

North Somerset Council

Housing and Economic Land Availability Assessment

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Executive Summary

- E1 Housing and Economic Land Availability Assessments (HELAA) are an important component of the evidence base used to support the delivery of sufficient land for housing and economic uses. These assessments are used to support plan preparation, allowing an understanding of the characteristics of land supply and opportunities available to assist land provision for housing and economic development. They are required by national planning policy as set out in the National Planning Policy Framework (NPPF) and its supporting guidance (NPPG). These require local planning authorities to prepare such assessments to establish realistic assumptions about the availability, suitability and the achievability of land to meet the need for housing and economic development over the plan period.
- E2 The primary purposes of the HELAA are to:
- Identify sites with potential for development
 - Assess their development potential (suitability)
 - Assess the likelihood of development coming forward (the availability and achievability)
- E3 The North Somerset HELAA 2014 (the Assessment) conforms to current national guidance as set out in the National Planning Policy Guidance (NPPG, 2013). With reference to housing, the Assessment updates the 2013 SHLAA to a base date of October 2014.
- E4 The Assessment is broadly guided by the Core Strategy spatial strategy in particular the associated requirements of 20,985¹ dwellings. This provides the context to the Assessment and an understanding of the scale of development to which sufficient land has to be made available. However this is not a constraint on the Assessment, it merely helps to identify any potential shortfalls or oversupply of land against the Development Plan.
- E5 It is important to have a wide understanding of land availability regardless of the amount of development required in order to feed into future review of dwelling and economic land provision and in order to confirm the delivery of existing proposed dwelling provision. Correspondingly the starting point is to assess a comprehensive range of sites including those submitted for consideration to the Council.
- E6 North Somerset Council has regular liaison with neighbouring authorities in relation to housing and economic land matters including land availability studies to ensure that data is collected and monitored in a consistent way which can be aggregated to support sub-regional working in the West of England.
- E7 The role of the HELAA is to provide evidence to support plan making but does not in itself determine whether a specific site should be either allocated or granted planning permission for housing or economic development. The Assessment

¹ This dwelling figure is currently subject to re-examination but represents the Council's proposed dwelling figure up to 2026 increased from 14,000.

does not imply that there is any presumption in favour of any development proposal.

- E8 In order to gain an understanding of total potential supply across the plan period, the Assessment factors in sites currently in the planning process (such as planning permissions subject to legal agreement, dwellings/economic uses under construction and allocated sites) and assesses other opportunities which can include vacant land, land in other uses, intensification, large scale redevelopment, and proposed extensions to existing settlements. This is considered against past completions to provide a comprehensive overview of potential land supply.

Broad findings

- E9 An illustration of the assessment process is provided in Figure 4 on page 15. The total of all sites assessed regardless of constraints or suitability is referred to as the **total assessed capacity** and equated to around 2,250ha of land with a dwelling potential of in excess of 43,826 dwellings. These sites primarily result from landowner/developer submissions reflecting a high level of site availability. All sites were assessed for residential potential and, for a more limited number of sites equating to 351ha, economic purposes too (see schedules at the end of the Assessment). Sites assessed for economic purposes have either been identified through the Assessment or specifically submitted by landowners/developers for economic purposes.
- E10 The Total Assessed Capacity was subject to a 2-part assessment process. During the initial part sites were discounted based on significant identified constraints including non previously developed Green Belt, Flood Zone 3b, and AONB. Following this process a number of sites were identified as having a 'reasonable prospect' and were subject to detailed appraisal (part 2 assessment). Around 45% of land (1,050ha) was discounted through the part 1 process most of which was designated as Green Belt. The vast majority of this land is accounted for by three very large sites.
- E11 The assessment process refines the capacity to identify those opportunities which, subject to further detailed investigation, could be progressed through the plan making process. These '**identified sites**' comprise 14,033 dwellings on 580ha of land (gross site area), and 152ha of land for economic uses. The supply of economic sites includes both extant allocations, new sites not currently in the planning system, and consented land at the Weston Villages. Remaining employment site allocations in the Replacement Local Plan that, following assessment are not considered to offer suitable potential have been discounted from the 'overall potential supply' equating to 26.93ha. In some cases a site may be considered to have potential for both uses and will feature in both the residential and economic land schedules.
- E12 The remaining sites are referred to as the **discounted sites** (added to those discounted at Stage 1). This category is subsequently sub-divided into those sites which are either broadly consistent with the spatial strategy but assessed as having significant constraints (Schedule 2A) and sites that are incompatible with the existing spatial strategy such as non previously developed Green Belt or

countryside locations (Schedule 2B). Discounted land accounts for around 32,696 dwellings.

Dwelling requirements

- E13 In relation to the Core Strategy proposed requirement of 20,985 dwellings, after deducting completions of 7,063 dwellings (as at October 2014) the remaining requirement is 13,922 dwellings 2014-2026. Deducting sites with planning permission at October 2014 (6,174 dwellings including a 9% lapse rate on small sites not yet started) leaves a residual requirement of 7,748 dwellings to be addressed through the plan making process. 1,431 are already committed through plan allocations leaving a residual requirement for 6,317. Other sites identified (rows H and H(a)) form an additional 12,602 dwelling capacity to provide opportunities to meet the residual requirement.
- E14 The total of the 'Identified Sites' within North Somerset is more than sufficient at an approximate 14,033 dwellings (Rows F to H(a)) to meet requirements across the plan period and will provide flexibility and choice in terms of the range of sites which could be brought forward.

		North Somerset HELAA 2014: Land Availability Summary	
		Housing land requirement	Dwellings
A		Core Strategy housing requirement 2006-2026	20,985
B		Completions 2006-2014	7,063 (240 at W.Villages)
C		Residual dwelling requirement 2014-2026	13,922
		Sources of supply	
D		Planning permissions, dwellings under construction, and approvals subject to S106 Agreement (but excluding Weston Villages).	1,314 (354 small)
E		Weston Villages: sites with planning permission	4,860
Identified Sites	F	Weston Villages: remaining strategic allocation	1,100
	G	Remaining Replacement Local Plan allocations	331
	H	Sites not in the planning process*	10,127
	H(a)	Weston Town Centre (WTC-specific sites)	2,475
I		Empty homes (30 dwellings pa)	360
J		Windfall (2014-2019)	725
K		Commitments and Identified Sites 2014-2026	21,292
L		Completions(B) + supply(K) 2006-2026	28,355

Economic land supply

- E15 The Assessment indicates a range of employment land supply opportunities to meet future development needs. Caution should be applied when considering a simplistic numerical analysis of supply versus historic take-up rates. Much of the supply is constrained by infrastructure needs and is not readily available. It is also of varying degrees of quality potentially impacting both market demand and achievement of policy aspirations. It is recommended to maintain an adequate supply and choice of land to allow for sites not coming forward particularly at Weston-super-Mare to support the delivery of the employment-led strategy and to provide for choice in the market.
- E16 Between 2006 and 2014 only 4.9ha per annum of land has been delivered in North Somerset as a whole. So despite having a significant supply of employment land across the district, any boost in employment delivery will require historic rates to be increased. The other important factor is the relationship between employment land delivered/ committed and the corresponding employment creation. Much land is developed for low density employment and indeed for other speculative non-employment uses. Further, losses of existing employment sites to other uses e.g. residential will effectively reduce the amount of land delivered over the plan period. Again this requires that a sufficient supply of land is maintained. The additional site opportunities identified through this study (Row J) could provide further options to meet localised needs.

