



Five year land supply Evidence of deliverability

Site reference	4/569	
Site location	Marine Hill House, Marine Hill, Clevedon	
Proposal	Conversion of listed building to form 8 flats and 1 house, and erection of 5 new build houses	
Planning status	Full planning consent	
Planning application reference	11/P/2183/F	
Net dwelling capacity remaining	9	
Five year supply capacity expected	9	

Summary evidence

Part of scheme completed previously (5 new build houses).

Conversion element yet to complete.

Building control notice 2013/B/00803/IN confirms commencement. Planning application 13/P/0041/MMA successfully varies conditions.

Completions expected within five years, no evidence to the contrary.



Five year land supply Evidence of deliverability

Site reference	4/486	
Site location	Royal Pier, Clevedon	
Proposal	Partial demolition, and conversion to create 17 flats	
Planning status	Full planning consent	
Planning application reference	10/P/2083/F	
Net dwelling capacity remaining	17	
Five year supply capacity expected	17	

Summary evidence

Site is under construction.
Completions expected within next 12 months.



Five year land supply Evidence of deliverability

Site reference	4/580	
Site location	Clevedon Hall Estate, Victoria Road, Clevedon	
Proposal	Erection of 24 dwellings, 8 hotel suites and associated works	
Planning status	Full planning consent	
Planning application reference	12/P/1539/F	
Net dwelling capacity remaining	24	
Five year supply capacity expected	24	

Summary evidence

Site is under construction.
Completions expected within five years.
Building control record 2015/B/01453/FP confirms commencement.



Five year land supply Evidence of deliverability

Site reference	4/623	
Site location	Clevedon Hall North Field, Victoria Road, Clevedon	
Proposal	Erection of 18 dwellings	
Planning status	Full planning consent	
Planning application reference	15/P/2135/F	
Net dwelling capacity remaining	18	
Five year supply capacity expected	18	

Summary evidence

No obvious constraints to delivery, part of larger site already under construction.
Site expected to complete within five years.



Five year land supply Evidence of deliverability

Site reference	4/582	
Site location	Highcliffe Hotel, Wellington Terrace, Clevedon	
Proposal	Change of use from hotel to 14 self contained two bedroom flats	
Planning status	Full planning consent	
Planning application reference	12/P/0430/F	
Net dwelling capacity remaining	14	
Five year supply capacity expected	14	

Summary evidence

Site is under construction.
Completions expected within 12 months.



Five year land supply Evidence of deliverability

Site reference	4/604	
Site location	110 High Street, Nailsea	
Proposal	Change of use from offices to residential	
Planning status	Full planning consent	
Planning application reference	14/P/0904/CUPA	
Net dwelling capacity remaining	15	
Five year supply capacity expected	15	

Summary evidence

Email from architect confirms size of scheme – 15 units.

No constraints to prevent delivery in the short term, and site benefits from consent under permitted development rights.

Burston Cook advise that site has been sold on to a developer, although no contact details available.

Completions and occupations now expected imminently as Street Naming and Numbering and been completed and a land charges search has been requested (May 2016) as part of a conveyancing check by a purchaser.

Dear Sir/Madam

I assume that the planning permission above refers to the whole block which will eventually be a total of 14/15 flats, although some of the office space will remain in place for several months yet.

Kind regards

Richard Winsor

Winsor & Leaman Architects
35 Oakfield Road
Clifton, Bristol BS8 2AT
0117 9238617



Five year land supply Evidence of deliverability

Site reference	4/598	
Site location	Sycamore House, Nailsea	
Proposal	Erection of 30 retirement apartments	
Planning status	Full planning consent	
Planning application reference	14/P/1844/F	
Net dwelling capacity remaining	30	
Five year supply capacity expected	30	

Summary evidence

Site is under construction.
Completions expected within next 12 months.



Five year land supply Evidence of deliverability

Site reference	4/522	
Site location	Severn Paper Mill, Portishead	
Proposal	Erection of 117 dwellings	
Planning status	Full planning consent	
Planning application reference	14/P/1186/RM	
Net dwelling capacity remaining	117	
Five year supply capacity expected	117	

Summary evidence

Site is under construction, first 17 units underway at time of April 2016 survey.
Whole site expected to complete within five years.



Five year land supply Evidence of deliverability

Site reference	4/560	
Site location	St Joseph's RC School, West Hill, Portishead	
Proposal	Conversion of listed building to form 5 flats, new build 15 houses and 4 flats	
Planning status	Full planning consent	
Planning application reference	13/P/1809/F	
Net dwelling capacity remaining	11	
Five year supply capacity expected	11	

Summary evidence

Site is under construction.
13 units recorded as complete at April 2016, remaining 11 units under construction.



Five year land supply Evidence of deliverability

Site reference	4/588	
Site location	Harbour Crescent, Serbert Road, Portishead	
Proposal	Change of use from office to residential	
Planning status	Full planning consent	
Planning application reference	14/P/0359/CUPA	
Net dwelling capacity remaining	16	
Five year supply capacity expected	16	

Summary evidence

Site benefits from consent via the permitted change of use regulations. Since April, application 15/P/2111/F has been approved, to increase the unit numbers and alter the elevations.

Work expected to begin imminently, completions expected within two years.



Five year land supply Evidence of deliverability

Site reference	4/612	
Site location	Marine View, Harbour Road, Portishead	
Proposal	Erection of three pavilion style buildings comprising 118 retirement dwellings	
Planning status	Full planning consent	
Planning application reference	14/P/2570/F	
Net dwelling capacity remaining	118	
Five year supply capacity expected	118	

Summary evidence

Site is under construction.
Expected to complete within five years.
Developer questionnaire response confirms intention to complete by July 2018.
Relevant extracts from questionnaire below.

Question 3

Are you planning to develop this site as per the current planning permission within the next five years – before April 2021?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'No' please go to question 5.

Question 6

What is the expected completion date for this development?

Month	Year
JULY	2018



Five year land supply Evidence of deliverability

Site reference	4/044a	
Site location	Land off Milton Hill/Milbury Gardens, Weston-super-Mare	
Proposal	Erection of 12 dwellings	
Planning status	Full planning consent	
Planning application reference	08/P/0570/RM	
Net dwelling capacity remaining	12	
Five year supply capacity expected	12	

Summary evidence

Work on site commenced so consent will not expire. Summerfield Developments own the site.
Application 15/P/2652/NMA granted, added a further list of approved plans to condition 10 of original consent.
Application 16/P/0379/MMA granted 29 March 2016, approving changes to the proposed layout and drainage details.
Given the renewed applications and interest, and that there are no major constraints to development, completions are expected within five years.



Five year land supply Evidence of deliverability

Site reference	4/440	
Site location	Land adjacent to Plum Tree Farm, Weston-super-Mare	
Proposal	Residential development	
Planning status	Full planning consent	
Planning application reference	08/P/0626/RM	
Net dwelling capacity remaining	8	
Five year supply capacity expected	8	

Summary evidence

Technical start on site confirmed so that planning consent cannot expire.
Lawrence Eyles (Hoddell Associates) confirms that there are no constraints to delivery in immediate five year period.



Five year land supply Evidence of deliverability

Site reference	4/562	
Site location	Lynton House Hotel, Madiera Road, Weston-super-Mare	
Proposal	Change of use from hotel to 41 residential flats	
Planning status	Full planning consent	
Planning application reference	09/P/0859/F	
Net dwelling capacity remaining	41	
Five year supply capacity expected	41	

Summary evidence

Since previous consent granted, the building has been severely damaged by fire, prompting the council to serve a dangerous structure notice. New application to demolish existing buildings and erect 48 new apartments submitted by Quentin Alder Architects and under consideration – reference 16/P/1202/F.

Graham Quick (Local Plans Team Leader) spoke to Quentin Alder on 06/06/16 who advised that application is progressing and Acorn Developments are signed up to deliver the proposed scheme.

No obvious constraints to delivery, completions expected within five years.



Five year land supply Evidence of deliverability

Site reference	4/577	
Site location	Parkside, Grove Road, Weston-super-Mare	
Proposal	Change of use from office to residential, creating 22 flats	
Planning status	Full planning consent	
Planning application reference	13/P/1079/CUPA	
Net dwelling capacity remaining	22	
Five year supply capacity expected	22	

Summary evidence

Benefits from extant consent under permitted development rights, for conversion of vacant former tax office to 22 flats.
Landowner contacted by Graham Quick, Local Plans team leader, who confirms that work has started and completions expected within five years (copy below).

From: Richard Nightingale
Sent: Monday, June 06, 2016 3:41 PM
To: Graham Quick <Graham.Quick@n-somerset.gov.uk>
Subject: Re: Parkside Grove Rd

Dear Graham,

Yes work has started already.

Many thanks,

Cllr Richard Nightingale

NORTH SOMERSET COUNCIL

Tel: [01934 888888](tel:01934888888)

Mobile: [07963 404 250](tel:07963404250)

Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

Web: www.n-somerset.gov.uk

On 6 Jun 2016, at 14:36, Graham Quick <Graham.Quick@n-somerset.gov.uk> wrote:

Cllr Nightingale

As part of the work on the five year housing supply assessment we have to make contact with owners/developers to check on progress with various potential development sites .

As the owner of Parkside I wonder if you have a development programme for the 22 flats that were granted consent (13/P/1079/CUPA) – in particular do you envisage the flats all being completed the next 5 years ?

Many thanks

Graham Quick
Local Planning Team Leader
Development & Environment
North Somerset Council



Five year land supply Evidence of deliverability

Site reference	4/581	
Site location	Badger House, Oldmixon crescent, Weston-super-Mare	
Proposal	Change of use from office to residential, creating 30 flats	
Planning status	Full planning consent	
Planning application reference	13/P/1696/CUPA	
Net dwelling capacity remaining	30	
Five year supply capacity expected	30	

Summary evidence

Prior approval change of use consent granted for residential use in this vacant office building.
No constraints to delivery of housing.
Completions expected within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/614	
Site location	Weston Court, Oldmixon Crescent, Weston-super-Mare	
Proposal	Change of use from offices to 23 flats	
Planning status	Full planning consent	
Planning application reference	14/P/2341/CUPA	
Net dwelling capacity remaining	23	
Five year supply capacity expected	23	

Summary evidence

Owned by Alliance Homes (housing association).

Developer questionnaire response confirms intention to complete as per current consent before April 2021. Extract below. No constraints identified.

Question 3

Are you planning to develop this site as per the current planning permission within the next five years – before April 2021?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'No' please go to question 5.



Five year land supply Evidence of deliverability

Site reference	4/578	
Site location	Brimbleworth Farm, Farm Close, St Georges	
Proposal	Conversion of redundant buildings to create 3 dwellings, and erection of 11 new build dwellings following demolition of outbuildings	
Planning status	Full planning consent	
Planning application reference	11/P/2214/F	
Net dwelling capacity remaining	14	
Five year supply capacity expected	14	

Summary evidence

Ground clearance works have taken place on site. Full commencement expected June 2016, completions anticipated by Dec 2017, as per developer questionnaire response, extract attached.

No constraints identified.

Question 4

Has work already commenced on site?

Yes	
No	✓

If 'Yes' please go to question 6.

Question 5

What is the expected start date for this development?

Month	Year
June	2016

Question 6

What is the expected completion date for this development?

Month	Year
DEC	2017

Question 7

Are there any outstanding constraints preventing this site from being fully developed, for example contamination issues, infrastructure requirements, land ownership, etc?

Yes	
No	✓

If 'No' please go to question 10.

If 'Yes' please fill out the table on the next page.



Five year land supply Evidence of deliverability

Site reference	4/539	
Site location	85-89 Bristol Road Lower, Weston-super-Mare	
Proposal	Subdivision of existing units to form 19 flats, and erection of 4 new build dwellings to rear	
Planning status	Full planning consent	
Planning application reference	12/P/1053/F	
Net dwelling capacity remaining	10	
Five year supply capacity expected	10	

Summary evidence

Site under construction.

13 units recorded as complete 2015/16, remaining 10 units under construction, nearing completion.



