed residential allocations in this plan have been carried forward from the earlier February 2013 Consultation Draft, and have already secured consent



or have applications under consideration. The March 2016 document now identifies sufficient sites to deliver the Core Strategy CS13 housing requirement in full. The NPPG is clear that planning consent or adopted allocation status is not a pre-requisite for including a site in the supply, and where evidence is available to support the deliverability of other sites these can be considered capable of being delivered within a five year timeframe. The proposed allocations have also been subject to detailed assessment, and as a result 1,991 dwellings are expected from this source within the next five years, out of the total plan period capacity of 3,528 units.

#### Small site windfall allowance

The plan period annual average for small site completions is 165 units per year. To calculate a windfall allowance a reduction is made to account for a proportion of completions expected on garden land, 17%. This means that an estimated 137 units are expected each year, or 685 over five years. To avoid double counting the five year supply, a reduction must be made from this allowance to take account of the quantum of small sites that currently have planning consent and are expected to complete – 473 units. The supply factored in from this source is therefore 212 dwellings.

#### Change of use from redundant rural buildings

Redundant rural buildings now benefit from in principle support to convert to residential dwellings. In the 2 years since this provision has been in force the council have determined 101 applications (covering 129 C3 units), of which 55 applications covering 71 units have been granted prior approval. Given the take up so far and that applications have continued to be submitted, it is realistic to expect this to continue. An average of 36 units supply per annum is therefore estimated to arise from this source over the next five years. There are also other permitted development change of use categories, however the quantity of applications under the other criteria is not yet sufficient to make a reliable estimate of potential supply.

#### Empty homes

Bringing empty homes back into use contributes to housing supply, and the NPPG is 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 between 2012 and 2015 an average of 30 long term empty dwellings a year were brought back into use. The delivery plan is due to be refreshed this year and the council expect to continue to bring long term empty properties back into use. The average rate of 30 dwellings per year is therefore expected to continue, if not increase, and will be factored into the supply. This is considered a conservative estimate given the council's priority to secure additional residential accommodation within Weston Town Centre, such as through flats above shops and the permitted development provision for retail to residential.

#### 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 the stage that the Site Allocations is at and that this document identifies new allocations. Weston Town Centre is identified as a broad location for growth within the council's corporate plans and strategies. In addition to the specific sites already identified within their respective categories above, it is the council's aim to deliver additional residential developments within the town centre as part of as yet unidentified redevelopment and regeneration opportunities. The aspiration for the town is to improve the quantity and quality of properties and create opportunities for living, learning and better lifestyles. This is also proposed to include accommodation for students in line with Weston College's new university centre status. These plans are still evolving and as such no specific quantum of housing is proposed to be included in the five year supply from this source at this time. As schemes progress, specific sites will be identified and added to the relevant schedules accordingly.

**Total supply expected within 5 years**

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

Category	Number of dwellings expected within 5 years	Equivalent number of years supply (Liverpool calculation)	Equivalent number of years supply (Sedgefield calculation)
Small sites with consent (up to 9 units net gain)	473	0.35	0.29
Large sites with consent (10+ units net gain)	1,952	1.43	1.20
Strategic sites	3,061	2.24	1.88
Local plan allocations	308	0.23	0.19
Emerging allocations	1,991	1.46	1.23
Small site windfall allowance (up to 9 units net gain)	212	0.16	0.13
Change of use from rural buildings	180	0.13	0.11
Empty homes	150	0.11	0.09
<b>TOTAL SUPPLY EXPECTED</b>	<b>8,327</b>	<b>6.10</b>	<b>5.12</b>