North Somerset HELAA 2014: Land Availability Summary			
		Economic land - supply	Hectares
Identified Sites	A	Permissions, under construction, and approvals subject to S106 Agreement (but excluding Weston Villages)	39.5 (WSM = 12 or 10.8 with 10% lapse rate)
	B	Weston Villages: sites with planning permission (Economic uses)	24.27
	C	Weston Villages: remaining allocation	29.56
	D	Remaining Replacement Local Plan allocations (B Class) ²	44.55
	E	Sites not in the planning process	53.58
	F	Potential supply (short-term) 2014-2026 (Sum of rows A to D)	137.88
	G	Potential supply (longer-term) 2014-2026 (Row E)	53.58
	H	Overall potential supply 2014-2026 (Row F + G)	191.5

² This figure is a discounted supply from this source reflecting that, following assessment a selection of sites are not considered to offer suitable future supply in the future. To include them would likely lead to an overestimated land capacity.

1 Introduction

National Planning Policy Framework

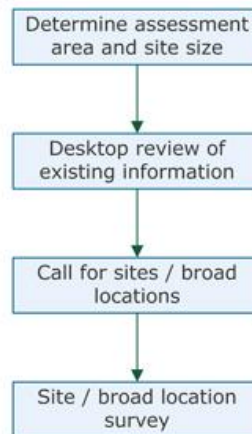
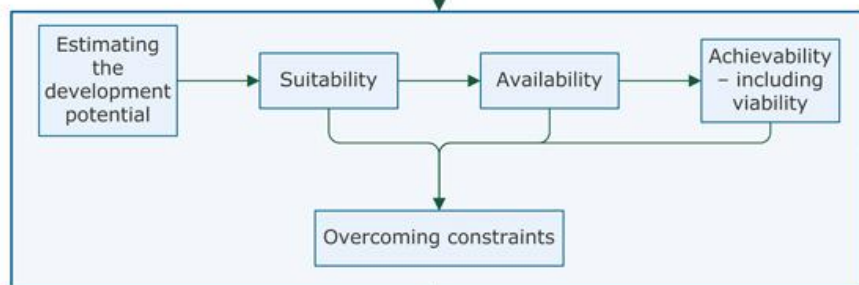
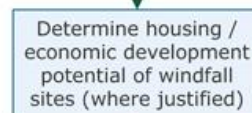
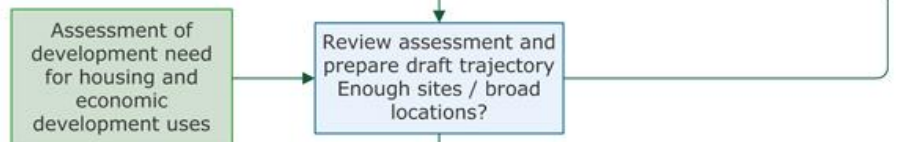
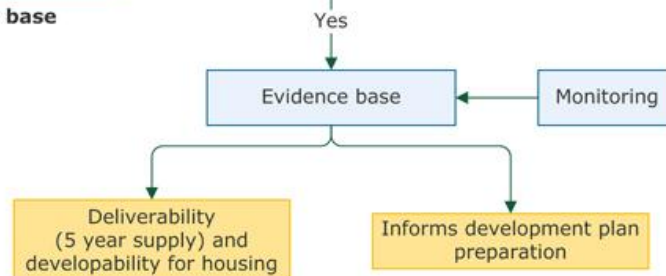
- 1.1 Housing and Economic Land Availability Assessments (HELAA) are an important component of the evidence base used to support the delivery of sufficient land for housing and economic uses. Their preparation is required by the National Planning Policy Framework (NPPF 2012). This states that local planning authorities should have a clear understanding of land needs in their area and should prepare housing and economic land availability assessments to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Purpose

- 1.2 The primary purposes of the HELAA are to:
- Identify sites with potential for development.
 - Assess their development potential (suitability).
 - Assess the likelihood of development coming forward (the availability and achievability).
- 1.3 This approach ensures that all land is assessed together as part of plan preparation to identify which sites are the most suitable and deliverable for a particular use.
- 1.4 Sites are appraised to assess their suitability, availability, and achievability, the extent of any constraints, and possible actions to address them, and an assessment made of the likely scale of development. Based on evidence and reasonable assumptions around anticipated availability, an indication is then given as to the potential supply across the plan period, both the 5 year and longer term housing land supply in line with the NPPF requirements.
- 1.5 The HELAA findings are used to support the NPPF objective of delivering a wide choice of high quality homes and to proactively drive and support sustainable economic development through providing the evidence to support residential and economic allocations in Local Plans and the supply of deliverable sites, including the requirement to maintain a five-year supply.

Structure of the HELAA

- 1.6 The Assessment is addressing both housing and economic land availability. Where the detail relates to land availability generally e.g. site assessment process, no distinction is made. Conversely where sections specifically relate to housing and economic uses these sections are structured to present the information consecutively. In these cases housing information is presented before economic information. The assessment process for housing and economic sites is different recognising the different criteria relevant to each.
- 1.7 The diagram reproduced below (NPPG ID 3-006-20140306) identifies the key stages of the methodology which form the main structure of the report.

Stage 1- Site / broad location identification**Stage 2 - Site / broad location assessment****Stage 3 - Windfall assessment****Stage 4 - Assessment review****Stage 5 - Final evidence base****Figure 1: Methodology****Other issues**

- 1.8 The base date for the Assessment is October 2014 reflecting up-to-date housing completions data, and covers the Core Strategy period up to 2026. Other identified supply includes supply across the following time periods:

- Initial 5 years (2014-2019) – Short term
- Years 6-12 (2020-2026+) – Medium/long term

- 1.9 The scale of development planned in North Somerset and the spatial strategy provides the overall policy context and the Assessment has been planned to most effectively meet the challenge of providing sufficient land to deliver this strategy. However the Assessment is not constrained by the plan's housing and economic development requirements.
- 1.10 The Assessment does not allocate sites; neither does it constitute planning policy. It is an evidence source providing an overall assessment of housing supply including detailed appraisal of specific sites. The identification of particular sites does not imply that there is a presumption in favour of any development proposal or that planning permission will be granted should an application be submitted. All such proposals will be considered through the normal development management process. *"The Assessment is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development"* (National Planning Policy Guidance).

2 Stage 1: Site identification

Determining the Assessment area and site size

- 2.1 The Assessment relates to the administrative boundary of North Somerset. The West of England authorities will be working to a common methodology so that an aggregated report can be prepared to provide a sub-regional picture of land availability. This will provide an overview of land availability at the functional economic market and the housing market area.
- 2.2 For the purposes of this Assessment only sites of 0.25 hectares have been considered or in relation to housing, a minimum dwelling yield figure of 5. This approach is considered justified given the characteristics of land supply and in particular, the large amount of housing expected on medium to large sites. During the recent 2014 call for sites, however, no parameters were placed on the sites submitted in order to obtain a comprehensive selection of sites across North Somerset.