Five year land supply Evidence of deliverability

Site reference	4/496	
Site location	Dorville Hotel, Madeira Road, Weston-super-Mare	
Proposal	Conversion of former hotel to 20 flats	
Planning status	Full planning consent	
Planning application reference	12/P/2268/F	
Net dwelling capacity remaining	20	
Five year supply capacity expected	20	

Summary evidence

Site is under construction. Developer questionnaire (extract below) confirms anticipated completion date of October 2016.

Question 4

Has work already commenced on site?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'Yes' please go to question 6.

Question 5

What is the expected start date for this development?

Month	Year

Question 6

What is the expected completion date for this development?

Month	Year
0 10	2016



Five year land supply Evidence of deliverability

Site reference	4/606	
Site location	Bayside Hotel, Manilla Crescent, Weston-super-Mare	
Proposal	Demolition of former hotel building and erection of a five storey building containing 15 apartments	
Planning status	Full planning consent	
Planning application reference	14/P/1791/F	
Net dwelling capacity remaining	15	
Five year supply capacity expected	15	

Summary evidence

Site is under construction.
Building control reference confirms commencement, 2016/B/00188/IN.
Completions expected within 2 years.



Five year land supply Evidence of deliverability

Site reference	4/606	
Site location	Atlantic Road South, Weston-super-Mare	
Proposal	Erection of 23 flats	
Planning status	Full planning consent	
Planning application reference	14/P/1210/LDE	
Net dwelling capacity remaining	23	
Five year supply capacity expected	23	

Summary evidence

Site benefits from consent due to a technical start on site, confirmed through a lawful use application. Owners are The PG Group. Stuart Gaiger confirms (via email, 07/06/16, extract below) that they intend to start work on site in Spring 2017. Completions therefore expected within five years.

From: Stuart Gaiger [<mailto:s.gaiger@thepggroup.co.uk>]

Sent: Tuesday, June 07, 2016 7:19 AM

To: Graham Quick <Graham.Quick@n-somerset.gov.uk>

Subject: Re: Atlantic Rd South WsM

Dear Graham,

Thank you for the email. We are currently working with a contractor to try and overcome some of the construction challenges with the site , ideally we would like to start construction on site in spring next year.

Is there something specific you want to know about the site? I'm out of the office today and tomorrow morning but after that please do call (0117 955 5537) if you would like to discuss further.

Best wishes,

Stuart Gaiger

The PG Group



Five year land supply Evidence of deliverability

Site reference	4/585	
Site location	Ebdon Court, former Poppyfields Care Home, Trenleigh Drive, Weston-super-Mare	
Proposal	Redevelopment of site to create 65 sheltered accommodation units	
Planning status	Full planning consent	
Planning application reference	14/P/0617/F	
Net dwelling capacity remaining	65	
Five year supply capacity expected	65	

Summary evidence

Site is under construction and at considerable height at time of April 2016 survey.
Developer questionnaire response (extract below) confirms intention to complete by October 2016.
Local press article confirms progress.

Question 4

Has work already commenced on site?

Yes	✓
No	

If 'Yes' please go to question 6.

Question 5

What is the expected start date for this development?

Month	Year

Question 6

What is the expected completion date for this development?

Month	Year
October	2016

Topping out ceremony for dementia support housing

16:00 30 March 2016

A topping-out ceremony marked a key stage in a £10million development of 65 apartments in Worle.

Alliance Homes is building Tamar Court, in Tamar Road, to provide dementia support and housing for people aged over 55.

The apartments will be finished towards the end of this year, when 32 of them will be available for rent, while the rest will be sold through a shared ownership scheme.

Alliance Homes' deputy chairman John Bird said: "This is an important and exciting project for the group which now provides support and care services to around 1,500 people to support them to achieve or maintain levels of independence in their lives."

Article taken from http://www.thewestonmercury.co.uk/news/topping_out_ceremony_for_dementia_support_housing_1_4476628



Five year land supply Evidence of deliverability

Site reference	4/521	
Site location	Land to the rear of Wellsea Grove, Weston-super-Mare	
Proposal	Demolition of a pair of semi detached bungalows and erection of 36 dwellings	
Planning status	Full planning consent	
Planning application reference	14/P/0156/F	
Net dwelling capacity remaining	34	
Five year supply capacity expected	34	

Summary evidence

Site recently purchased by Stonewater Housing Association. Awaiting response to developer questionnaire, however building control initial notice submitted under 2016/B/00676/IN – commencement expected imminently.

James McLoughlin (Housing Enabling Manager) advises that start on site will be July 2016, with a one year build programme to deliver all 34 units.



Five year land supply Evidence of deliverability

Site reference	4/624	
Site location	1 Kew Road, Weston-super-Mare	
Proposal	Change of use from C2 nursing home to 14 residential dwellings	
Planning status	Full planning consent	
Planning application reference	15/P/1030/F	
Net dwelling capacity remaining	14	
Five year supply capacity expected	14	

Summary evidence

Site is under construction, and being actively marketed as 'Kew Gardens', confirmed by site visit in April 2016.
Building control record 2015/B/00985/IN.
Completions expected during 2016/17 monitoring year.



Five year land supply Evidence of deliverability

Site reference	4/593	
Site location	Lawrence Court, Lawrence Road, Worle, Weston-super-Mare	
Proposal	Demolition of former office building, redevelopment of site to create 14 dwellings	
Planning status	Full planning consent	
Planning application reference	15/P/1616/F	
Net dwelling capacity remaining	14	
Five year supply capacity expected	14	

Summary evidence

Site is under construction.

Train and build scheme for former service personnel, led by Knightstone Housing Association.

2016/B/00584/IN – commenced. Completions expected within five years.



Five year land supply Evidence of deliverability

Site reference	4/524	
Site location	Oxford Plasma Technology, North End Road, Yatton	
Proposal	Residential development of 51 dwellings	
Planning status	Full planning consent	
Planning application reference	14/P/2468/RM	
Net dwelling capacity remaining	51	
Five year supply capacity expected	51	

Summary evidence

Applicant: Redrow homes

Site already benefits from detailed consent for 51 dwellings, however new application for 55 dwellings under consideration (15/P/1299/O) and almost complete.

Current occupier deems site no longer fit for purpose and intends to relocate elsewhere within North Somerset (as conditioned and set out in previous legal agreements) with support being provided by the council's Economic Development Team.

Site is a proposed residential allocation in the Sites and Policies Plan Consultation Draft (March 2016).

No constraints to delivery immediately following relocation of business, site expected to be developed in full within five years.



Five year land supply Evidence of deliverability

Site reference	4/587	
Site location	Land off Arnolds Way, Yatton (Phase 1)	
Proposal	Residential development of 150 dwellings	
Planning status	Full planning consent	
Planning application reference	15/P/1498/RM	
Net dwelling capacity remaining	150	
Five year supply capacity expected	150	

Summary evidence

Site is under construction, expected to complete within five years.

Work has already commenced on 24 of the units at the time of the April 2016 surveys and is continuing apace. Building control record 2015/B/00949/FP.

Homes already for sale, as per extract of particulars below.

Taken from: <https://bloorhomes.com/developments/south-west/chestnut-park>

Yatton, Chestnut Park

3 and 4 bedroom houses

from £269,950 to £369,950

[Arnold's Way, Yatton, Somerset, BS49 4AR](#)

[Get directions](#)[Back to map](#)

Please call 07736 059532 or make an enquiry.

We are now selling our first release of properties from our Thornbury Fields development. For further details or to arrange an appointment please call Helen on 07736 059532 or email chestnutpark@bloorhomes.com

Extract from planning statement submitted with application

This planning application follows the preparation of additional evidence in relation to the housing requirement for North Somerset prepared following the successful High Court challenge of the Core Strategy by Bristol University. Following the preparation of the new evidence, the Council has accepted that an increase in the planned housing requirement for the district over plan period to 2026 is required, and is understood to be reviewing the sites that are available to contribute towards the increased housing requirement. The previous consultation version of the Sites and Policies DPD did not reflect the sustainability of Yatton through its proposed policies and as such, this application is submitted to highlight the availability and deliverability of this site to contribute towards the overall housing requirement of North Somerset and assist the Council in meeting its requirement to provide a 5 year housing land supply.



Five year land supply Evidence of deliverability

Site reference	4/610	
Site location	Barley Wood, Long Lane, Wrington	
Proposal	Change of use from C2 residential institution to affordable housing units and social enterprise space	
Planning status	Full planning consent	
Planning application reference	14/P/2132/F	
Net dwelling capacity remaining	20	
Five year supply capacity expected	20	

Summary evidence

Site now purchased by YMCA who are delivering the scheme and accommodation, confirmed in variation of condition application (extract below).

Work ongoing on site, accommodation units expected to complete during 2016/17 monitoring year.

Further details at <http://www.barleywood.org/about-us/>

PLANNING PERMISSION 14/P/2132/F
BARLEY WOOD, LONG LANE, WRINGTON BS40 5SA

SUBMISSION TO VARY CONDITION 10

To North Somerset Council, Strategic Developments, Town Hall
Walliscote Grove Road, Weston-super-Mare BS23 1UJ

CONDITION 10 LANDSCAPE AND WOODLAND MANAGEMENT PLAN

The YMCA completed on the freehold purchase of Barley Wood on the 12th June 2015 and have now started to assess in detail the works that may be required to restore the Registered Parks and Gardens. Preliminary advice from an Expert has suggested that to complete such an assessment (of all 11 acres of grounds) will need at least three months to properly detail any proposals given that the survey has to include every aspect for example of every tree – this survey will of course be coupled with the assessment to also satisfy in due course Condition 26 (Ecology/Habitat Survey).

It is anticipated that the first use to be implemented will be the nursery and childcare element at the beginning of September 2015, and that the landscape and woodland management plan assessment will be ready for submission to North Somerset Council in October/November 2015.



Five year land supply Evidence of deliverability

Site reference	4/617	
Site location	Burwalls, Bridge Road, Leigh Woods	
Proposal	Conversion of Burwalls House to 5 flats. Erection of 6 additional dwellings.	
Planning status	Full planning consent	
Planning application reference	14/P/0944/F	
Net dwelling capacity remaining	11	
Five year supply capacity expected	11	

Summary evidence

Site is under construction. Building control reference 2014/B/01242/IN.
Completions expected within 2016/17 monitoring year.



Five year land supply Evidence of deliverability

Site reference	4/609	
Site location	Redwood Lodge, Beggar Bush Lane, Failand	
Proposal	Redevelopment of site comprising care home and 124 residential apartments and cottages	
Planning status	Full planning consent	
Planning application reference	15/P/0574/F	
Net dwelling capacity remaining	124	
Five year supply capacity expected	124	

Summary evidence

Site is under construction.

Building control reference 2015/B/00734/IN confirms commencement.

Developer questionnaire (extract below) confirms intention to complete within the next 2 years.

Question 5

What is the expected start date for this development?

Month	Year
02	16

Phase 1 (Phase 2 - Feb 18)

Question 6

What is the expected completion date for this development?

Month	Year
09	17

- Phase 1 (Phase 2 - Feb 18)



Five year land supply Evidence of deliverability

Site reference	4/516a	
Site location	Barrow Hospital, Barrow Gurney	
Proposal	Erection of 43 dwellings	
Planning status	Full planning consent	
Planning application reference	13/P/0749/RM	
Net dwelling capacity remaining	35	
Five year supply capacity expected	35	

Summary evidence

Site is under construction.

At time of site survey in April 2016 after 1 years activity on site there were 8 units recorded as complete, 14 units under construction and 21 still to commence. Even if current rate only maintained, not exceeded, all 35 dwellings expected to complete within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/618	
Site location	Land off Elm Walk, Battens Orchard, Portishead	
Proposal	Erection of 10 residential dwellings	
Planning status	Outline planning consent	
Planning application reference	14/P/2348/O	
Net dwelling capacity remaining	10	
Five year supply capacity expected	10	

Summary evidence

Outline consent for 10 dwellings granted 12/06/2015.

Further outline application 15/P/2100/O currently under consideration, and discussed at Planning and Regulatory Committee on 11 May 2016. Record of discussion at minute reference PAR15 (copy below) which agrees that 14 dwellings can be dealt with by the case officer Andrew Stevenson under delegated powers.

Site expected to complete within 5 years, given the extant consent and that there are no constraints to delivery.