<i>Status of site</i>	<i>Policy area</i>	<i>RLS Ref</i>	<i>Application No</i>	<i>Location</i>	<i>Proposal</i>	<i>Gross capacity</i>	<i>Net capacity</i>	<i>Completed previously</i>	<i>Remaining capacity</i>	<i>Allocated/ Windfall</i>	<i>Previously developed/ Greenfield</i>	<i>Not started at April 2016</i>	<i>Under construction at April 2016</i>	<i>Complete 2015/16</i>	<i>5 year supply as at April 2016</i>
Large sites with full planning consent	C	4/544	11/P/0382/F	Land at Byways, Strode Road, Clevedon, Somerset, BS21 6UR	Erection of 14 dwellings following demolition of lodge	14	13	0	13	Windfall	PDL	0	0	13	0
	C	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	14	14	5	9	Windfall	PDL	9	0	0	9
	C	4/486	10/P/2083/F	Royal Pier, Clevedon	Partial demolition and conversion to create 17 flats	17	17	0	17	Allocated	PDL	0	17	0	17
	C	4/580	12/P/1539/F	Clevedon Hall Estate, Victoria Road, Clevedon	Erection of 24 dwellings, 8 hotel suites and associated works	24	24	0	24	Windfall	PDL	0	24	0	24
	C	4/623	15/P/2135/F	Clevedon Hall North Field, Victoria Road, Clevedon	18 dwellings	18	18	0	18	Windfall	PDL	18	0	0	18
	C	4/582	12/P/0430/F	Highcliffe Hotel, Wellington Terrace, Clevedon	Change of use from hotel to 14 self contained two bed apartments	14	14	0	14	Windfall	PDL	0	14	0	14
	C	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	20	0	20	Allocated	PDL	0	0	20	0
	N	4/604	14/P/0904/CUPA	110 High Street, Nailsea	Change of use from offices to residential	15	15	0	15	Windfall	PDL	15	0	0	15
	N	4/598	14/P/1844/F	Sycamore House, Nailsea	Erection of 30 retirement apartments	30	30	0	30	Windfall	PDL	0	30	0	30
	P	4/353n	07/P/1052/RM	Block D, Dockside, Portishead	Erection of 124 apartments	124	124	102	22	Allocated	PDL	0	0	22	0
	P	4/522	14/P/1186/RM	Severn Paper Mill, Portishead	Erection of 117 dwellings	117	117	0	117	Allocated	PDL	100	17	0	117
	P	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	24	0	24	Windfall	PDL	0	11	13	11
	P	4/588	14/P/0359/CUPA	Harbour Crescent, Serbert Road, Portishead	Change of use from office to residential	16	16	0	16	Windfall	PDL	16	0	0	16
	P	4/612	14/P/2570/F	Marine View Land, north east of Harbour Road, Portishead	Erection of three pavilion style buildings comprising 118 retirement dwellings	118	118	0	118	Windfall	PDL	0	118	0	118

W	4/044a	08/P/0570/RM	Land off Milton Hill / Milbury Gardens, Weston super Mare, Somerset	Reserved Matters for 12 detached dwellings	12	12	0	12	Allocated	PDL	12	0	0	12
W	4/440	08/P/0626/RM	Land adj Plum Tree Farm, off Summer Lane, WSM	Residential development.	8	8	0	8	Allocated	GF	8	0	0	8
W	4/562	09/P/0859/F	Lynton House Hotel, Madeira Road, Weston-super-Mare	Change of use from hotel to 41 residential flats	41	41	0	41	Windfall	PDL	41	0	0	41
W	4/572	12/P/0906/F	Former Quadron Depot, Mendip Road, Weston-super-Mare	Erection of 65 dwellings following demolition of existing buildings	65	65	34	31	Windfall	PDL	0	0	31	0
W	4/577	13/P/1079/CUPA	Parkside, Grove Road, Weston-super-Mare	Change of use from office to residential, creating 22 new dwellings	22	22	0	22	Windfall	PDL	22	0	0	22
W	4/581	13/P/1696/CUPA	Badger House, Oldmixon Crescent, Weston-super-Mare	Change of use from office to residential, creating 30 flats	30	30	0	30	Windfall	PDL	30	0	0	30
W	4/614	14/P/2341/CUPA	Weston Court, Oldmixon Crescent, Weston-super-Mare	Change of use from offices to 23 self contained flats	23	23	0	23	Windfall	PDL	23	0	0	23
W	4/601	14/P/0515/F	Land off Wolvershill Road, West Wick, Weston-super-Mare	Erection of 15 dwellings	15	15	0	15	Windfall	GF	0	0	15	0
W	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	14	0	14	Windfall	GF	0	14	0	14
W	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	23	0	23	Windfall	PDL	0	10	13	10
W	4/496	12/P/2268/F	Dorville Hotel, Madeira Road, WsM	Conversion of hotel to 20 flats	20	20	0	20	Allocated	PDL	0	20	0	20
W	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	15	0	15	Proposed allocation	PDL	0	15	0	15
W	4/087	14/P/1210/LDE	Atlantic Road South, WSM	Erection of 23 flats	23	23	0	23	Allocated	PDL	0	23	0	23
W	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	65	0	65	Windfall	PDL	0	65	0	65
W	4/521	14/P/0156/F	Land to the rear of Wellsea Grove, Weston-super-Mare	Demolition of pair of semi detached bungalows and erection of 36 dwellings	36	34	0	34	Allocated	GF	34	0	0	34

