

## North Somerset Council response

### Question 2

**Allocations.** In the 2015 calculation, 372 units remained from sites allocated in the Replacement Local Plan 2007; this is reduced in CC/26 to 308. If these sites have not come forward by now, does that suggest that there are significant impediments to development? Should additional units be deducted from this calculation?

At the time of the April 2015 calculation, 9 sites comprised the total of 372 units available capacity, as listed below.

Site	Capacity
Moor Lane, Clevedon	10
The Farm, 117 High St, Portishead	20
Bridge Farm, Bristol Road, Weston-super-Mare	73
Orchard House, Ebdon Road, Weston-super-Mare	11
Manor Farm Caravan Park, Weston-super-Mare	20
Summer Lane, Locking Castle, Weston-super-Mare	100
Westacres Caravan Park, Weston-super-Mare	100
Land to the east and west of Wemberham Lane, Yatton	24
Stowell Concrete, Kenn	14
<b>TOTAL</b>	<b>372</b>

At April 2016, 8 of these sites are still considered suitable, totalling 332 units, all supported by detailed assessment in the 2014 Housing and Economic Land Availability Assessment. There are no significant impediments to delivery on any of the sites still considered suitable, and they have been further assessed prior to their inclusion in the Site Allocations Plan Consultation Draft (March 2016) as proposed residential allocations.

308 units across 6 of the sites are expected to be delivered within the next five years, as evidenced in CC/26a.

The current position for each of the sites is set out overleaf for ease of reference.

Site	April 2015 capacity	April 2016 capacity	5 year supply capacity	Notes
Moor Lane, Clevedon	10	10	0	Site currently in employment use but still considered suitable for residential in the longer term and residential allocation proposed to be carried forward in the Site Allocations Plan.
The Farm, 117 High St, Portishead	20	20	20	Site still considered suitable for residential in the 2014 HELAA. Pre-application meeting arranged with landowner and agent on 4 July to view current plans and progress towards planning application.
Bridge Farm, Bristol Road, Weston-super-Mare	73	73	73	Site considered potential in the HELAA and allocation proposed to be carried forward. Landowner in the process of selling site to property developer following recent pre-application advice.
Orchard House, Ebdon Road, Weston-super-Mare	11	11	11	Site still suitable for residential and allocation to be carried forward into Site Allocations Plan. Landowner currently negotiating purchase of adjacent strip of land to resolve past concerns over access.
Manor Farm Caravan Park, Weston-super-Mare	20	0	0	Site now developed as part of surrounding caravan park, and not expected to deliver housing. Site not proposed to be carried forward into Site Allocations Plan.
Summer Lane, Locking Castle, Weston-super-Mare	100	80	80	Site allocated in the Replacement Local Plan for 100 units. Planning consent expected to be issued imminently, and Persimmon have already begun groundworks on site.
Westacres Caravan Park, Weston-super-Mare	100	100	100	Site still considered suitable for residential in the 2014 HELAA and allocation proposed to be carried forward. Probate commenced for estate, no constraints to delivery within 5 years.
Land to the east and west of Wemberham Lane, Yatton	24	24	24	Site still considered potential in the 2014 HELAA, and allocation carried forward to Site Allocations Plan Consultation Draft. Previous response from developer (Crest Nicholson) confirms intent to deliver within 5 years.
Stowell Concrete, Kenn	14	14	0	Site still currently part of operational concrete works, although remains suitable for residential use and allocation is proposed to be carried forward to the Site Allocations Plan and delivered within the plan period.
	372	332	308	