Agent (Kit Stokes of Aspect360) confirmed in telephone conversation 06/06/16 that Freemantle Developments have an option on the site and will complete purchase following grant of planning permission.

PAR 15 Planning Application No. 15/P/2100/O Outline planning application for erection of up to 16 dwellings and associated car parking and access, vehicular access to be provided by existing site entrances with appearance, layout, scale and landscaping reserved for subsequent approval at Land off Elm Walk, Battens Orchard, Portishead (Agenda item 12)

The Director of Development & Environment reported on an application for planning permission.

The representative of the Director of Development & Environment drew Members' attention to the update sheet a copy of which is filed on the Minute Book and in particular to the receipt of additional information on housing densities. He also reported that the applicant had proposed an amendment to provide 14 dwellings and a contribution towards one off-site starter home. It was considered that the amended application should be determined by the officers in consultation with the Chairman, Vice-Chairman and local Ward Members.

Resolved: that determination of the amended application for 14 dwellings be delegated to the officers in consultation the Chairman, Vice-Chairman and local Ward Members subject to) a S106 agreement securing a financial contribution to offsite Affordable Housing and b) the conditions set out in Appendix A of the committee report, together with any amended, additional or alternative conditions as may be required.



Five year land supply Evidence of deliverability

Site reference	4/616	
Site location	Land at Scot Elm Drive, Weston-super-Mare	
Proposal	Residential development of up to 72 dwellings	
Planning status	Outline planning consent	
Planning application reference	13/P/2409/O	
Net dwelling capacity remaining	72	
Five year supply capacity expected	72	

Summary evidence

Scheme granted on appeal, and during the inquiry the applicant contended that the site would contribute to the short term supply of housing. No evidence to suggest that this site cannot come forward.
Further planning application under consideration for modifying S106 contributions, application reference 16/P/1088/MOD.
Site expected to complete within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/630	
Site location	Land at Western Trade Centre, Knightcott Road, Banwell	
Proposal	Erection of 10 dwellings	
Planning status	Outline planning consent	
Planning application reference	15/P/0968/O	
Net dwelling capacity remaining	10	
Five year supply capacity expected	10	

Summary evidence

Previously developed site.

No constraints to immediate delivery, site expected to complete within 5 years.

Graham Quick (Local Plans Team Leader) spoke to agent (Kit Stokes of Aspect360) on 06/06/16, who confirms that the owner is engaging with Freemantle Developments about delivering the scheme. Site is also being actively marketed.



Five year land supply Evidence of deliverability

Site reference	4/297	
Site location	The Chestnuts, Winscombe	
Proposal	Erection of a residential development comprising 24 dwellings in total	
Planning status	Outline planning consent	
Planning application reference	10/P/0582/O	
Net dwelling capacity remaining	24	
Five year supply capacity expected	24	

Summary evidence

Application 15/P/2708/O under consideration, renewal of outline consent.

This application contains a detailed indicative layout and house type schedule.

Woodstock Homes purchased site early in 2016 and have held a pre-application meeting with Sally Evans (Case Officer) and Richard Kent (Head of Development Management). They intend to commence development in Autumn 2016 and are proposing to submit a new full application shortly via their agent (Kit Stokes of Aspect360), rather than pursuing the outline renewal.

No evidence to suggest that site cannot come forward within five years, completions expected by 2021.



Five year land supply Evidence of deliverability

Site reference	4/478	
Site location	Royal Pier Hotel, Birnbeck Road, Weston-super-Mare	
Proposal	Demolition of hotel and construction of 63 apartments	
Planning status	Resolution to grant full planning consent subject to a legal agreement	
Planning application reference	11/P/0006/F	
Net dwelling capacity remaining	63	
Five year supply capacity expected	63	

Summary evidence

Work ongoing between the council and applicant to finalise legal agreement, which is nearing completion (as advised by Roger Willmot, Strategic Developments Manager, April 2016).

Site benefits from resolution to grant outline consent, subject to S106 being completed.

No evidence that site cannot be developed within five years.



Five year land supply Evidence of deliverability

Site reference	4/631	
Site location	Land at North End, Yatton	
Proposal	Erection of up to 170 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	15/P/0946/O	
Net dwelling capacity remaining	170	
Five year supply capacity expected	170	

Summary evidence

Applicant: Hallam Land Management.

Committee resolution to grant consent subject to finalising legal agreement, which has already been drafted in full by the applicant.

Planning Statement submitted with the application confirms intention to deliver site as soon as possible, in full, within three years of securing consent. Extracts below.

- 1.23 There are no constraints to prevent the development proposals delivering new homes (both private and affordable) at the earliest opportunity, thereby contributing fundamentally to the achievement of the core objectives of the NPPF. It is anticipated that the grant of outline planning permission for the proposals would allow an early commencement on site and the completion and occupation of up to 170 new dwellings (with up to 30% in affordable tenures), within approximately three years of commencement.
- 4.22 The site at North End offers a readily available opportunity, controlled by the applicant, Hallam Land Management, which is deliverable, benefitting from a sustainable location with no significant site constraints that would preclude the development as proposed.



Five year land supply Evidence of deliverability

Site reference	4/632	
Site location	Land at Arnolds Way, Yatton (Phase 2)	
Proposal	Erection of up to 200 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	15/P/1488/O	
Net dwelling capacity remaining	200	
Five year supply capacity expected	200	

Summary evidence

Committee resolution to approve, subject to finalising a legal agreement. Heads of Terms have been drafted, further discussions ongoing between Roger Willmot, Strategic Developments Manager, and Bloor Homes, specifically in relation to affordable housing and social services. No evidence that site cannot be delivered quickly, in tandem with the adjacent scheme, which is already underway. Applicant confirms that this is the intention in their planning statement.

As a comparison, a recent Bloors Development in Weston-super-Mare (Weston Gateway, 11/P/0675/F) completed 218 units within 4 years.



Five year land supply Evidence of deliverability

Site reference	4/633	
Site location	Land at Says Lane, Churchill	
Proposal	Residential development of up to 43 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	15/P/1313/O	
Net dwelling capacity remaining	43	
Five year supply capacity expected	43	

Summary evidence

Committee resolution to grant consent subject to completion of S106 agreement, which is underway.
Developer questionnaire response from Edward Ware Homes confirms intention to deliver within 5 years subject to completion of the S106 and reserved matters consent. At the time of writing they were awaiting confirmation of the council's legal team officer receiving the instruction from the case officer. This has now been resolved.

Extract from questionnaire below.

Question 3

Are you planning to develop this site as per the current planning permission within the next five years – before April 2021?

Yes	✓
No	

Subject to completion of Section 106 and Grant of reserved matters approval. We are still awaiting confirmation of legal officer dealing with this for the Council

If 'No' please go to question 5.

Question 4

Has work already commenced on site?

Yes	
No	✓

If 'Yes' please go to question 6.

Question 5

What is the expected start date for this development?

Month	Year
February	2017

April

Subject to early completion of Section 106 and Grant of reserved matters within statutory time scales

Question 6

What is the expected completion date for this development?

Month	Year
June	2018

Aug

Subject to start up in 5



Five year land supply Evidence of deliverability

Site reference	4/634	
Site location	Land at Pudding Pie Lane East, Churchill	
Proposal	Erection of up to 141 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	15/P/1414/O	
Net dwelling capacity remaining	141	
Five year supply capacity expected	141	

Summary evidence

Committee resolution to grant consent subject to a legal agreement, which is progressing, drafted and largely agreed, subject to a few specific points of detail. Roger Willmot, Strategic Developments Manager advises that this is expected to be finalised imminently. No constraints to delivery within five years, site is expected to come forward in full by 2021.



Five year land supply Evidence of deliverability

Site reference	4/635	
Site location	Land at Venus Street, Congresbury	
Proposal	Erection of 14 dwellings	
Planning status	Resolution to grant full planning consent subject to a legal agreement	
Planning application reference	16/P/0147/F	
Net dwelling capacity remaining	14	
Five year supply capacity expected	14	

Summary evidence

Committee resolution to grant consent subject to a legal agreement.

Application was considered for call in by the Secretary of State, who has since confirmed that he will not be calling in the application and he is content that it should be determined by the LPA.

Legal services have since been instructed to complete and execute the S106 as per email exchanges below.

Developer questionnaire confirms that site is proposed to be completed in full by 2021. Extract below.

From: alex.bullock [mailto:alex.bullock@wyg.com]

Sent: Thursday, May 05, 2016 4:11 PM

To: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>; Emma Schofield <Emma.Schofield@n-somerset.gov.uk>; Clare Macourt <Clare.Macourt@n-somerset.gov.uk>

Cc: Simon Tannahill <simon.tannahill@strongvox.co.uk>; simon.coles <simon.coles@wyg.com>; Caroline Waller <Caroline.Waller@clarkewillmott.com>; Jade Lyus <Jade.Lyus@clarkewillmott.com>; Philip Brown <Philip.Brown@clarkewillmott.com>

Subject: FW: Secretary of State's decision - Land to the north of Venus Street (16/P/0147/F).

Importance: High

Dear Roger, Emma & Clare,

As you may well already be aware we have this afternoon received confirmation that the Article 31 Holding Direction concerning the Venus Street application (16/P/0147/F) has now been removed. As a result the decision making powers are now transferred back to North Somerset Council.

It is my understanding that the condition wording and the terms of the S.106 have been agreed. All that remains is for the S.106 to be executed and the decision notice to then be issued. I have this afternoon spoken to Strongvox's legal team who are going to pick this back up with your colleagues to try and finalise this at the earliest opportunity.

I hope that we can get everything completed within the next week all being well if not before.

Kind regards,

Alex Bullock MRTPI

Principal Planner

WYG

Hawkridge House, Chelston Business Park, Wellington, Somerset, TA21 8YA

Tel: +44 1823 215 185

Fax: +44 1823 666 631

Mob: +44 7920 213 116

www.wyg.com

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From: David Tate

Sent: Wednesday, May 18, 2016 11:43 AM

To: DMAppeals <DMAppeals@n-somerset.gov.uk>

Cc: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>

Subject: RE: Appeal 3138994. Land North of Venus street, Congresbury.

Hi Rob.

I am just waiting for the lawyers to confirm that the S106 has been signed, probably next week.

The Certificate is all ready to go.

Regards

David Tate (Monday to Thursday)

Principal Planning Officer

Development & Environment

North Somerset Council

Tel: 01934 888811 (public use) 01934 426207 (internal use)

E-Mail: David.Tate@n-somerset.gov.uk

Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

Web: www.n-somerset.gov.uk

Extract from developer questionnaire:

Question 3

Are you planning to develop this site as per the current planning permission within the next five years – before April 2021?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'No' please go to question 5.



Five year land supply Evidence of deliverability

Site reference	4/636	
Site location	Land off Cobthorn Way, Congresbury	
Proposal	Erection of up to 38 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	15/P/0519/O	
Net dwelling capacity remaining	38	
Five year supply capacity expected	38	

Summary evidence

Committee resolution to grant consent subject to a legal agreement.

Application was originally for 54 dwellings, however, during the course of the application this has been reduced to 38 to address some of the council's concerns.

Applicant's planning statement confirms intention to commence as soon as possible, and contended that it was likely that all 54 units would be complete within 5 years. Now that the scale has been reduced, it is certainly expected that all units will complete by 2021.

Extract of planning statement from Sunley Homes below.

Work on legal agreement and outstanding issues progressing, copy of email exchange between case officer and applicant in relation to this set out below.

3.0 RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history for the application site.

3.2 Part of the application site has previously been put forward for consideration in the Council's Strategic Housing Land Availability Assessment for 2013 - see plan below. The site reference is SH12186 and approximately 3.4ha was suggested as a potential development site to which the Council ascribed a nominal 30 dwelling capacity. In 2013 the site was considered suitable in principle but uncertain in availability and achievability terms. No reasons are given for the Council's assessment. The commentary in the SHLAA goes on to say that the likely timeframe for delivery is in the period 2019 - 2026 and in terms of constraints it is said that the site:

"is bounded on the southern edge by flood zone 3b- functional flood plain, but, as drawn above, the site itself falls outside this. Potential visual impact."