	W	4/624	15/P/1030/F	1 Kew Road, Weston-super-Mare	Change of use from C2 nursing home to 14 dwellings	14	14	0	14	Windfall	PDL	0	14	0	14
	W	4/593	15/P/1616/F	Lawrence Court, Lawrence Road, Worle, Weston-super-Mare	Redevelopment opportunity for former office unit	14	14	0	14	Proposed allocation	PDL	0	14	0	14
	W	4/625	13/P/1876/F	Old Junction Yard, Weston-super-Mare	Development of affordable permanent Gypsy and Traveller units	23	23	0	23	Windfall	PDL	0	0	23	0
	W	4/626	-	12 Park Place, Weston-super-Mare	Conversion from hotel to 22 flats	22	22	0	22	Windfall	PDL	0	0	22	0
	SV	4/576	12/P/0368/F	Former Elliot Medway site, Mill Lane, Congresbury	Erection of 29 dwellings	29	29	24	5	Windfall	PDL	0	0	5	0
	SV	4/524	14/P/2468/RM	Oxford Plasma Technology, North End Road, Yatton	Residential development of 51 dwellings	51	51	0	51	Allocated	PDL	51	0	0	51
	SV	4/583	11/P/0053/F	Railway Inn, 1 Monmouth Road, Pill	Change of use from public house to 12 flats	12	12	0	12	Windfall	PDL	0	0	12	0
	SV	4/587	15/P/1498/RM	Land off Arnolds Way, Yatton	Residential development of 150 dwellings	150	150	0	150	Windfall	GF	126	24	0	150
	IV&C	4/627	-	Ardnave Park, Kewstoke	Change of use of 8 holiday caravans to permanent residential units	8	8	0	8	Windfall	PDL	0	0	8	0
	IV&C	4/628	-	Sun Valley Caravan Park, Kewstoke	Change of use of 50 holiday caravans to permanent residential dwelling units	50	50	0	50	Windfall	PDL	0	0	50	0
	IV&C	4/629	-	Sand Bay Caravan Park, Beach Road, Kewstoke	Change of use of 23 units of holiday accommodation to permanent residential use	23	23	0	23	Windfall	PDL	0	0	23	0
	IV&C	4/610	14/P/2132/F	Barley Wood, Long Lane, Wrington	Change of use from C2 residential institution to affordable housing and social enterprise space	20	20	0	20	Windfall	PDL	20	0	0	20
	IV&C	4/617	14/P/0944/F	Burwalls, Bridge Road, Leigh Woods	Conversion of Burwalls House to 5 flats. Erection of 6 additional dwellings	11	11	0	11	Windfall	PDL	0	11	0	11
	IV&C	4/609	15/P/0574/F	Redwood Lodge, Beggar Bush Lane, Failand	Redevelopment of site comprising care home and 124 apartments and cottages	124	124	0	124	Windfall	PDL	0	124	0	124
	IV&C	4/516a	13/P/0749/RM	Barrow Hospital	Erection of 43 dwellings	43	43	0	43	Windfall	PDL	21	14	8	35
Large sites with outline permission	P	4/618	14/P/2348/O	Land off Elm Walk, Battens Orchard, Portishead	Outline consent for erection of 10 dwellings	10	10	0	10	Windfall	GF	10	0	0	10
	W	4/616	13/P/2409/O	Land at Scot Elm Drive, Weston-super-Mare	Residential development of 72 dwellings	72	72	0	72	Windfall	GF	72	0	0	72