Desktop review of existing information

- 2.3 Existing information in relation to potential sites and dwellings in the development pipeline was considered including sites with planning consent and extant plan allocations. The status of land supply at the Weston Villages was also reviewed. During the site assessment process desktop mapping and other tools were used to consider sites supplemented by information provided by landowners as part of site submissions.

Sites and sources of data used in the Assessment

- 2.4 The Assessment covers both sites in the planning process and other opportunities:

Sites in the planning process include unimplemented planning permissions, sites with permission subject to legal agreement, dwellings/economic uses under construction and allocated sites.

Sites not yet in the planning process which can include vacant land, land currently in non-residential use and which may be suitable for redevelopment for housing, intensification within existing residential areas, large scale redevelopment, and proposed extensions to towns and villages. This category primarily corresponds to row H (and H(a)) and row E of the residential and economic tables respectively in the Executive Summary.

- 2.5 The Assessment pulls together the various potential sources of land supply to identify potential delivery over the plan period (2006-2026). This includes not only the Identified Sites from the site assessment process but also completions, sites with planning permission, under construction or with other firm commitments, empty homes, and windfall.
- 2.6 The desktop review at the start of the process considered a wide range of land supply sources, including potential included through previous SHLAA studies, Residential Land Survey 2014, and other relevant information on potential housing supply including planning applications, other submissions, market information and briefs. For economic sites, call for sites submissions, existing site allocations and actively searched sites were reviewed as part of the Assessment.
- 2.7 In respect of sites currently in the planning process the key sources were:
 - Residential Land Survey 2014 – to identify dwellings with permission, under construction or other firm commitments.
 - Existing Replacement Local Plan allocations including both housing and employment
 - Draft Sites and Policies allocations
 - Weston Villages SPD.
- 2.8 For sites outside the planning process the sources include:
 - Review of 2013 SHLAA sites.
 - Sites submitted for consideration through the 2014 'call for sites' - including sites submitted for both residential and economic uses.
 - Sites proposed by landowners/developers in response to the Sites and Policies Plan consultation process.
 - Other known opportunities promoted by landowners/developers such as through pre-application discussions, refused applications or proposals to extend the developable area at Weston Villages.
 - Redevelopment of sites or buildings in non-residential use – such as permitted development changes to allow employment to residential.
 - Empty homes data.
 - Actively identified sites for both residential and economic uses.

Broad constraints

- 2.9 Figure 2 illustrates the context of the land supply challenge by identifying the extent of the district affected by the three key broad constraints of flood zone 3b, Area of Outstanding Natural Beauty and Green Belt. These constraints were used to rule out sites during the part 1 assessment process. Other constraints e.g. SSSI, heritage assets were assessed during the part 2 assessment process. These other constraints, whilst important considerations, do not necessarily rule a site out but the cumulative impact of them alongside other constraints might.

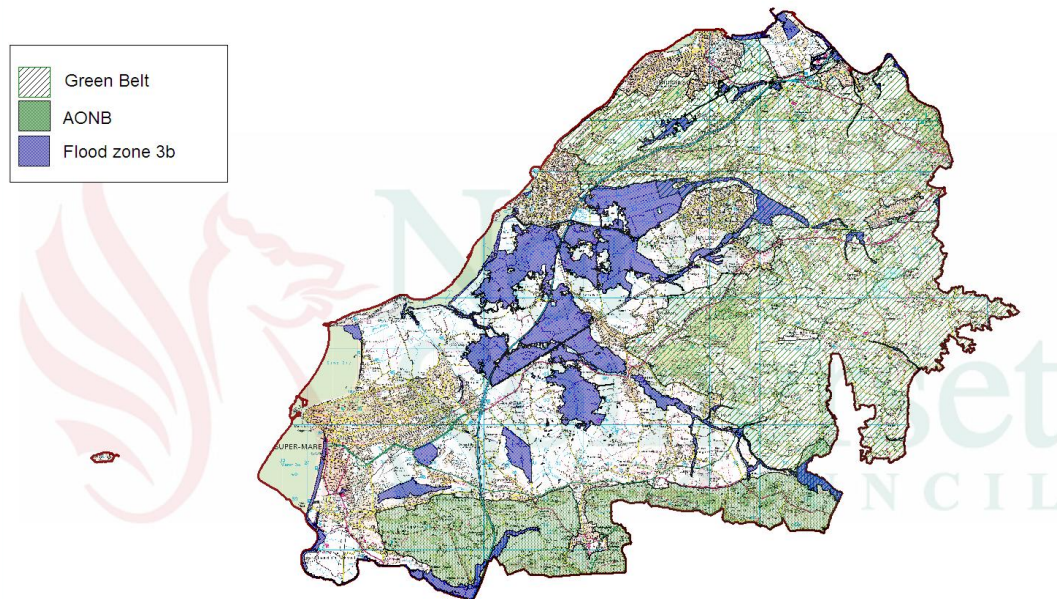


Figure 2: Broad constraints plan

Site survey

- 2.10 All sites were assessed using a common assessment template. This included the following:

Site reference: Each site has a unique 'HE' reference number which can be identified on the site mapping and cross-referred to the schedules at the end of this report.

Site location and character: Location and brief description of the site.

Site size: The gross site area in hectares. In some cases a smaller potential developable area has been assessed e.g. if a site has been submitted as a mixed use site.

Density: A density of either 30 or 40 dwellings/ha (broadly depending on whether rural or urban) has been used unless specific information is known about a site to justify an alternative. For economic uses standard plot ratios and employment densities have been applied to determine floor space figures and potential employment yield across each site.

Dwellings/ economic floor space and employment yield: Depending on the potential uses confirmed for each site either a dwelling figure or economic floor space figure is calculated. For sites larger than 2 hectares a net residential area has been calculated (ranging from 75 to 50% of the gross site area) to factor in the non-residential elements that would likely be present on larger sites e.g. open space etc. This helps to avoid over-estimating dwelling potential. As a comparison, at the Parklands Village, the net residential area only accounted for some 47% of the overall development area reflecting the significant land required for other uses as part of delivering residential development.

Broad geographic area: Indicates the geographical location in relation to the spatial strategy:

Brief description: Provides a short description of the site.

Surrounding uses: A description of adjacent land uses.

Assessment summary: An overview of the initial assessment of the site's potential. Each site assessment includes an initial consideration of the suitability, availability and achievability.

Likely timeframe: An indication is given as to when the site may be developed within two timeframes - 2014-19 (short term) and 2020-2026 (medium to long term). Sites identified for years 2014-19 provide a range of opportunities that could be considered for the 5 year supply although it should be noted that many will be subject to planning consent.

Identified constraints: This is an initial assessment of key constraints where these have been identified. However this is not likely to be exhaustive so further detailed assessment will be required. This more detailed site analysis may subsequently conclude that a site is not appropriate for further consideration.