3.3 More recently a slightly different area of land that is part of the application site has been put forward for consideration in the Call for Sites consultation. The area is shown below and it was suggested that some 70 dwellings could be accommodated on the site together with open space. The development could be commenced (and probably completed) within five years.

From: Caroline Treadwell [<mailto:caroline.treadwell@sunley.co.uk>]

Sent: Thursday, June 02, 2016 9:45 AM

To: David Tate <David.Tate@n-somerset.gov.uk>

Cc: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>

Subject: Archaeology WSI - Land South of Cobthorn Way

Hello David

I just wanted to update you that our archaeologists have agreed the attached WSI with Dan and we will be starting the investigations next week. As previously mentioned we have invited YCCCART on a tour so we hope this will all run smoothly.

I am working on some of the wording for the S106 Heads of Terms as requested and I will get that over to you when I have it back from our solicitors. Tom Leimdorfer called me last week and we discussed the children's play equipment provision and we believe that a contribution towards the amenities at Millennium Green would be preferable locally as opposed to on site provision and so I will incorporate this in the wording.

Kind regards

Caroline

Caroline Treadwell

Land Manager

Sunley Estates Ltd

Unit 1 Town Mill

Bagshot Road

Chobham

Surrey

GU24 8BZ



Five year land supply Evidence of deliverability

Site reference	4/586	
Site location	Bleadon Quarry, Bleadon	
Proposal	Erection of 42 dwellings	
Planning status	Resolution to grant outline consent subject to a legal agreement	
Planning application reference	14/P/0687/O	
Net dwelling capacity remaining	42	
Five year supply capacity expected	42	

Summary evidence

Previously developed, locally supported redevelopment opportunity, proposed for allocation in the emerging Sites and Policies Plan. Planning committee resolution to grant consent subject to completion of a legal agreement, which is due to be finalised by mid June, as per email exchange set out below between the applicant, case officer and council's legal team.

Site expected to be delivered within immediate five year period.

From: Andrew Johnson [<mailto:Andrew.Johnson@marshalls.co.uk>]

Sent: Monday, May 23, 2016 9:19 AM

To: David Tate <David.Tate@n-somerset.gov.uk>; 'Chris Slater' <chris.slater@walkermorris.co.uk>

Cc: Gary Redfern <Gary.Redfern@marshalls.co.uk>; Ann Rich <Ann.Rich@n-somerset.gov.uk>; Roger Willmot <Roger.Willmot@n-somerset.gov.uk>

Subject: RE: 2015 11 25 at 857 FW: PLANNING APPLICATION NO. 14/P/0687/0 - BLEADON QUARRY

David,

Yes, that is correct.

Apologies for the delay in coming back to you, we are extremely busy at present.

The proposed extension deadline has obviously been and gone, perhaps we could agree to have this matter concluded by the middle of June instead?

Kind regards

Andy

Andrew Johnson BSc (Hons) MSc MRICS

Group Property Manager

Marshalls plc

Landscape House

Premier Way

Lowfields Business Park

Elland

West Yorkshire

HX5 9HT

T: 01422 314769 M: 07824 474975

Email: andrew.johnson@marshalls.co.uk

Web: www.marshalls.co.uk



From: David Tate [<mailto:David.Tate@n-somerset.gov.uk>]

Sent: 03 May 2016 13:57

To: 'Chris Slater' <chris.slater@walkermorris.co.uk>

Cc: Johnson Andrew <Andrew.Johnson@marshalls.co.uk>; Redfern Gary <Gary.Redfern@marshalls.co.uk>; Ann Rich <Ann.Rich@n-somerset.gov.uk>; Roger Willmot <Roger.Willmot@n-somerset.gov.uk>

Subject: RE: 2015 11 25 at 857 FW: PLANNING APPLICATION NO. 14/P/0687/0 - BLEADON QUARRY

Hi All.

I understand that we are nearing completion of the S106 and Ann is waiting for a signed agreement to arrive together with her legal fees.

Can you therefore please agree an 'extension of time' for this application process to be completed, say until Friday 20 May 2016

Regards

David Tate (Monday to Thursday)

Principal Planning Officer

Development & Environment

North Somerset Council

From: Ann Rich
Sent: Monday, April 25, 2016 11:39 AM
To: Roger Willmot <Roger.Willmot@n-somerset.gov.uk>; David Tate <David.Tate@n-somerset.gov.uk>
Subject: FW: 2016 04 01 at 1823 RE: BLEADON QUARRY S.106 AGREEMENT

Rog and Dave

For Information.

I'll let you know when I hear from Chris Slater with s.106 agreement for sealing by NSC and have received payment of our fees.

Ann

Ann Rich
Team Leader - Property & Contracts Team
Corporate Services
North Somerset Council

Tel: 01934 634934
E-Mail: Ann.Rich@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Ann Rich
Sent: Friday, April 01, 2016 6:23 PM
To: 'Chris Slater' <chris.slater@walkermorris.co.uk>
Cc: Andrew Johnson <Andrew.Johnson@marshalls.co.uk>; _del_07/03/2016David Tate <David.Tate@n-somerset.gov.uk>
Subject: 2016 04 01 at 1823 RE: BLEADON QUARRY S.106 AGREEMENT

Thank you for the up-date, Chris.

I look forward to receiving executed s.106 agreement together with cheque for the Council's legal fees.

Kind regards,

Ann

Ann Rich
Team Leader - Property & Contracts Team
Corporate Services
North Somerset Council

Tel: 01934 634934
E-Mail: Ann.Rich@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

From: Chris Slater [<mailto:chris.slater@walkermorris.co.uk>]
Sent: Friday, April 01, 2016 11:13 AM
To: Ann Rich <Ann.Rich@n-somerset.gov.uk>
Cc: Andrew Johnson <Andrew.Johnson@marshalls.co.uk>; _del_07/03/2016David Tate <David.Tate@n-somerset.gov.uk>
Subject: RE: BLEADON QUARRY S.106 AGREEMENT

Morning Ann,

Apologies for the delay in getting back to you on this.

I can confirm that the engrossment of the s106 agreement is currently with my client for signing and that I should soon be in a position to send the signed documents, together with payment of the Council's legal fees, to you.

Kind regards,

Chris

Chris Slater
Partner

Walker Morris LLP



Five year land supply Evidence of deliverability

Site reference	4/525	
Site location	The Farm, 117 High Street, Portishead	
Proposal	Residential development of 20 dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	20	
Five year supply capacity expected	20	

Summary evidence

No evidence that site cannot come forward within next five years.

Spoke to landowner (Mr Mark Williams) following receipt of developer questionnaire, to discuss potential scheme and deliverability.

Mr Williams confirmed intent to deliver scheme within five years, pre-application meeting to be held prior to submission of a planning application, with Development Management team, landowner and Conservation and Heritage officer, to address Listed Building constraints. Completions expected by 2021.



Five year land supply Evidence of deliverability

Site reference	4/520	
Site location	Bridge Farm, Bristol Road, Weston-super-Mare	
Proposal	Erection of 73 dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	73	
Five year supply capacity expected	73	

Summary evidence

Previous allocation from North Somerset Replacement Local Plan for 50 units. Following detailed assessment for the Housing and Economic Land Availability Assessment the adjoining land is also proposed to be included within the allocation and the capacity has been increased to 73 units to reflect this.

Site expected to come forward within 5 years. Lawrence Eyles of Hoddell Associates advises that following positive pre-application advice, landowner has marketed the site and is looking to sell to a developer imminently.

Adjacent site already under construction by Persimmon Homes.



Five year land supply Evidence of deliverability

Site reference	4/443	
Site location	Orchard House, Ebdon Road, Weston-super-Mare	
Proposal	Erection of 12 new dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	11	
Five year supply capacity expected	11	

Summary evidence

Allocated site proposed to be carried forward from Replacement Local Plan, still considered suitable for residential development following detailed assessment as part of the Housing and Economic Land Availability Assessment.

No constraints to prevent delivery in the short term, landowner Mr A Allen currently negotiating purchase of adjoining land to secure access to site.

Completions expected within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/261	
Site location	Summer Lane, Weston-super-Mare	
Proposal	Erection of 80 dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	80	
Five year supply capacity expected	80	

Summary evidence

Planning application 10/P/1339/F close to resolution, to grant consent for 80 dwellings.
Persimmon Homes are already on site undertaking groundworks and preparatory works, and as such site is to be treated as under construction for the purposes of delivery.
Completions expected within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/362a	
Site location	Westacres Caravan Park, West Wick, Weston-super-Mare	
Proposal	Erection of 100 dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	100	
Five year supply capacity expected	100	

Summary evidence

Site previously allocated in the North Somerset Replacement Local Plan and re-assessed as part of the HELAA and Site Allocations Plan assessments. Site still considered suitable for development and potential short term supply, and as such allocation rolled forward. Telephone conversation between Graham Quick (Local Plans Team Leader) and Lawrence Eyles (Hoddell Associates, Agent) on 07/06/16 advises that previous landowner has passed away and probate for estate has now commenced. Development expected within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/342	
Site location	Land to the east and west of Wemberham Lane, Yatton	
Proposal	Erection of 24 new dwellings	
Planning status	Allocated site	
Planning application reference	-	
Net dwelling capacity remaining	24	
Five year supply capacity expected	24	

Summary evidence

2015 developer questionnaire response from Crest Nicholson advises of intent to deliver within 5 years; awaiting response to 2016 questionnaire.

No evidence to suggest that site cannot be delivered in the short term, completions therefore anticipated within five years.



Five year land supply Evidence of deliverability

Site reference	4/558 and 4/568	
Site location	Weston Villages	
Proposal	Major mixed use strategic development, including 6,500 dwellings	
Planning status	Allocated site, largely consented	
Planning application reference	Various	
Net dwelling capacity remaining	6,128	
Five year supply capacity expected	3,061	

Summary evidence

Strategic mixed use development allocated by the Core Strategy anticipated to deliver a total of 6,500 dwellings based on current consents and residual land. Construction commenced in 2010, first completions 2011, building work continuing apace in line with agreed trajectory. Given the scale of this site and the different landownerships, a Joint Delivery Review Board meets quarterly, with representatives from the Council, Persimmon Homes, St Modwen and Mead Realisations attending. Monitoring updates and managed trajectories are regularly agreed by the board, latest available information agreed at the April 2016 meeting, full details below.

Weston Villages Joint Delivery Review Board

Interim monitoring paper – April 2016



Housing

Site visits have been undertaken to record dwelling completions for the monitoring period 2015/16. Headline findings were as follows:

- Locking Parklands – 10 remaining dwellings from phase 2 now recorded as completed, bringing the total developed to 250 units (phases 1 and 2). Work on site has now resumed and phase 3 is underway.
- Haywood Village – sub area 1 complete, and sub area 2 considerably under construction, with first 50 units of this phase recorded as complete. 317 units in total recorded complete to date.

A full updated development trajectory (copy attached) has been prepared to take account of the completion figures, current capacities and anticipated delivery rates.

Jobs

Site visits ongoing, to be followed up by direct communication with occupiers to confirm current job numbers. Current known employment developments across the Weston Villages sites are:

- Locking Parklands offices (currently vacant)
- The Hive
- The Landing Light Public House
- Travelodge
- Safelab Systems Ltd and additional light industrial units at Weston Airfield
- North Somerset Enterprise Technical College (under construction)

In addition to these 'on-site' developments, job credits will also be applied as per the agreed methodology, and apprenticeships and construction jobs taken into consideration. These will be reported to the board at the next meeting.

Infrastructure

- Weston Package and J21 outbound works phase 1: complete. Bidding for match-funding for phase 2a (northbound merge) and Queensway improvements.
- West Wick roundabout improvements starting imminently.
- Strategic Flood Solution: Superpond South complete. Final works on River Banwell scheme delayed due to weather but due to recommence shortly for completion before summer.
- Cross Airfield Link: completion expected later in 2016.
- North South Link: delay due to resolving design but construction expected to start later this year.
- NSETC and Haywood Village Primary School and shared-use community facilities: nearing completion for opening Sept 2016.
- Cycle & footpath improvements delivered along A371.
- Campus improvements delivered; Locking Parklands chapel restoration starting imminently.