	SV	4/630	15/P/0968/O	Land at Western Trade Centre, Knightcott Road, Banwell	Outline consent for the erection of 10 dwellings	10	10	0	10	Windfall	PDL	10	0	0	10
	SV	4/297	10/P/0592/O	The Chestnuts, Winscombe	Erection of residential development comprising 24 dwellings (7 affordable, 17 market)	24	24	0	24	Allocated	GF	24	0	0	24
Large sites with planning consent subject to legal agreement	W	4/478	11/P/0006/F	Royal Pier Hotel, Birnbeck Road, Weston-super-Mare	Demolition of hotel and construction of 63 apartments	63	63	0	63	Allocated	PDL	63	0	0	63
	SV	4/631	15/P/0946/O	Land at North End, Yatton	Outline application for erection of up to 170 dwellings	170	170	0	170	Windfall	GF	170	0	0	170
	SV	4/632	15/P/1488/O	Arnolds Way Phase 2, Yatton	Outline application for up to 200 dwellings	200	200	0	200	Windfall	GF	200	0	0	200
	SV	4/633	15/P/1313/O	Land at Says Lane, Churchill	Residential development of up to 43 dwellings	43	43	0	43	Windfall	GF	43	0	0	43
	SV	4/634	15/P/1414/O	Land at Pudding Pie Lane East, Churchill	Erection of up to 141 dwellings	141	141	0	141	Windfall	GF	141	0	0	141
	SV	4/635	16/P/0147/F	Land at Venus Street, Congresbury	Erection of 14 dwellings	14	14	0	14	Windfall	GF	14	0	0	14
	SV	4/636	15/P/0519/O	Land off Cobthorn Way, Congresbury	Erection of up to 38 dwellings	38	38	0	38	Windfall	GF	38	0	0	38
	IV&C	4/586	14/P/0687/O	Bleadon Quarry, Bleadon	Redevelopment of site for 42 dwellings	42	42	0	42	Windfall	PDL	42	0	0	42
Local plan allocations	C	4/526	-	Moor Lane, Clevedon	Allocated site no planning permission. Capacity indicative	10	10	0	10	Allocated	PDL	10	0	0	0
	P	4/525	-	The Farm, 117 High Street, Portishead	Allocated site no planning permission. Capacity indicative	20	20	0	20	Allocated	GF	20	0	0	20
	W	4/520	-	Bridge Farm, Bristol Road, WSM	Allocated site no planning permission. Capacity indicative	73	73	0	73	Allocated	GF	73	0	0	73
	W	4/443	-	Orchard House, Ebdon Road, WSM	Allocated site no planning permission. Capacity indicative	12	11	0	11	Allocated	PDL	11	0	0	11
	W	4/442	-	Manor Farm Caravan Park, Weston-super-Mare	Allocated site no planning permission. Capacity indicative	20	20	0	20	Allocated	PDL	20	0	0	0
	W	4/261	-	Summer Lane, Locking Castle, WSM	Allocated site no planning permission. Capacity indicative	80	80	0	80	Allocated	GF	80	0	0	80

	W	4/362a	-	Westacres Caravan Park, West Wick, Weston-super-Mare	Allocated site no planning permission. Capacity indicative	100	100	0	100	Allocated	GF	100	0	0	100
	SV	4/342	-	Land to the east and west of Wemberham Lane, Yatton	Allocated site no planning permission. Capacity indicative	24	24	0	24	Allocated	GF	24	0	0	24
	IV&C	4/348	-	Stowell Concrete Site, Kenn	Allocated site no planning permission. Capacity indicative	14	14	0	14	Allocated	PDL	14	0	0	0
Strategic sites	WV	4/558 and 4/568	Various	Weston Villages	Major mixed use strategic development	6500	6500	372	6128	Allocated	PDL	5775	158	195	3061
Emerging allocations	C	4/605	-	Millcross site, Clevedon	Redevelopment site within residential area	70	70	0	70	Proposed allocation	PDL	70	0		70
	C	4/637	-	Land north of Churchill Avenue, Clevedon	Proposed allocation in the Sites and Policies Plan for 44 dwellings	44	44	0	44	Proposed allocation	GF	44	0		44
	C	4/638	-	Yeolands Farm, Clevedon	Proposed to be allocated through sites and Policies Plan for 10 dwellings	10	10	0	10	Proposed allocation	GF	10	0		0
	N	4/613	-	Nailsea Police Station, Stockway South, Nailsea	Redevelopment to provide residential units	40	40	0	40	Proposed allocation	PDL	40	0		40
	N	4/597	-	Land at West End, Nailsea	Residential development of at least 20 dwellings	20	20	0	20	Proposed allocation	GF	20	0		20
	N	4/639	-	Land at Engine Lane, Nailsea	Proposed allocation in the Sites and Policies Plan for 180 dwellings	180	180	0	180	Proposed allocation	GF	180	0		180
	N	4/595	-	Trendlewood Way, Nailsea	Site proposed to be allocated through Sites and Policies Plan for 30 dwellings	30	30	0	30	Proposed allocation	PDL	30	0		30
	N	4/640	-	Land south of The Uplands, Nailsea	Proposed allocation in the Sites and Policies Plan for 100 dwellings	100	100	0	100	Proposed allocation	GF	100	0		60
	N	4/641	-	Land at Station Road, Nailsea	Proposed allocation in the Sites and Policies Plan for 15 dwellings	15	15	0	15	Proposed allocation	GF	15	0		15
	N	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	450	450	0	450	Proposed allocation	GF	450	0		100