Possible actions: These are a list of possible actions that may be available to address any identified constraints. They are not exhaustive but serve to demonstrate possible options in bringing forward a site through the plan-making stages.

Determining which sites and areas will be surveyed

Housing

- 2.11 The Core Strategy approach focuses development at the principal settlement of Weston-super-Mare as part of an employment-led strategy to improve self-containment, address out-commuting and tackle regeneration issues. This includes the strategic allocation at Weston Villages. Elsewhere the other main opportunities will be found at the towns although there will be constraints particularly in respect of flood zones and Green Belt. Within the rural areas the service villages will be the focus for any new development albeit at an appropriate scale on smaller sites, and within settlement boundaries of the infill villages.

Elsewhere in the countryside, including the Green Belt there is not anticipated to be significant opportunity although within North Somerset there is development pressure in several areas. Known developer aspirations in the Green Belt which are in conflict with the spatial strategy and are often of a significant scale are therefore included as part of the overall assessment but not included as part of the Identified Sites.

- 2.12 Sites assessed are divided into the following geographical areas to ensure consistency with the broad spatial strategy:

Weston-super-Mare	The largest town in North Somerset
Weston Villages	The strategic development at Weston-super-Mare
Towns	Clevedon, Nailsea and Portishead
Service villages	Covers the rural area including various settlements, Green Belt, AONB and other countryside.
Infill villages	
Countryside	

Figure 3: Geographic categories

Weston-super-Mare

- 2.13 Weston-super-Mare is the largest urban area within North Somerset and has been the focus for housing development in recent years particularly Locking Castle, St. Georges and West Wick as the town has expanded eastwards towards the M5. Further growth is underway at Weston Villages through an employment-led approach which seeks to balance houses and jobs. Elsewhere within the urban area there are a range of housing opportunities particularly within the town centre and gateway areas where vacant sites and redevelopment opportunities have been identified. Many of these redevelopment sites have specific delivery challenges such as multiple ownerships, land assembly and viability. In addition a number of sites identified for either employment or residential could be explored through the plan making process as mixed use sites which may help to achieve viable development to secure the delivery of sites, and improve the vitality of the town centre.

Clevedon, Nailsea and Portishead

- 2.14 The three towns have historically been the preferred locations for new development after Weston-super-Mare given their size, function and range of facilities and there has been significant recent expansion at Portishead. In the future it is anticipated that the opportunities for further expansion are likely to be more limited, although there is development pressure around Nailsea. The towns have historically delivered significant small-scale opportunities within the urban areas, and this is expected to continue.

Service Villages

- 2.15 Opportunities within the Service Villages are generally limited whilst sites put forward by landowners/developers for expansion are more numerous. As part of the 'call for sites' exercise a significant number of sites were submitted adjacent to the settlement boundaries, in particular around Banwell, Congresbury, Easton-in-Gordano, Winscombe and Yatton, and further sites have been submitted since. North Somerset has also experienced significant speculative development pressure at service village locations including at Yatton and Congresbury. While

sites adjacent to settlement boundaries may be broadly consistent with the spatial strategy if of an appropriate scale, often these comprise large tracts of land with significant dwelling numbers for the settlement and involve encroachment into the countryside. There are however opportunities for development but these should be progressed through the plan-led system in order to ensure they are sustainable and that the necessary services, facilities and infrastructure is planned accordingly. A key constraint on capacity across the service villages is the limited services, facilities and infrastructure which limits the scale of development that can be accommodated sustainably without significant investment to enhance capacity.

Infill Villages

- 2.16 Opportunities within the Infill Villages are generally more limited than at the Service Villages reflecting in part the policy status of these areas. However, as part of the 'call for sites' exercise a significant number of sites were submitted adjacent to and outside of the settlement boundaries, in particular around Dundry, Kewstoke, Locking, Sandford and Claverham.

Countryside

- 2.17 The countryside category includes all land outside of the settlement boundaries as defined in the Local Plan. It includes large parts of the Green Belt and Mendip Hills Area of Outstanding Natural Beauty and is an area not expected to deliver much in the way of housing potential unless there is a significant change to the spatial strategy.

Economic uses

- 2.18 The following sites and sources have been used to inform the economic land supply assessment:
- Sites submitted for economic uses through the 2014 call for sites,
 - Remaining employment allocations from the Replacement Local Plan,
 - Actively searched sites,
 - Sites consented and allocated for economic uses at the Weston Villages.

Stage 2: Methodology - Site assessment

- 3.1 The starting point was to identify the '**total assessed capacity**'. This is the total housing and economic yield (floor space and employment) of all known site opportunities from a variety of sources but not including permissions which are counted as a separate category of committed supply (highlighted in Figure 4). Within the total assessed capacity a distinction was made between sites currently in the planning system (e.g. extant allocations) and new sites (e.g. submitted by landowners/developers). A comprehensive approach to site identification was taken and no sites above the minimum site size thresholds are excluded from the 'total assessed capacity'.
- 3.2 The assessment process results in a refinement of the total assessed capacity into potential opportunities referred to as the 'Identified Sites' (Schedule 1- Appendix A) and the remaining 'discounted sites' as illustrated in Figure 4. The latter is further sub-divided into those sites which are either broadly consistent

with the spatial strategy but assessed as having significant constraints (Schedule 2A) and sites that are incompatible with the existing spatial strategy such as Green Belt or AONB sites (Schedule 2B). 2B sites were discounted through the part 1 assessment and 2A the part 2 assessment with the latter being subject to more detailed appraisal in line with national guidance.

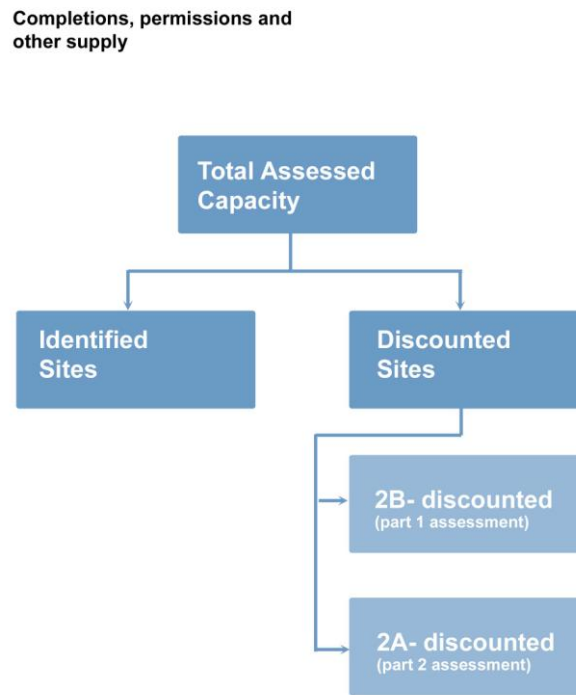


Figure 4: Assessment process

- 3.3 The 'Identified Sites' are separate from capacity committed through planning consents - they are effectively 'new' sites available for future development that can be considered further through the plan making process. Whilst the consented stock of sites is important to gaining an understanding of the total land supply picture, the HELAA is primarily concerned with additional land supply opportunities to meet residual land requirements.
- 3.4 Schedule 2A sites include sites which are broadly consistent with the Core Strategy spatial strategy but assessed as having significant overriding constraints such as sites within designated nature conservation sites, or priority employment locations.