Weston Villages development trajectory - April 2016

RLS Ref	Planning application	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	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 future phases	St Modwen/HCA	Outline consent	1,032	0	0	0	0	0	0	60	125	125	125	125	125	125	125	97	1,032
4/558c(i)	15/P/1777/RM	Locking Parklands Phase 3	St Modwen/HCA	Full consent	168	0	0	0	0	0	34	60	60	14	-	-	-	-	-	-	168
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	0	50	125	125	125	125	125	125	125	125	100	1,150
4/558e	-	Locking Parklands NSC	North Somerset	No current consent	750	0	0	0	0	0	0	100	100	100	100	100	100	100	50	-	750
4/558f	-	Locking Parklands Residual	St Modwen/HCA	No current consent	600	0	0	0	0	0	0	50	100	100	100	100	100	50	-	-	600
PARKLANDS VILLAGE TOTAL					3,950	23	45	97	75	10	84	395	510	464	450	450	450	400	300	197	3,950
Parklands Village cumulative					-	23	68	165	240	250	334	729	1,239	1,703	2,153	2,603	3,053	3,453	3,753	3,950	
4/568a	10/P/0756/OT2	Winterstoke Village Phase 1	Persimmon	Outline consent	242	0	0	0	0	0	0	0	100	100	42	-	-	-	-	-	242
4/568a(i)	13/P/0834/RM	Haywood Village, sub area 1	Persimmon	Full consent	269	0	0	0	132	135	2	-	-	-	-	-	-	-	-	-	269
4/568a(ii)	14/P/2723/RM	Haywood Village, sub area 2	Persimmon	Full consent	251	0	0	0	0	50	125	76	-	-	-	-	-	-	-	-	251
4/568a(iii)	15/P/2437/RM	Haywood Village, sub area 3	Persimmon	Full consent	95	0	0	0	0	0	50	45	-	-	-	-	-	-	-	-	95
4/568a(iv)	15/P/2570/RM	Haywood Village, local centre area	Persimmon	Full consent	43	0	0	0	0	0	43	-	-	-	-	-	-	-	-	-	43
4/568b	12/P/1510/OT2	Winterstoke Remainder	Persimmon	Outline consent approved subject to S106	1,650	0	0	0	0	0	0	100	125	150	200	225	225	225	200	200	1,650
WINTERSTOKE VILLAGE TOTAL					2,550	0	0	0	132	185	220	221	225	250	242	225	225	225	200	200	2,550
Winterstoke Village cumulative					-	0	0	0	132	317	537	758	983	1,233	1,475	1,700	1,925	2,150	2,350	2,550	
WESTON VILLAGES TOTAL					6,500	23	45	97	207	195	304	616	735	714	692	675	675	625	500	397	6,500
WESTON VILLAGES CUMULATIVE					-	23	68	165	372	567	871	1,487	2,222	2,936	3,628	4,303	4,978	5,603	6,103	6,500	

J21 Enterprise Area: Joint Delivery and Review Board

Wednesday 27 April 2016

Town Hall, Rickford Room 2-4pm

Attending: Paul Davis (Persimmon); Paul Drake (Mead); Ian Guy (St. Modwen); David Carter (NSC); Stephen Bashford (NSC); Jenny Ford (NSC); Alastair Shankland (NSC); Natalie Richards (NSC).

Apologies: Martin O'Neill (NSC)

MINUTES

1. Welcome & introductions

David Carter introduced himself as the new Director of Development & Environment replacing David Turner.

2. General updates & issues

PDa reported good progress at the Airfield but that they struggled with delays on planning applications. DC asked for any good practice from elsewhere and for any evidence else that could help NSC in putting a case to government for additional resourcing.

3. Economic ambitions for J21 EA and the role of the JDRB

SB gave a presentation on the strategy and issues for the J21 EA (attached) and asked the group for comments on the approach and role of the JDRB. Discussion points included:

- The role of the group in monitoring and recording progress and felt that job monitoring could be sharpened up so that any future shortfalls could be tackled early on. **Agreed that future meetings should include job pipeline forecast for review (NR to action).**
- Connections to indigenous businesses. This was possibly part of the marketing group's role, but the focus on inward investment should not be lost. Any intelligence gathered from e.g. businesses at The Hive should be shared with the group.
- The lack of a clear identity for the J21 EA remained a barrier to progress and possibly the approach to date had been too all-inclusive of all proposals. A greater sectoral focus could be of benefit. **Agreed: that future meetings of the group should include a presentation on the Food & Drink Centre proposals and**

information on the financial services sector (SB/AS). Any information on why businesses were rejecting J21 EA as a location would also be helpful – **AS to report to future meetings.**

- Location was critical to gaining investment – some sites were more attractive than others. It was emphasised that NSC would welcome and encourage a collaborative approach to delivery across the sites, particularly at Parklands; as a minimum an understanding of the respective phasing of proposals was required. **Agreed that the group should explore what could be done to develop this option (NSC/all).**
- The scope for large-scale public sector intervention; SB confirmed NSC was considering what interventions it could take.

3. Weston Villages monitoring report and site updates

NR presented the report. The trajectories were agreed, subject to an amendment to Locking Parklands phase 3(i) to reflect a slower delivery rate over the next three years (see below).

Credits for off-site jobs and other aspects of the wider monitoring would be brought to the next meeting as part of the Annual Monitoring Report (AMR).

Actions:

- **NR to re-issue the report with correction to Locking Parklands numbers.**
- **NR to bring AMR to next meeting.**

Developers provided updates on their individual sites:

Locking Parklands

Work had started but only 34 units were estimated to be delivered in 2016/17 with around 60 per year for the subsequent two years. After that delivery would accelerate as it was likely a second outlet would come forward on site.

Haywood Village (Weston Airfield)

PDa reported that Persimmon were currently operating three outlets each selling around 50 – 60 units per week and that a fourth outlet might open up in due course, subject to demand.

All demolition of hangers was complete other than the Combat Gym building.

In terms of infrastructure:

- Work had started on the final section of the Cross Airfield Link (CAL) up to but not including the roundabout at Winterstoke Road. This would be on hold due to (i) the NSC embargo on works on this road during the peak summer period; and (ii) the need to re-design the roundabout to accommodate the nearby Lidl development; there was a meeting next week – PDa would alert NSC if support was needed to help resolve issues.
- Haywood Village primary school (including community facilities) and the NSETC would both be completed during the summer for opening in September.
- The first play park is complete and adopted and a second is nearing completion.

Mead

Hoping to start work on site in around six months' time.

Infrastructure – health practice

Further to the infrastructure comments above and in the report, JF noted that NHS England and the North Somerset Clinical Commissioning Group (CCG) had started work on their business plan for the health practice for delivery around 2020.

4. Date of next meeting

2 – 4pm, Wednesday 27th July 2016, Town Hall, Weston-super-Mare

As this is the holiday period attendees are asked to check in advance that they are able to confirm.



Five year land supply Evidence of deliverability

Site reference	4/605	
Site location	Millcross, Clevedon	
Proposal	Redevelopment comprising 70 residential units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	70	

Summary evidence

Previously developed site, former supermarket (now demolished), and previously safeguarded as a site for a potential new hospital. Healthcare facility no longer needed/financially viable, and improvements are being made to the existing hospital instead. Site now available, considered suitable for residential development and proposed to be allocated in the Site Allocations Plan. Interest from Alliance Homes in delivering a sheltered housing scheme. No constraints to delivery, site expected to come forward within five years.



Five year land supply Evidence of deliverability

Site reference	4/637	
Site location	Land north of Churchill Avenue, Clevedon	
Proposal	Erection of 44 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	44	
Five year supply capacity expected	44	

Summary evidence

Council owned land, subject to an Executive Committee resolution on 2 February 2016 to bring forward for residential development subject to the necessary consents being secured.

Site is proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016).

Formal pre-application submitted 16 February 2016.

Site expected to be delivered within 5 years.

Martin O'Neill (Council's Property and Asset Manager) advises of an anticipated development start date of 2018.



Five year land supply Evidence of deliverability

Site reference	4/613	
Site location	Nailsea Police Station, Stockway South, Nailsea	
Proposal	Redevelopment to provide residential units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	40	
Five year supply capacity expected	40	

Summary evidence

Site proposed to be allocated in the Site Allocations Plan Consultation Draft (March 2016).

Planning application 15/P/2851/F from McCarthy and Stone for 40 sheltered accommodation units currently under consideration.

The applicants are clear in their planning statement that the development is intended to contribute to the council's 5 year supply, extract below.

Case officer Lee Bowering provided an update 02/06/16 – meeting with agents and local ward councillor on Tuesday 7 June with a view to progressing towards a decision.

Developer questionnaire returned by Steven Major on 07/06/16, confirming that building will become vacant in March 2017 and they will then take vacant possession and begin development, with an anticipated completion date of May 2018, as per extract below.

Summary

- At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development
- The three dimensions to sustainable development are economic, social and environmental.
- The proposed development is the epitome of sustainable development meeting the three areas in the following ways:
 - Economic – residents increase spend in local shops and services, long and short term employment
 - Social – Provides a form of housing that meets current and future housing needs. Supports health, social and cultural well-being
 - Environmental – Makes effective and efficient use of this prominent, vacant brownfield site
- NPPF objective to boost significantly supply of housing
- Housing applications (such as the Retirement Living element proposed here) should be determined in the context of the presumption in favour of sustainable development
- Local Planning Authorities housing policies will not be considered up to date unless they can demonstrate a five year supply of deliverable housing sites
- Local Planning Authorities should plan for a mix of housing based on current and future demographic trends including housing for older persons
- The proposed development meets the housing objectives of the NPPF in the following ways:
 - Contributes to the Local Planning Authorities 5 year supply of deliverable sites
 - Makes efficient and effective use of land as a finite resource
 - Provides a specialised form of housing that there is an identified national and local need for
 - Makes provision towards the delivery of affordable housing
 - Stimulates the housing market by recycling underused properties so they can better meet a community's housing needs.

Question 5

What is the expected start date for this development?

Month	Year
MARCH	2017

Question 6

What is the expected completion date for this development?

Month	Year
MAY	2018



Five year land supply Evidence of deliverability

Site reference	4/597	
Site location	Land at West End, Nailsea	
Proposal	Erection of 20 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	20	
Five year supply capacity expected	20	

Summary evidence

Site proposed by landowner Mr Peacock as part of the HELAA Call for Sites, and evidence of deliverability provided with submission. Site has subsequently been assessed, both through the HELAA and Site Allocations Plan process, and is considered suitable for allocation and deliverable within five years.



Five year land supply Evidence of deliverability

Site reference	4/639	
Site location	Land at Engine Lane, Nailsea	
Proposal	Erection of 180 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	180	
Five year supply capacity expected	180	

Summary evidence

Site proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016).

Site initially promoted by Nailsea Town Council, in conjunction with NLP acting on behalf of Barratt Homes, who the Town Council are proposing to sell the site to, as confirmed in their developer questionnaire response, see extract below.

An initial informal pre-application meeting was held between the council and NLP on 17 March 2016. A file note was subsequently prepared by NLP, an extract of which is set out below, setting out how their proposals are capable of delivering housing within the short term.

Extract from Nailsea Town Council response to developer questionnaire:

TOWN COUNCIL IS CURRENTLY NEGOTIATING A POTENTIAL SALE WITH BARRATT HOMES. IF THIS PROCEEDS, BARRATTS WILL SUBMIT A PLANNING APPLICATION.

IF NEGOTIATIONS PROCEED, DEVELOPMENT SHOULD BE WITHIN THE NEXT FIVE YEARS.

THERE ARE NO KNOWN PHYSICAL CONSTRAINTS. THE MAJOR 'CONSTRAINT' IS THE TOWN COUNCIL'S REQUIREMENT FOR A CERTAIN TYPE OF HOUSING MIX.

Question 10.

5.0 **Proposed Development**

5.1 The proposals are capable of delivering housing in the short term as the site layout and infrastructure is designed in a manner which could readily accommodate the new underground power cables as part of the Hinckley Point C Connection Project without prejudicing the planned works.