P	4/642	-	South west of Severn Paper Mill, Portishead	Site proposed to be allocated through Sites and Policies Plan for 70 dwellings.	70	70	0	70	Proposed allocation	PDL	70	0	70
P	4/643	-	Old Mill Road, Portishead	Site proposed to be allocated for 20 residential units as part of a mixed use redevelopment scheme	20	20	0	20	Proposed allocation	PDL	20	0	0
P	4/644	-	Land south of Downside, Portishead	Site proposed to be allocated in the Sites and Policies Plan for 23 dwellings	23	23	0	23	Proposed allocation	GF	23	0	23
W	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	70	0	70	Proposed allocation	GF	70	0	70
W	4/619	-	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	50	50	0	50	Proposed allocation	PDL	50	0	0
W	4/592	-	Land to the rear of Locking Road, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 24 dwellings.	24	24	0	24	Proposed allocation	PDL	24	0	24
W	4/645	-	Station Approach, Weston-super-Mare	Site proposed to be allocated through the Sites and Policies Plan for 300 dwellings as part of a mixed use scheme	300	300	0	300	Proposed allocation	PDL	300	0	200
W	4/602	-	Mead Vale Shopping Centre, Nightingale Close, Worle, Weston-super-Mare	Redevelopment scheme, site proposed to be allocated through Sites and Policies Plan	40	40	0	40	Proposed allocation	PDL	40	0	40
W	4/622	-	Gas works, Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for 240 dwellings	240	240	0	240	Proposed allocation	PDL	240	0	0
W	4/646	-	Land at Bridgwater Road, Weston-super-Mare	Site proposed to be allocated through the Sites and Policies Plan for 70 dwellings	70	70	0	70	Proposed allocation	GF	70	0	70
W	4/594	-	Land south of Herluin Way (Avoncrest site), Weston-super-Mare	Site proposed to be allocated through Sites and Policies Plan for mixed use development, incorporating 750 dwellings	750	750	0	750	Proposed allocation	PDL	750	0	250
W	4/647	-	Former Bournville School site, Selworthy Road, Weston-super-Mare	Site proposed to be allocated for 45 residential dwellings	45	45	0	45	Proposed allocation	PDL	45	0	45



W	W	4/648	-	Former Sweat FA site, Winterstoke Road, Weston-super-Mare	Site proposed to be allocated for 45 residential dwellings	45	45	0	45	Proposed allocation	PDL	45	0		45
	W	4/603	-	Former Ashcombe Public House, Ashcombe Road, Weston-super-Mare	Potential redevelopment site	8	8	0	8	Proposed allocation	PDL	8	0		8
	W	4/599	-	Former Police Depot, Winterstoke Road, Weston-super-Mare	Redevelopment opportunity for former employment use	40	40	0	40	Proposed allocation	PDL	40	0		0
	W	4/611	-	Walliscote Place (Police Station and Magistrates Court), Weston-super-Mare	Redevelopment opportunity for high density town centre apartments	70	70	0	70	Proposed allocation	PDL	70	0		70
	W	4/649	-	Former TJ Hughes store, High Street, Weston-super-Mare	Redevelopment to residential	18	18	0	18	Proposed allocation	PDL	18	0		18
	W	4/607	-	Former Weston Library and adjacent BT building, Boulevard, Weston-super-Mare	Conversion to residential	70	70	0	70	Proposed allocation	PDL	70	0		23
	W	4/650	-	Dolphin Square, Weston-super-Mare	Phase 4 of the redevelopment scheme	220	220	0	220	Proposed allocation	PDL	220	0		100
	SV	4/589	-	Yatton Station, Yatton	Site proposed to be allocated through Sites and Policies Plan for residential	21	21	0	21	Proposed allocation	PDL	21	0		21
	SV	4/600	-	Moor Lane, Backwell	Site proposed to be allocated through Sites and Policies Plan	65	65	0	65	Proposed allocation	GF	65	0		65
	SV	4/651	-	Pudding Pie Lane West, Churchill	Site proposed to be allocated through Sites and Policies Plan	35	35	0	35	Proposed allocation	GF	35	0		35
	SV	4/652	-	Moor Road, Yatton	Site proposed to be allocated in the Sites and Policies Plan for 80 dwellings	80	80	0	80	Proposed allocation	GF	80	0		80
	SV	4/590	-	Woodborough Farm, Winscombe	Site proposed to be allocated through Sites and Policies Plan	175	175	0	175	Proposed allocation	GF	175	0		175
	IV&C	4/608	-	Jackson Barstow House, 28 Thornbury Road, Uphill	Redevelopment of site to provide 20 residential units	20	20	0	20	Proposed allocation	PDL	20	0		0

Key		Large sites with full planning permission
		Large sites with outline planning permission
		Large sites with planning consent subject to legal agreement
		Local plan allocations
		Strategic sites
		Emerging allocations

Policy areas	C	Clevedon
	N	Nailsea
	P	Portishead
	W	Weston-super-Mare
	SV	Service Villages
	IV&C	Infill Villages and Countryside



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