Calculating development potential

- 3.5 Density multipliers have been used to give a basic indication of the potential dwelling yield from each site. However, they cannot entirely factor in the nuances of a given site and therefore each site is subject to detailed assessment and judgement as to the potential dwelling yield. The approach generally is to apply a default 30-40 dwellings per hectare density except on specific sites where more information is known and a specific density is applied. In cases where more detailed information is present and where dwelling yields have been refined through site specific analysis (including assessment of local character and site constraints), specific densities have been applied to specific sites. For large

and/or mixed use sites where it would be expected that a proportion of the site would not be used for residential development a gross to net conversion has been assumed to calculate dwelling yield from a net residential area. Whilst an inexact science this helps to ensure dwelling yield is not overestimated at this stage. This analysis addresses the two key variables that determine dwelling yield from a given site- density and net residential area.

- 3.6 To compliment this, a design led approach has been applied to a sample of sites including at the Weston Villages to provide a more accurate dwelling yield and to provide a check on the density multiplier approach. Other methods could include the application of broad design scenarios to illustrate a more accurate dwelling yield from each site. Another approach could be to use successful sample schemes from elsewhere to inform housing yield. These approaches can be used to a greater degree when considering specific sites for allocation and their respective dwelling potential.
- 3.7 Where more detailed information is gained for example through pre-application discussions, supporting documentation provided with submitted sites, or site briefs, then this will be used where appropriate to inform the housing yield of each site. This method is particularly useful for the Weston Villages where significant work has already been done in the context of the masterplanning framework and detailed site layouts. It is important not to over-estimate the potential yield from each site but to give a balanced assessment reflecting policy considerations and other constraints.

Estimating potential from Economic sites

- 3.8 The HELAA has identified in broad terms the quantity of employment land supply in hectares. This can be broken down further into floor space and employment yield across a range of employment types and is recommended as a follow-on from this Assessment to take into account any evidence of economic land needs. Similar to housing sites, a design-led methodology can be used to test the yield of each site.

Assessing when and whether sites are likely to be developed

- 3.9 The practice guidance states that “assessing the suitability, availability and achievability of a site will provide the information on which the judgement can be made in the plan making context as to whether a site can be considered deliverable, developable or not currently developable for housing development.”
- 3.10 To be considered **deliverable**: the site is available now, is a suitable location and there is a reasonable prospect that housing will be delivered within 5 years. The Assessment does not set out the Council’s 5 year housing land supply position. Whilst it includes current committed housing such as permissions and allocations it does not assume that all of these are within the 5 year supply. It does however provide an indication as to the potential delivery timescale including a 5 year category thereby providing an evidence base to inform the assessment of 5 year supply.

- 3.11 To be considered **developable**: the site should be in a suitable location and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

Assessing suitability

- 3.12 The general assumption is that a site will be suitable for the assessed use if it offers a suitable location for that use and would contribute to the creation of sustainable, mixed communities. The NPPG sets out a number of factors which should be considered when assessing site suitability and these have been factored into the site appraisal process.
- 3.13 The Assessment has considered each site on its merits and makes no assumption as to the combination of potential sites that may come forward either as speculative development proposals or as land use allocations. At this stage therefore no strategic suitability assessment has been made e.g. of a number of sites to assess cumulative impacts. This work will be undertaken as the options for land supply are taken forward informed by the HELAA. SA or other methods of testing will examine the distribution options at a strategic level informed by other technical work which may include transport modelling, education provision analysis and other work.

Assessing availability

- 3.14 The general assumption is that a site is considered available for development when, on the best information available, there is confidence that there are no overriding factors such as legal or ownership problems, multiple ownerships, ransom strips, tenancies or operational requirements of landowners which would remove the realistic prospect of the site coming forward. The Council contact landowners from time to time to ascertain their intentions for bringing forward sites and this informs the assessment of 5 year housing land supply.

Assessing achievability including viability

- 3.15 Achievability is mostly a matter of viability and whether the site is considered to be viable. A site is considered achievable for development where there is a reasonable prospect that the assessed use will be developed on the site at a particular point in time. There is potential for many unforeseen factors to impact upon this criteria and it is important not to generalise about sites.

Identifying and overcoming constraints on sites identified

- 3.16 Many sites identified within the Assessment will be subject to constraints of varying type and complexity ranging from physical constraints to ownership issues. Where these are known they are included within the assessment of each site along with some possible actions to overcome them. A more rigorous analysis will be required at the planning application stage (perhaps as part of early site feasibility studies) or at the plan-making stage where a site is being formally considered for allocation.

Assessing timescale and rate of development

- 3.17 Assumptions have been made for each Identified Site as to the likely start date (availability) and the build-out. This is broadly either within the first 5 years or after, and feeds into an overall trajectory of potential. Sites considered to be

deliverable within the initial 5 years (2014 to 2019) may be factored into the 5 year land supply position.

Stage 3: Windfall assessment

- 4.1 Housing provision from windfall has historically contributed a significant amount of dwellings in North Somerset. National guidance set out in the NPPF suggests that windfall can be included for the first five years where justified by local circumstances. Within North Somerset windfall developments are expected to continue to consistently form a reliable source of supply.
- 4.2 During the period 2006 to 2014, a total of 1,398 dwellings have been delivered on small windfall sites (defined as a net gain of 1-9 dwellings) despite periods of challenging economic circumstances and a more restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7). The Core Strategy approach is not significantly different from the Replacement Local Plan; whilst the settlement boundaries of some villages have been removed, more flexibility exists in respect of the service and infill villages, which have retained defined boundaries. Large windfall sites also provide a contribution to housing supply, although these are more difficult to predict. To include an assumption for this type of site may lead to 'double-counting' given the emerging Sites and Policies Plan proposed allocations. Overall it is the council's assessment that small site windfall will continue to come forward at a similar rate as in previous years.
- 4.3 An allowance is made for 145 dwellings per annum on small windfall sites for the first 5 years. This figure has been calculated by taking the average of 179 units per year over the plan period so far, less 17% delivered on garden land, as per NPPF advice.

Windfall (small sites) is identified at 145 dwellings per annum for the first five years (2014-2019).

Stage 4: Assessment review

- 5.1 This section draws together the key outcomes of the Assessment focussing on the Identified Sites. A full schedule of the sites assessed, including those discounted, is provided at the end of this report. This section also draws together information on wider site availability including consented land. All sites assessed through the HELAA can be viewed online and each site has a reference which corresponds with the references provided in this report.

Unimplemented planning permissions

- 5.2 Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans (NPPF paragraph 12). These will be reviewed in order to assess the likely level of housing development that may come forward in the short term. The Residential Land Survey maintains a schedule of sites with an outstanding permission.

Residential

- 5.3 At October 2014 there were **6,197** dwellings with planning permission, 377 of which were on small sites, and 4,860 of which are located at the Weston Villages across three large sites. A lapse rate of 9% has been applied to small sites not yet started (accounting for 255 dwellings). This takes the committed small site consents to 354 dwellings. The overall consented supply is therefore 6,174 dwellings.