5.2 The proposed development seeks to deliver:

- 1 Development of up to 195 residential dwellings (there is a discrepancy with the emerging Plan), including affordable homes;
- 2 Vehicular accesses off Engine Lane;
- 3 Like for like replacement playing/training pitches;
- 4 Enhancements to access and parking facilities at the Club;
- 5 Informal recreational open space;
- 6 Formal Children's play space ;
- 7 Landscaping and sustainable urban drainage;
- 8 Vehicular access, pedestrian and cycle access and related infrastructure;
- 9 Incorporation of existing Public Rights of Way and Bridleway;

5.3 A new parkland area is also proposed as a central focus of the residential area, which would be accessible to the wider community featuring surfaced pathways connecting green corridors along water features and in to the open countryside beyond.

5.4 Enclosed is an illustrative masterplan which has been developed as a result of a town council design workshop carried out in late 25 November 2015.



Five year land supply Evidence of deliverability

Site reference	4/595	
Site location	Land at Trendlewood Way, Nailsea	
Proposal	Erection of 30 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	30	
Five year supply capacity expected	30	

Summary evidence

Site originally proposed as a mixed use site in the Sites and Policies Plan Consultation Draft February 2013, for 14 dwellings and other uses. Meeting held between the agents (Hoddell Associates) and Graham Quick (Local Plans Team Leader) on 29 October 2015) to progress site, as a solely residential scheme. Email follow up from this meeting confirms the intentions (extract below).

Formal pre-application then submitted by applicant 30/11/16. Report on this was completed by case officer Emma Schofield on 12/01/16, confirming residential use in principle.

Site now proposed to be allocated for a residential development with an indicative capacity of 30 dwellings.

Telephone conversation with Lawrence Eyles from Hoddells 07/06/16 confirms that they have been instructed by their client to submit a full planning application. This is being prepared, and ecological surveys have commenced.

Completions expected within 5 years.

Martin

Thanks for this

Spoke to Ian Morrell (Nailsea Tc) yesterday and he confirmed that the Town Council would not be expecting the site to provide a community use and /or allotments .

Therefore unless I am directed otherwise we will be promoting the site for predominantly residential use

Do not hesitate to keep in touch on progress regarding Part 2 of the Sites and Policies Plan

Graham Quick

Local Planning Team Leader

Development & Environment

North Somerset Council

Tel: 01934 426177

E-Mail: Graham.Quick@n-somerset.gov.uk

Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

Web: www.n-somerset.gov.uk

From: Martin Quinton [<mailto:martin.quinton@hoddellassociates.co.uk>]

Sent: Friday, October 30, 2015 3:15 PM

To: Graham Quick <Graham.Quick@n-somerset.gov.uk>

Subject: LAND AT TRENDLEWOOD WAY, NAILSEA

Dear Graham

Thank you for meeting yesterday with Lawrence and me and affording us the opportunity to discuss the potential of this site with you. I thought it might be useful if I dropped you a brief note of the views expressed to you.

The site is known to you and was the subject of various proposals contained in the consultation draft Sites and Policies Plan DPD February 2013 (SPP). These included Policy DM34 (Housing Allocations), Policy DM51 (Allocated mixed use sites), Policy DM72 (Location of sporting, cultural and community facilities) and site specific Policy NA3 (Trendlewood Way, Nailsea). This last policy then proposed a new allocation of a mixed use scheme comprising 14no retirement dwellings, 0.5ha for allotments and 0.2ha for church use and associated parking.

We are of course well aware of the subsequent issues surrounding the re-examination of Core Strategy Policy CS13 and the implications of the Secretary of State's letter to the Council dated 18 September 2015. You advised that the officers report to the Council's Executive Committee on 20 October 2015 regarding this issue was duly endorsed by members, which in turn will lead to the publication of the SSP Part 2 document early next year in consultation draft form; the key import being to identify and allocate additional housing sites to both meet the increased overall housing requirement and also to address an apparent short term shortfall in the 5 year housing supply requirement.

With this in mind, our purpose in meeting with you was to draw to your attention the full potential of this to provide a residential site in a highly sustainable location and capable of early development. Our initial assessment of the site indicates that it is capable of providing at least 32 dwellings, excluding the area of woodland, with a mixture of dwelling types considered broadly consistent with the emerging proposals set out in Policy DM 35 of Part 1 of the emerging SSP.

Furthermore we have recently had informal discussions with representatives of Nailsea Town Council to discuss our initial assessment and as a result believe, in the present circumstances described above, that on balance they would be supportive of same if duly presented to them.

As explained it is our intention to so promote this site both by participating in the anticipated SSP Part 2 consultation early next year and by way of the submission of a request to the Council for pre-application advice. It goes without saying that we would urge you to consider the inclusion of this site as a housing site for at least 32 dwellings within the proposals published for the Part 2 consultation exercise.

Please let us know if there is any further information or clarification required that would assist your deliberations.

Regards

Martin Quinton

Hoddell Associates



Five year land supply Evidence of deliverability

Site reference	4/640	
Site location	Land south of The Uplands, Nailsea	
Proposal	Erection of 100 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	100	
Five year supply capacity expected	60	

Summary evidence

Council owned land, subject to an Executive Committee resolution on 2 February 2016 to bring forward for residential development subject to the necessary consents being secured.

Site is proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016) for 100 dwellings.

Formal pre-application submitted 16 February 2016, along with details of a restrictive covenant on part of the site, which has the consequence of reducing overall capacity to 60 units (as confirmed by Stuart Bates, from the council's Property and Asset Management Team).

Site expected to be delivered within 5 years.

Council's Property and Asset Manager Martin O'Neill advises that current anticipated start date is 2019, completions expected over following two years.



Five year land supply Evidence of deliverability

Site reference	4/641	
Site location	Land at Station Road, Nailsea	
Proposal	Erection of 15 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	15	
Five year supply capacity expected	15	

Summary evidence

Part of the site was previously an amenity area in the North Somerset Replacement Local Plan 2007. This designation is not being carried forward, and it has been decided following assessment that the site does not warrant Local Green Space status.

The Housing and Economic Land Availability Assessment 2014 identified the site as potential for residential, and deliverable within five years as per previous planning applications submitted on the site.

Site now proposed to be allocated for residential use in the Site Allocations Plan Consultation Draft (March 2016).

Agent is Kit Stokes of Aspect360. Telephone conversation 06/06/16 confirms that Rollo builders, who are local to Nailsea, own the site.

Surveys are currently being undertaken and planning application being prepared for submission within next 6 months.

Completions expected within five years.



Five year land supply Evidence of deliverability

Site reference	4/596	
Site location	Land at North West Nailsea	
Proposal	Erection of 450 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	450	
Five year supply capacity expected	100	

Summary evidence

Site originally proposed for development in the Sites and Policies Plan Consultation Draft (February 2013), and re-assessed and carried forward to the Site Allocations Plan Consultation Draft (March 2016).

Site in multiple ownership, with a council landholding forming part of the area.

Pre-application meeting between parties and development partner Linden Homes held in October 2014 with a view to progressing the site, extract of file note from meeting below.

Given the scale of the site, delivery is expected to be phased, with the first 100 units currently anticipated within five years.

Note of Meeting

North West Nailsea

Date of Meeting - Tuesday 22 Oct 2014 Town Hall Weston-super-Mare

Attendees; Lawrence Eyles (Hoddell Associates), Gaynor Parkinson (Linden Homes), Graham Quick, Martin O'Neill, Neil Underhay & Joy Milsom (NSC)

Purpose: To discuss the main constraints on the site and to understand when the site is likely to come forward for development

Land ownership

Linden Homes is now acting for one of the major landowners and will be contacting the other owners shortly in order that a comprehensive master plan can be brought forward for the whole site. Martin O'Neil confirmed that North Somerset Council, as landowner for part of the site, would be willing to undertake further discussions with Linden Homes concerning land in the Council's ownership.

Timing of the proposal

Gaynor Parkinson confirmed that Linden Homes would be progressing with the proposal as quickly as possible, and will complete and return the Developer Questionnaire required assessing the site in terms of the Council's five year land supply.

Planning Framework

Joy Milsom explained the current position regarding the Core Strategy and that the site was allocated for mixed use development in the Draft Sites and Policies Plan but that this part of the plan was being delayed due to the Core Strategy re-examination. Lawrence Eyles stated that they would continue to promote the site throughout the plan making process.



Five year land supply Evidence of deliverability

Site reference	4/642	
Site location	South West of Severn Paper Mill site, Portishead	
Proposal	Erection of 70 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	70	

Summary evidence

Site previously allocated for employment use, following re-assessment as part of the Site Allocations Plan Consultation Draft (March 2016) the site is now considered as suitable for residential use and proposed to be allocated on this basis.

Response to Site Allocations Plan consultation dated 28/04/2016 from Alder King on behalf of Taylor Wimpey (landowner) supports proposed allocation.

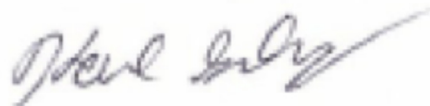
Housing on adjacent land already under construction by Taylor Wimpey, who are now consulting on proposals and preparing a planning application (see extract of consultation response below).

Site expected to come forward in the short term, and complete within 5 years.

For all the above reasons, the site is in a sustainable and appropriate location for residential development, and the draft residential allocation should be carried through to adoption.

As you may be aware, Taylor Wimpey recently consulted on its residential proposals for the site. The proposal is being further developed and a full application will be submitted to North Somerset Council in the short term.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Karl Scholz', with a stylized flourish at the end.

KARL SCHOLZ
Principal Planner

e-mail kscholz@alderking.com
direct dial 0117 317 1114

enc Site Location Plan



Five year land supply Evidence of deliverability

Site reference	4/644	
Site location	Land south of Downside, Portishead	
Proposal	Erection of 23 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	23	
Five year supply capacity expected	23	

Summary evidence

Council owned land, subject to an Executive Committee resolution on 2 February 2016 to bring forward for residential development subject to the necessary consents being secured.

Site is proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016) for 23 units, as per HELAA estimate, which deemed the site as identified potential.

Formal pre-application submitted 16 February 2016.

Site considered deliverable within 5 years, Council's property and asset manager Martin O'Neill advises of an anticipated development start date of 2018, with no constraints identified.



Five year land supply Evidence of deliverability

Site reference	4/591	
Site location	Land to the west of Winterstoke Road, Weston-super-Mare	
Proposal	Erection of 70 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	70	

Summary evidence

Site promoted by Persimmon Homes for residential use. Now proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016).

Initial pre-application meetings have been held.

Site expected to come forward within five years.



Five year land supply Evidence of deliverability

Site reference	4/592	
Site location	Land to the rear of Locking Road, Weston-super-Mare	
Proposal	Erection of 24 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	24	
Five year supply capacity expected	24	

Summary evidence

Site originally proposed for residential use in the Sites and Policies Plan Consultation Draft (February 2013), and rolled forward to the Site Allocations Plan Consultation Draft (March 2016) with a higher capacity of 24 dwellings, as per landowner and agent's information (comment below).

Housing and Economic Land Availability Assessment 2014 considered site suitable and confirmed expected delivery timeframe within 5 years.

Document Section Sites and Policies Plan Consultation Draft Delivering Strong and Inclusive Communities DM34

Comment ID 8141249//1

Respondent Mr and Mrs Ellis [\[List all comments by this respondent\]](#)

Agent Pegasus Group (H Bryant)

Response Date 19 Apr 2013

Current Status Accepted

Comment Representations to the North Somerset Consultation Draft Sites and Policies.

Land to the rear of 112-134, Locking Road, Weston-super-Mare

On behalf of Mr and Mrs Ellis, the owners of land to the rear of 112-134 Locking Road, Weston-super-Mare, Pegasus Planning Group are instructed to submit representations to the North Somerset Consultation draft Sites and Policies document. Land to the rear of 112-134 Locking Road is allocated by Policy DM34 of the draft Sites and Policies document for residential development. The landowners of the site are in support of this allocation which reflects pre-application discussions held with North Somerset Officers during January 2012. The site is located within the settlement boundary of Weston-super-Mare and is located within walking and cycling distance of local facilities and priority employment sites. It is therefore a highly sustainable location for residential development. The site currently has permission for Class B1 and retail use; however, the viability of the site for such uses is now limited by the proximity of neighbouring residential uses and the physical constraints associated with the site. The site is accessed off a private drive and therefore lacks the prominence that is sought by many businesses; furthermore, the proximity of the site to adjacent residential uses limits the size and number of advertising boards that can be erected. In addition, access and egress into the site for HGV's is difficult and operating hours and noise associated with many class B1 businesses would be inappropriate for this largely residential area. The site has been marketed by a number of commercial agents over several years; however, no offers have been forthcoming due to the constraints mentioned above and the lack of market demand in this area for industrial premises. Sites which will deliver much more modern and purpose built employment units are identified by the North Somerset Core Strategy within close proximity of the site e.g. Junction 21 Enterprise Area. The loss of this site for employment will not therefore materially affect the range or quality of employment premises available in Weston. A planning application for the site is being prepared; therefore the site can realistically deliver units within the next 5 years and contribute towards the Council's five year housing land supply. The site is capable of delivering modern and aspirational residential units that will attract young professionals (in-keeping with the Council's objectives for Weston). Policy DM34 currently allocates the site for 10 dwellings; however, as demonstrated by plans submitted as part of the pre-application process, this site (measuring 0.33 ha) can comfortably accommodate 24 dwellings. Given the high sustainability credentials of this brownfield site, as required by the NPPF and Policy DM36 of the Sites and Policies Plan, it is important to optimise its potential. Ten dwellings would equate to a density of only 30dph. The Core Strategy aims to achieve a target density across North Somerset of 40 dwellings per hectare, although accepts this may be higher at highly accessible locations. Within this area of Weston, including sites adjacent to land to the rear of Locking Road, densities of over 90dph have been accepted by recent planning permissions on brownfield sites. This is reflective of the areas high level of accessibility to the town centre and the need to optimise brownfield sites (in turn minimising the need for further Greenfield sites). It is therefore requested that the allocation by Policy DM34 of land to the rear of 112- 134 Locking Road be adjusted to better reflect the location and size of the site by increasing the number of dwellings from 10 to 24.



Five year land supply Evidence of deliverability

Site reference	4/645	
Site location	Station Approach, Weston-super-Mare	
Proposal	Erection of 300 dwellings as part of a mixed use scheme	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	300	
Five year supply capacity expected	200	

Summary evidence

Site covers a number of previously proposed and allocated individual sites.

LDA have been commissioned by the council to prepare a masterplan for this area, work is underway and should be completed by July.

Key sites within the area have been acquired by the HCA who are working with the council to bring forward sites as soon as possible.

Advised by Rachel Lewis (Regeneration Manager) that delivery plan is to bring forward sites as soon as securing necessary consents, 200 of the 300 units overall are expected within the immediate five year period.

See press release below for further details of HCA involvement.

Key town centre development sites announced

29 Mar 2016, 3:11 pm

The regeneration of Weston town centre has taken a great step forward in the past few weeks with new sites now having been unlocked for development. The council has been working closely with the Homes and Communities Agency (HCA) to help bring forward several sites as part of the Weston Town Centre Regeneration Programme.

The council has now completed its purchase of the police station and former magistrates court which will be developed as contemporary apartments, setting a new quality benchmark for the town. In addition, the HCA have also now acquired a number of significant sites in Weston town centre, including the final phase of Dolphin Square together with the site of the former Sands night club and the Oxford Corner café. This will now allow comprehensive redevelopment of a large area right in the town centre, complementing McLaren Life's restaurant and leisure development at Dolphin Square.

The HCA has also acquired both the vacant land at Sunnyside Road and Locking Road Car Park for another scheme which will provide a further development opportunity, complementing the council's plans for an improved entrance to the town centre.

In addition, just outside the town centre, the HCA is working with the council to bring forward a large housing and employment led development at Weston Links.

As a designated Housing Zone Weston-super-Mare is a priority for HCA funding and the recent acquisitions represent over £20m of HCA investment in Weston town centre. This significant investment and the opportunities presented by numerous key sites now being simultaneously unlocked for development by key partner organisations working together offers an unprecedented opportunity to drive regeneration forward on a large scale.

Providing new good quality housing in the town centre is key to achieving the ambition of the programme to create a vibrant and diverse town centre with a thriving economy. New homes which will be delivered across all these sites will bring new spending power into the town centre and boost the demand for shops and services all year round. Detailed proposals for individual sites have yet to be determined and the council will continue to work with and support the HCA in taking these forward as part of the wider programme of work to improve the town centre.

Sites unlocked for town centre investment

Sites across Weston-super-Mare have been earmarked for development in a move that marks a major step forward for attracting investment and the regeneration of the town centre. Sites to be developed include Weston police station and former magistrates court, which have been bought by North Somerset Council, Locking Road car park, the 'Avoncrest' site of the old tip opposite Asda, and others which will also be brought forward with planned investment by the Homes and Communities Agency.

Earlier this year the Government announced that Weston town centre was one of 20 locations outside London to be designated as a Housing Zone, meaning it is a priority area for funding. In only February this year the council's corporate plan was signed off, with economic growth and thriving town centres as key ambitions within it. Already significant progress is being made on delivering these ambitions through a number of development sites moving forward.

Attracting more people to live in the town, is a central part of the council's approach to injecting new life into the town and North Somerset Council has been working closely with the HCA to bring forward these sites. Weston will benefit from investment in new and better quality homes, including starter homes, unlocking the town centre's potential for economic growth by boosting jobs and demand for shops whilst supporting leisure and cultural attractions – transforming the town.

Leader of the Council, Cllr Nigel Ashton, said: “With the designation of Weston as a Housing Zone we have already been working closely with the HCA, who share our bold ambitions to create a more vibrant and diverse town centre. The number of town centre sites now being released for development demonstrates confidence in the town to deliver a regeneration programme with high quality housing at its heart.

“The police station and former magistrates court site gives the council a unique opportunity to deliver high quality homes right in the town centre which will act as a catalyst for further investment and development.

“This is great news for people interested in moving to Weston, as well as for local people wanting to buy their own home.”

David Warburton, Head of Area for the HCA added: “One of the Government's key priorities is to release brownfield land for housing development. The police station and magistrates court sites in Weston-super-Mare present a fantastic opportunity to regenerate and revitalise the town centre, and provide much needed, high quality homes.

“We're very pleased to have been able to support the council to acquire this land, which will help to kick-start the town's regeneration project. And we look forward to bringing forward even more sites for housing development in the near future.”

The scale of investment in new town centre housing adds further momentum to the ambitious programme of regeneration which is already well under way, with a major leisure and retail development at Dolphin Square currently under construction and Weston College's creation of a flagship Law and Professional Services Academy.

The council will kick-start the housing-led regeneration of the town centre through the development of modern apartments on the site of the police station and former magistrates court. Acquiring these sites, which transferred to the council's ownership last week, will enable the council to take a lead role in setting new standards in the quality and design of residential developments.

The police station, a purpose-built six-storey building, is due to be vacated as part of Avon and Somerset Constabulary's estates strategy. The magistrates court building, a two-storey Grade II Listed property, has been closed since 2011. Initially the site will be leased back to the police, who anticipate being able to move out of the site in the latter part of 2016 when their new North Somerset Police Centre is completed at Weston Gateway Business Park by Junction 21 of the M5.

In relation to the move from Weston Police Station, Somerset Area Commander, Chief Superintendent Ian Wylie said: “We would like to reassure residents of Weston that a police presence will continue in the town following the sale of the station to North Somerset Council.

“Officers will remain based at the station building until the new facility at Weston Gateway is complete and ready for us to move into.

“Following the move, the town centre officers will continue to be based in the town centre, using the council's town hall building which is already home to the police enquiry office.

“The sale of Weston Police Station and construction of a new facility at Weston Gateway reflects our wider estates strategy to invest in our people rather than our buildings. It will provide a more flexible and appropriate policing base to meet the needs of the North Somerset community.”



Five year land supply Evidence of deliverability

Site reference	4/602	
Site location	Mead Vale Shopping Centre, Nightingale Close, Weston-super-Mare	
Proposal	Redevelopment of site, incorporating 40 residential units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	40	
Five year supply capacity expected	40	

Summary evidence

2 pre-application meetings held between Planning Policy, Development Management and the landowner to progress towards formal pre-application, draft layouts proposed.

Previously developed site, redevelopment/regeneration opportunity with no significant constraints.

Completions expected within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/646	
Site location	Land at Bridgwater Road, Weston-super-Mare	
Proposal	Erection of 70 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	70	

Summary evidence

Site assessed as part of the Site Allocations Plan Consultation Draft (March 2016) evidence base and proposed for residential allocation. Pre-application 15/P/2227/PRE dealt with by case officer David Tate, report issued 26/11/15.
No constraints to prevent delivery of site within 5 years.



Five year land supply Evidence of deliverability

Site reference	4/594	
Site location	Land south of Herluin Way (Avoncrest site), Weston-super-Mare	
Proposal	Erection of 750 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	750	
Five year supply capacity expected	250	

Summary evidence

Site benefits from housing zone status by DCLG, and proposed allocation for residential use in the Site Allocations Plan Consultation Draft (March 2016) reflects this.

Lease recently acquired by the HCA – see press release below for details.

Given the quantum of housing proposed and the remediation required in advance of delivery, 250 units are anticipated within five years, with delivery expected to continue until 2026.

Key town centre development sites announced

29 Mar 2016, 3:11 pm

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The council has now completed its purchase of the police station and former magistrates court which will be developed as contemporary apartments, setting a new quality benchmark for the town. In addition, the HCA have also now acquired a number of significant sites in Weston town centre, including the final phase of Dolphin Square together with the site of the former Sands night club and the Oxford Corner café. This will now allow comprehensive redevelopment of a large area right in the town centre, complementing McLaren Life's restaurant and leisure development at Dolphin Square.

The HCA has also acquired both the vacant land at Sunnyside Road and Locking Road Car Park for another scheme which will provide a further development opportunity, complementing the council's plans for an improved entrance to the town centre.

In addition, just outside the town centre, the HCA is working with the council to bring forward a large housing and employment led development at Weston Links.

As a designated Housing Zone Weston-super-Mare is a priority for HCA funding and the recent acquisitions represent over £20m of HCA investment in Weston town centre. This significant investment and the opportunities presented by numerous key sites now being simultaneously unlocked for development by key partner organisations working together offers an unprecedented opportunity to drive regeneration forward on a large scale.

Providing new good quality housing in the town centre is key to achieving the ambition of the programme to create a vibrant and diverse town centre with a thriving economy. New homes which will be delivered across all these sites will bring new spending power into the town centre and boost the demand for shops and services all year round. Detailed proposals for individual sites have yet to be determined and the council will continue to work with and support the HCA in taking these forward as part of the wider programme of work to improve the town centre.

Sites unlocked for town centre investment

Sites across Weston-super-Mare have been earmarked for development in a move that marks a major step forward for attracting investment and the regeneration of the town centre. Sites to be developed include Weston police station and former magistrates court, which have been bought by North Somerset Council, Locking Road car park, the 'Avoncrest' site of the old tip opposite Asda, and others which will also be brought forward with planned investment by the Homes and Communities Agency.

Earlier this year the Government announced that Weston town centre was one of 20 locations outside London to be designated as a Housing Zone, meaning it is a priority area for funding. In only February this year the council's corporate plan was signed off, with economic growth and thriving town centres as key ambitions within it. Already significant progress is being made on delivering these ambitions through a number of development sites moving forward.

Attracting more people to live in the town, is a central part of the council's approach to injecting new life into the town and North Somerset Council has been working closely with the HCA to bring forward these sites. Weston will benefit from investment in new and better quality homes, including starter homes, unlocking the town centre's potential for economic growth by boosting jobs and demand for shops whilst supporting leisure and cultural attractions – transforming the town.

Leader of the Council, Cllr Nigel Ashton, said: “With the designation of Weston as a Housing Zone we have already been working closely with the HCA, who share our bold ambitions to create a more vibrant and diverse town centre. The number of town centre sites now being released for development demonstrates confidence in the town to deliver a regeneration programme with high quality housing at its heart.

“The police station and former magistrates court site gives the council a unique opportunity to deliver high quality homes right in the town centre which will act as a catalyst for further investment and development.

“This is great news for people interested in moving to Weston, as well as for local people wanting to buy their own home.”