Economic uses

- 5.4 At October 2014 there is a consented supply of 43.89 hectares of land across North Somerset. Average annual completions from 2006 to 2014 for North Somerset as a whole were 4.9ha per annum.
- 5.5 For the purpose of this Assessment a non-delivery factor has been assumed at 10% to take into account various factors that may lead to a consented site not coming forward and will remain under review. Accordingly supply from permissions for B Class land is assumed to provide **39.5ha**.

Replacement Local Plan

Extant housing allocations

- 5.6 Seven allocated sites that had no planning permission at October 2014 have been included within this source. These sites provide for a possible 331 units, some of which may be included within the 5 year supply.

Extant employment allocations plus new identified sites

- 5.7 There are 26 extant employment allocations including sites remaining in the Replacement Local Plan and sites allocated at the Weston Villages. The Assessment assumes a discounted potential capacity of the sites from this source of **74.11ha**, as 26.93ha of the extant employment land allocation has been discounted through the Assessment. This provides a basis upon which these sites can be either rolled forward or discounted through the plan making process.

Core Strategy strategic allocation at Weston Villages

- 5.8 Land is allocated at Weston Villages in the adopted Core Strategy. This comprises employment-led redevelopment of sites between Weston and the M5 focussed on the former Weston Airfield and RAF Locking. The Weston Villages SPD provides a masterplanning framework for the delivery of approximately 5,800 dwellings to 2026. Planning permission has been granted (subject to legal agreement) for the first phases of development equating to 4,860 dwellings. 240 dwellings have been completed and a further 1,100 are allocated, taking the total capacity at the Weston Villages to **6,200** dwellings (increased through the planning application process). Sufficient land is identified to meet this requirement including 40.12ha to meet the residual allocation of 1,100 dwellings. This assumes an average density of 40dph and a net residential area of just under 70% of the gross site area (of 40.12ha). Land for employment purposes is also being provided with 24.27ha consented for mixed B Class development and a remaining supply of 29.56ha totalling supply of 53.83ha. The overall land requirement will be heavily dependant on the mix of employment uses delivered

with the overriding need to provide for a suitable quantity of jobs linked to the delivery of the employment-led strategy (for further details see the Weston Villages SPD and the Employment-led Delivery at Weston-super-Mare SPD adopted in 2012 and 2014 respectively).

Empty homes

- 5.9 Bringing empty homes back into use also contributes to housing supply and the NPPG makes clear that this can be a valid source of supply. North Somerset Council has an Empty Property Delivery Plan that sets out our approach to making homes available from this source. Over the past three years we have brought back into use an average of 30 long term empty dwellings a year (as set out in Table 6), a rate that is expected to at least continue, if not increase. 30 units per annum are factored into the HELAA supply.

Year	Number of long-term empty dwellings brought back into use
2011/12	20
2012/13	42
2013/14	28

Figure 5: Long-term empty dwelling delivery 2011 to 2014

Total assessed capacity

- 5.10 Total assessed capacity equated to around 45,992 dwellings and 2,250 ha of land (gross area). The chart below illustrates the broad distribution of this initial (pre-assessment) capacity. The largest proportion was attributed to the countryside (including Green Belt and the AONB), followed by land at Weston-super-Mare and the Weston Villages. The significant amount of land identified at the towns (Clevedon, Portishead and Nailsea) includes both opportunities within the settlement boundaries and also sites adjacent to the boundaries. A significant range of sites are also identified at the service villages indicating the level of developer interest in these areas and the scale of site opportunity.

Total Assessed Capacity-housing distribution

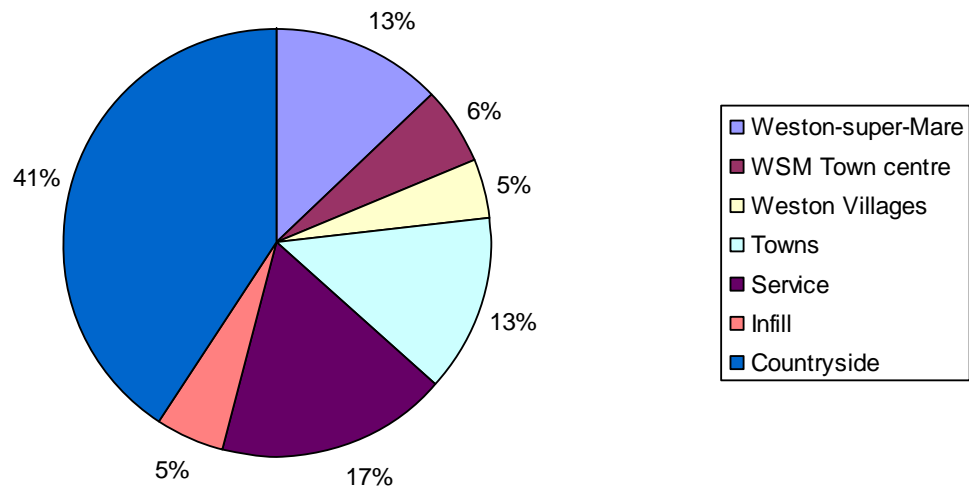


Figure 6: Distribution of total assessed capacity

Identified Sites (housing)

- 5.11 Around 70% (of indicative dwelling yield) of the total assessed capacity was discounted through the assessment process. This left a residual capacity of 'Identified Sites' of approximately 14,033 dwellings in locations which are broadly consistent with the policy objectives of the Core Strategy. Figure 7 illustrates the broad distribution of the Identified Sites. The focus of potential opportunities is at Weston-super-Mare reflecting the already committed development, but also an emphasis on opportunities around the service and infill villages. It must be emphasised that these sites are not being identified or promoted for development, but instead represent a range of opportunities to consider through the plan-led process. The infrastructure implications of these sites needs to be considered in detail in order to shape the options for site allocation. This will include the wide range of infrastructure considerations including highways, education, utilities, social infrastructure e.g. doctor surgeries and other healthcare facilities in consultation with the relevant service provider.