David Warburton, Head of Area for the HCA added: “One of the Government's key priorities is to release brownfield land for housing development. The police station and magistrates court sites in Weston-super-Mare present a fantastic opportunity to regenerate and revitalise the town centre, and provide much needed, high quality homes.

“We're very pleased to have been able to support the council to acquire this land, which will help to kick-start the town's regeneration project. And we look forward to bringing forward even more sites for housing development in the near future.”

The scale of investment in new town centre housing adds further momentum to the ambitious programme of regeneration which is already well under way, with a major leisure and retail development at Dolphin Square currently under construction and Weston College's creation of a flagship Law and Professional Services Academy.

The council will kick-start the housing-led regeneration of the town centre through the development of modern apartments on the site of the police station and former magistrates court. Acquiring these sites, which transferred to the council's ownership last week, will enable the council to take a lead role in setting new standards in the quality and design of residential developments.

The police station, a purpose-built six-storey building, is due to be vacated as part of Avon and Somerset Constabulary's estates strategy. The magistrates court building, a two-storey Grade II Listed property, has been closed since 2011. Initially the site will be leased back to the police, who anticipate being able to move out of the site in the latter part of 2016 when their new North Somerset Police Centre is completed at Weston Gateway Business Park by Junction 21 of the M5.

In relation to the move from Weston Police Station, Somerset Area Commander, Chief Superintendent Ian Wylie said: “We would like to reassure residents of Weston that a police presence will continue in the town following the sale of the station to North Somerset Council.

“Officers will remain based at the station building until the new facility at Weston Gateway is complete and ready for us to move into.

“Following the move, the town centre officers will continue to be based in the town centre, using the council's town hall building which is already home to the police enquiry office.

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Five year land supply Evidence of deliverability

Site reference	4/647	
Site location	Former Bournville School, Selworthy Road, Weston-super-Mare	
Proposal	Residential development of 45 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	45	
Five year supply capacity expected	45	

Summary evidence

Council owned land, subject to an Executive Committee resolution on 2 February 2016 to bring forward for residential development subject to the necessary consents being secured.

Site is proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016) for 45 units.

Formal pre-application submitted 16 February 2016.

Site considered deliverable within 5 years.

Council's property and asset manager Martin O'Neill advises anticipated development start date of 2018. Completions expected by 2021.



Five year land supply Evidence of deliverability

Site reference	4/648	
Site location	Former Sweat FA site, Winterstoke Road, Weston-super-Mare	
Proposal	Erection of 45 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	45	
Five year supply capacity expected	45	

Summary evidence

Previously developed site – former gym premises, and following relocation last year buildings have been demolished.
Site proposed for residential allocation in the Site Allocations Plan Consultation Draft (March 2016).
Surrounded by residential to rear of site. Two potential access points.
No constraints to prevent short term delivery, completions expected within five years.



Five year land supply Evidence of deliverability

Site reference	4/603	
Site location	Former Ashcombe Public House, Ashcombe Road, Weston-super-Mare	
Proposal	Erection of 8 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	8	
Five year supply capacity expected	8	

Summary evidence

Former public house demolished, and site cleared and secured.

Planning application under consideration: reference 15/P/2273/F for 8 dwellings, alongside proposed allocation status in the Site Allocations Plan Consultation Draft (March 2016).

Applicant intends to deliver housing as soon as consent secured, extract from design and access statement below.

Design & access statement, energy statement and flood risk assessment for:

Proposed 8 no 3 bed dwellings following the demolition (already completed) of the Ashcombe Hotel site, 15 Ashcombe Road, Weston-super-Mare

Development proposal

The development proposal is as described above. As will be visible on site, the Ashcombe Hotel has previously been demolished and the site is ready for re-development.



Five year land supply Evidence of deliverability

Site reference	4/611	
Site location	Walliscote Place (Police Station and Magistrate's Court buildings), Weston-super-Mare	
Proposal	Erection of residential development comprising 70 units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	70	

Summary evidence

Site procured by council in order to deliver a high quality flagship residential development as part of the town's regeneration programme. Magistrate's court building already vacant, and police station to be vacated by Avon and Somerset Constabulary once their new facilities are completed.

Masterplanning work undertaken by Parsons Brinckerhoff Consultants on behalf of the council.

Planning application being prepared for submission.

Further details of delivery in press release set out below.

Key town centre development sites announced

29 Mar 2016, 3:11 pm

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The council has now completed its purchase of the police station and former magistrates court which will be developed as contemporary apartments, setting a new quality benchmark for the town. In addition, the HCA have also now acquired a number of significant sites in Weston town centre, including the final phase of Dolphin Square together with the site of the former Sands night club and the Oxford Corner café. This will now allow comprehensive redevelopment of a large area right in the town centre, complementing McLaren Life's restaurant and leisure development at Dolphin Square.

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“The police station and former magistrates court site gives the council a unique opportunity to deliver high quality homes right in the town centre which will act as a catalyst for further investment and development.

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“We're very pleased to have been able to support the council to acquire this land, which will help to kick-start the town's regeneration project. And we look forward to bringing forward even more sites for housing development in the near future.”

The scale of investment in new town centre housing adds further momentum to the ambitious programme of regeneration which is already well under way, with a major leisure and retail development at Dolphin Square currently under construction and Weston College's creation of a flagship Law and Professional Services Academy.

The council will kick-start the housing-led regeneration of the town centre through the development of modern apartments on the site of the police station and former magistrates court. Acquiring these sites, which transferred to the council's ownership last week, will enable the council to take a lead role in setting new standards in the quality and design of residential developments.

The police station, a purpose-built six-storey building, is due to be vacated as part of Avon and Somerset Constabulary's estates strategy. The magistrates court building, a two-storey Grade II Listed property, has been closed since 2011. Initially the site will be leased back to the police, who anticipate being able to move out of the site in the latter part of 2016 when their new North Somerset Police Centre is completed at Weston Gateway Business Park by Junction 21 of the M5.

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Five year land supply Evidence of deliverability

Site reference	4/649	
Site location	Former TJ Hughes Store, High Street, Weston-super-Mare	
Proposal	Redevelopment to create 18 residential units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	18	
Five year supply capacity expected	18	

Summary evidence

Site proposed as a residential allocation in the Site Allocations Plan Consultation Draft (March 2016), with an expectation that an active frontage is maintained at ground floor level given the site's prominence on the High Street.

Developer questionnaire response confirms intention to apply for planning consent in 2016 and complete development by Dec 2017.

Rachel Lewis, Regeneration Manager, has been working with the owners of the site to engage with Weston College with a view to delivering student accommodation given the central Town Centre location. Planning application expected imminently.

Question 2

Do you intend to apply for planning permission for residential use on this site?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

If 'Yes', when? 2016
Please go to question 5.

Question 6

What is the expected completion date for this development?

Month	Year
Dec	2017



Five year land supply Evidence of deliverability

Site reference	4/607	
Site location	Former Weston Library and adjacent BT building, Boulevard, Weston-super-Mare	
Proposal	Conversion to residential, comprising 70 units in total	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	70	
Five year supply capacity expected	23	

Summary evidence

Previously developed site comprising two adjacent buildings within Weston Town Centre. Proposed for residential allocation in the Site Allocations Plan Consultation Draft (March 2016).

Following receipt of developer questionnaire responses it is considered that the former library building will come forward independently and as such 23 units are included within the five year supply. BT still have an operational requirement for the telephone exchange building at present.

Planning application 16/P/0507/F under consideration for conversion of former library to 23 flats, alongside listed building consent application. Development being brought forward by Land & Buildings Ltd, who procured the property at auction last year and specialise in bringing forward redevelopment of listed building schemes. Amended plans have been requested by case officer (Sally Evans) to address outstanding parking issues. No constraints to delivery within five years.



Five year land supply Evidence of deliverability

Site reference	4/650	
Site location	Dolphin Square Phase 4, Weston-super-Mare	
Proposal	Erection of 220 residential apartments	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	220	
Five year supply capacity expected	100	

Summary evidence

Site initially proposed as retail quarter of ongoing redevelopment of former Dolphin Square area. Now proposed allocation for residential. The site, along with the adjacent former Sands Nightclub land and Oxford Corner café, has been acquired by the HCA as part of Weston's regeneration programme (see press release below for further details).

An indicative trajectory has been prepared, based on an expectation that securing the necessary consents could take 2 years. 100 dwellings are expected to come forward within the immediate five year period.

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Five year land supply Evidence of deliverability

Site reference	4/589	
Site location	Yatton Station, Yatton	
Proposal	Residential development of 21 units	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	21	
Five year supply capacity expected	21	

Summary evidence

Land in ownership of Network Rail, who have been through the pre-application process with application 14/P/1379/PRE for 27 units. Site proposed to be allocated for residential subject to no net loss of station car parking, which can be achieved with the lower dwelling number of 21.

No constraints to delivering this mixed use site that cannot be mitigated against, delivery assessed as within 5 years in the HELAA.



Five year land supply Evidence of deliverability

Site reference	4/600	
Site location	Moor Lane, Backwell	
Proposal	Erection of 65 residential dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	65	
Five year supply capacity expected	65	

Summary evidence

Proposed to be allocated for residential in the Site Allocations Plan Consultation Draft (March 2016). Site also supported by the adopted Backwell Neighbourhood Development Plan.

Planning application 15/P/1916/O under consideration for 65 dwellings, to be heard at Planning and Regulatory Committee on 8 June, with an officer recommendation to approve, subject to a S106 legal agreement.

Site expected to be delivered in its entirety within five years.



Five year land supply Evidence of deliverability

Site reference	4/651	
Site location	Pudding Pie Lane West, Churchill	
Proposal	Erection of 35 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	35	
Five year supply capacity expected	35	

Summary evidence

Site proposed to be allocated for residential use in the Site Allocations Plan Consultation Draft (March 2016).

Planning application submitted – reference 15/P/2521/O, under consideration by case officer Andrew Stevenson.

No evidence that site cannot be delivered within 5 years, who site expected to come forward.

Developer questionnaire response from Mr John Alderson (landowner) advises that current agricultural use will have ceased by January 2017, and that there are no constraints to development.

Agent (Kit Stokes, Aspect360) confirmed during telephone call with Graham Quick (Local Plans team leader) that application is progressing and no barriers to short term delivery.



Five year land supply Evidence of deliverability

Site reference	4/652	
Site location	Moor Road, Yatton	
Proposal	Residential development of 80 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	80	
Five year supply capacity expected	80	

Summary evidence

Site proposed for residential allocation in the Site Allocations Plan Consultation Draft (March 2016).
Planning application submitted by Persimmon Homes (16/P/0888/F) for 83 dwellings.
Applicants planning statement provides evidence that the site is suitable, available and deliverable (extracts below).
Site expected to complete within 5 years.

- 1.5 This assessment clearly identifies the need for new housing in North Somerset, that currently North Somerset cannot unequivocally demonstrate a five year land supply of housing and that the site at Moor Road is suitable, available and deliverable.
- 4.1 A search of the Council's website confirms there are no planning applications recorded for the site. The land is identified in the 2013 SHLAA as a site with a capped and normal 30 dwelling capacity with a likely timeframe of 2019 – 2026. That in part reflects the assessment of the site as suitable in principle but uncertain availability. However since the SHLAA survey, Persimmon Homes Severn Valley has acquired an Option on the land which is now clearly available and as the contents of this planning application demonstrate, achievable.



Five year land supply Evidence of deliverability

Site reference	4/590	
Site location	Woodborough Farm, Winscombe	
Proposal	Erection of 175 dwellings	
Planning status	Proposed allocation	
Planning application reference	-	
Net dwelling capacity remaining	175	
Five year supply capacity expected	175	

Summary evidence

Site originally proposed for allocation in the Sites and Policies Plan Consultation Draft (February 2013) and then carried forwarded with slight amendments to reflect current planning application in the Site Allocations Plan Consultation Draft (March 2016).

Positive pre-application advice was provided in 2014, and planning application 15/P/1979/O is now under consideration for 175 dwellings, by case officer Sally Evans. Application progressing and near completion, only outstanding issue to resolve is drainage.

Legal agreement has been drafted in parallel with application process.

Neighbourhood Plan for Winscombe and Sandford is currently being drafted, with no objection to this development.

Completions expected within five years.