Identified Sites-housing distribution

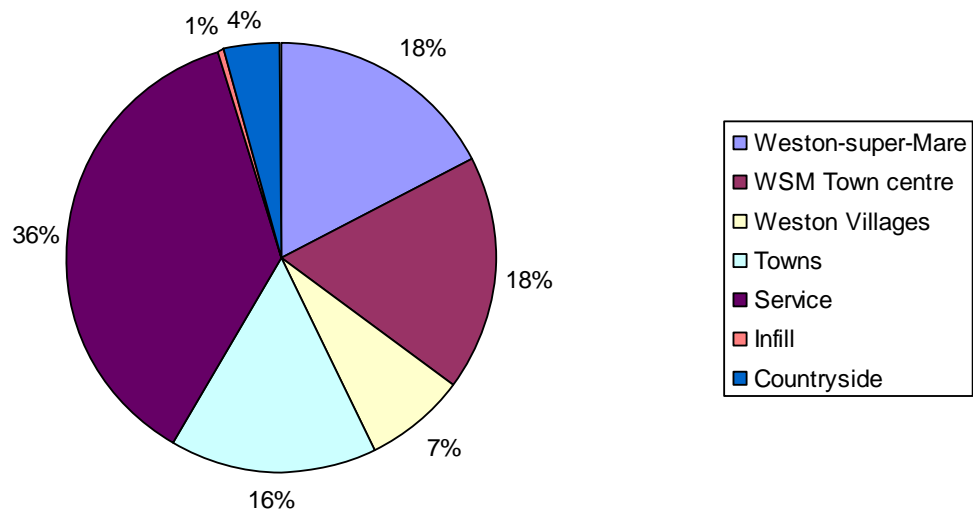


Figure 7: Distribution of Identified Sites for housing

- 5.12 The Identified Sites excluding the sites at Weston Villages and the remaining allocated sites equating to 12,602 dwelling units, are considered to provide the potential to form a longer term developable supply of land and options for meeting both the dwelling requirement for this plan period and beyond. Given that in the main, they are not committed sites there may be constraints on them that require addressing in order to bring them forward. These are illustrative of the type of sites which could be brought forward during later stages of the plan period if required. Certain sites however could come forward within 5 years contributing to the council's 5 year land supply. These would generally be sites where there is more certainty that it could be successfully brought forward. A trajectory of sites is provided further in the Assessment including a supply of sites that could potentially come forward within the next 5 years subject to securing necessary consents.
- 5.13 Figure 8 provides a comparison of total assessed capacity versus the Identified Sites by broad area. It demonstrates that most discounted sites were in the countryside category compared to elsewhere where most capacity was identified as forming a potential supply.

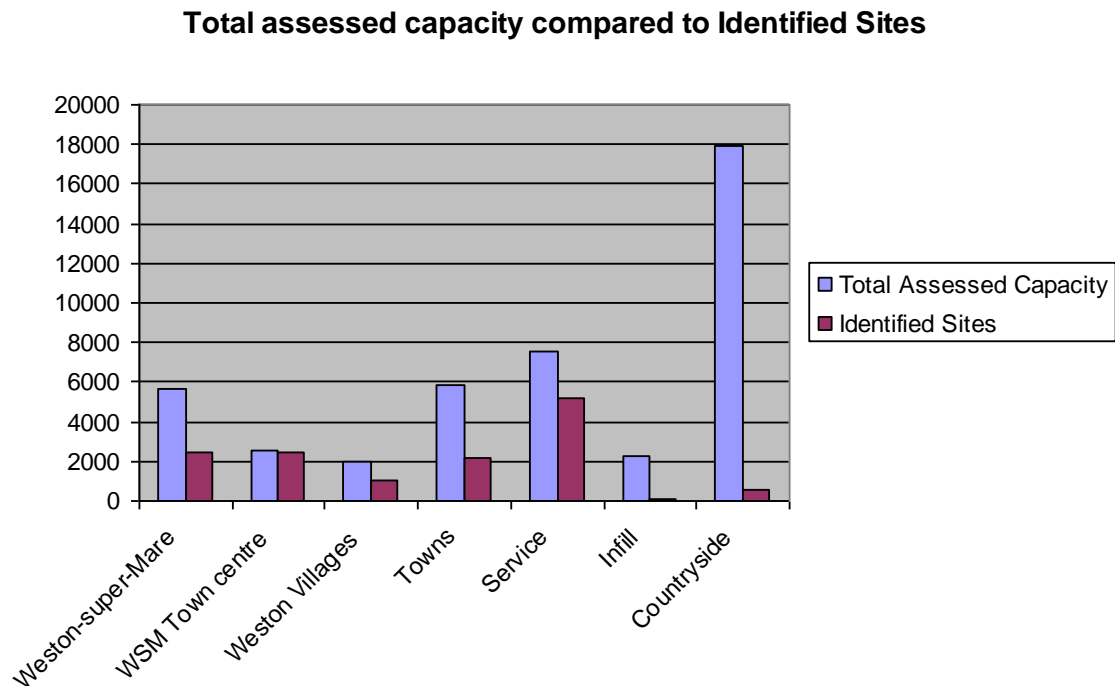


Figure 8: Comparing total assessed capacity with Identified Sites by area

- 5.14 Following the assessment process, a capacity from 'Identified Sites' of 14,033 dwellings was identified across 170 sites, 7 of which are remaining Replacement Local Plan allocations, 36 within WSM town centre and gateway area. Note however that in a small number of cases a site may be considered to have potential for both residential and/or employment. Where this is the case plan making should determine the most appropriate allocation if the site is to become part of the Development Plan, including consideration for mixed-use development.
- 5.15 Despite significant capacity being promoted throughout the countryside, the assessment did not translate to any significant potential due to Green Belt and other policy constraints and limitations around service and infrastructure capacity. As an exception to this, a limited number of previously developed Green Belt sites have been included due to the NPPF advice to seek uses for such land. In taking any of these forward an assessment of sustainability would be required in greater detail to ascertain the value of these sites compared to other locations.
- 5.16 Figure 8 sets out the dwelling potential from all sources 2014 – 2026 divided into two broad time periods. This evidence will be used to support the next five year land supply position statement, which will present the residual dwelling requirement, annualised over the remaining years of the plan period, against the deliverable capacity.

Identified Sites by time period

(Figure 9 provides an anticipated trajectory based on the HELAA assessment including only permissions and specific sites. It does not form the Council's 5 year supply position as it does not include a comprehensive assessment of supply from all sources.)

	2014-19		2019-26	
	Permissions	Other sites	Permissions	Other sites
Weston-super-Mare	451	1,563		3,387
Weston Villages	2095	425	2765	625
Towns	384	635		1562
Service Villages	477	1,240		4,597
Infill Villages				
Countryside				
Total	3407	3,863	2765	10,171
Totals	7,270		12,936	

Figure 9: Identified Sites for housing by time period

Identified Sites (economic uses)

- 5.17 61 sites have been assessed for economic uses equating to some 351ha. 28 sites were considered to have potential capacity at 151.9ha forming the 'identified site' supply (Rows B to E of the table in the executive summary).

Qualitative analysis of the committed supply

- 5.18 Similar to the total dwelling yield, not all of this supply will come forward. In addition not all of the supply is equal in a qualitative sense: some is not readily available requiring intervention to bring forward and the committed supply is of mixed quality depending on its attributes, location and the market within which the site sits.
- 5.19 Within this, 53.83ha of supply (including both consented and allocated land) relates to the Weston Villages and covers a range of employment generating land uses including education, retail, and B Class. There is a known tendency to develop employment land for lower density uses meaning that job yield is often far less than forecast by standard employment densities. It is therefore recommended to ensure that sufficient land supply is maintained to allow for this, as well as more choice in the land supply available. It should also be factored in that some sites (allocated but also existing business sites) may be lost to other uses e.g. residential through speculative planning applications. At Weston-super-Mare, especially Junction 21 Enterprise Area, it is particularly important to maintain employment land supply as a prerequisite to the delivery of the employment-led strategy. This requires a quantum of jobs to be delivered in step with the delivery of new homes, and any shortfall of jobs delivered on certain sites may need to rely on increased employment delivered on others. The detailed implementation of the employment-led strategy provides for a flexible approach to balancing jobs and homes across the town meaning that land supply for employment can effectively be linked to planned residential delivery.
- 5.20 Another characteristic is the extent to which there is pressure to develop employment land for non employment uses e.g. retail, leisure and other uses. It is recommended therefore that an oversupply is made to allow for this in addition to criteria-based policies to protect the best employment sites from redevelopment for other uses.

- 5.21 Once the identified economic sites are added to the committed sites, a total potential supply of **191.5ha** is identified through the Assessment. The additional sites beyond those committed (Row H of economic table in executive summary) assessed through the Assessment equating to 53.58ha provide additional flexibility and choice such as to address local needs.
- 5.22 Figure 10 illustrates the distribution of potential employment land supply. This provides choice in the market and allows for any non-delivery of sites. It is also known that many sites are not imminently deliverable and therefore whilst on paper whilst it may appear that there is a significant supply of land, intervention is required to realise that development.
- 5.23 The supply of land follows an expected pattern linked to the settlement hierarchy. It is notable that provision also broadly follows population growth reflecting the strategy to co-locate jobs and homes in key areas for sustainability reasons but also reflecting likely demand going forward. The supply at Weston-super-Mare for example is responding to interventions there to focus employment growth relating to initiatives such as the J21 Enterprise Area and the employment-led strategy.

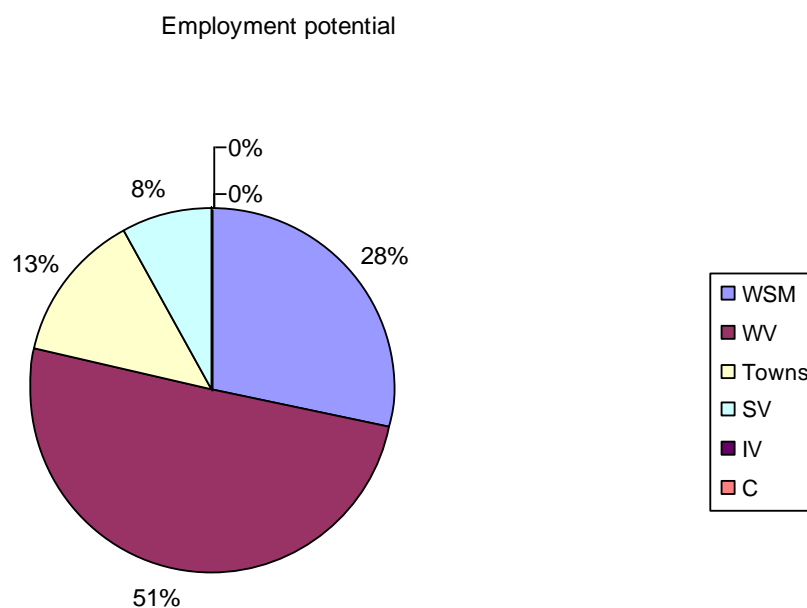


Figure 10: Employment potential by area

Conclusions

- 5.24 The key findings of the Assessment are summarised in the tables in the Executive Summary. This brings together the different categories of land supply including sites within the planning system, other potential opportunities, and assessment of windfall. This enables the potential supply to be compared to the Core Strategy requirement.

- 5.25 The Assessment has demonstrated that there exists a range of deliverable and developable housing sites to meet the proposed Core Strategy dwelling requirement of 20,985 dwellings 2006-2026, and a longer term supply of potential sites. There is sufficient flexibility and choice to support the consideration of a variety of sites for allocation through the plan making process.
- 5.26 In relation to economic requirements, the Assessment has also demonstrated a range of site opportunities. Given the importance of economic growth in the council's strategic approach to development, land supply for economic uses must be maintained. Specific work to address economic land needs should also be carried out to inform the site allocations emerging through the Development Plan.
- 5.27 The maintenance of land supply at Weston-super-Mare is particularly important to facilitate the delivery of economic aspirations in the town and the employment-led strategy. Sites assessed focus around the J21 area, Weston Villages, and town centre and will be important in meeting future business needs.

Monitoring and review

- 5.28 The work carried out in this Assessment will be linked into wider sub-regional assessments of land availability in order to gain an understanding of land supply issues at the wider geography and inform future plan making. Housing delivery will be monitored through the Residential Land Availability Survey and used during future review of the HELAA to review the assumptions made, and to determine any changes necessary.

Stage 5: Final evidence base

- 6.1 This section forms the final stage in the process of the HELAA which is to check that the core outputs of the study have been met in order to provide a robust assessment of land supply in line with national guidance. The table below summarises the core outputs.

Core outputs check

Core output	
A list of all sites or broad locations considered, cross-referenced to their locations on maps	✓
An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/ broad location is viable) to determine whether a site is realistically expected to be developed and when	✓
Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons	✓
The potential type and quantity of development that could be delivered on each site/ broad location, including a reasonable estimate of build-out rates, setting out how any barriers to delivery could be overcome and when	✓
An indicative trajectory of anticipated development and consideration of associated risks.	✓

- 6.2 The evidence from this work can now inform future plan making in North Somerset and the wider West of England alongside other mechanisms such as sustainability appraisal and other work. In addition land supply will be subject to ongoing monitoring for both housing and economic uses to ensure an effective and sufficient land supply is maintained, and to help shape options through the plan-making process. This will feed into assessments of short-term (5 year) land supply.

Appendix A: Residential schedules

Schedule 1: Identified Sites			
Site ref	Location	Area (gross) Hectares	Dwelling yield
HE1401	Wemberham Lane, east and west of, Yatton	1.19	24
HE1462*	Herluin Way (former Avoncrest), WSM	30	750
HE14306	Warne Road, WSM	7.87	236
HE1404	Former glassworks, Nailsea	0.48	10
HE1405	Stowell Concrete site, Kenn	0.96	14
HE1406	Moor Lane, Clevedon	0.24	10
HE1407	117 High Street, Portishead)	0.23	20
HE1408	Westacres Caravan Park, WSM	4.66	100
HE1409	Orchard House, Ebdon Road, WSM	0.55	12
HE14101	Ham Green, near Easton in Gordano/Pill	0.86	26
HE1433*	Gasworks, WSM	5.61	200
HE1412	Mead Vale Shopping centre, WSM	1	40
HE14125	Land south of Jubilee Lane, Churchill	0.53	16
HE14129	Manor Road, Abbots Leigh, (Abbots Leigh Manor nursing home)	1.65	10
HE1413	Ettrick Garage, West Town Road, Backwell	0.19	6
HE1414	Summer Lane (Diamond Batch), WSM	2	89
HE14142	Land at West End Lane, Nailsea	0.22	20
HE1415	Ashcombe Road, WSM	0.13	10
HE14151	Main Road, Cleeve	0.21	6
HE1416*	Bridge Farm, WSM	2.26	73
HE14163	Land west of the Rugby Club, Nailsea	7.84	235
HE14164	South West Nailsea	19.68	394
HE1417	Land adjacent to railway, Yatton	9.3	140
HE14283	East of Winterstoke Road, WSM	3.82	115
HE14179	Land south of Cox's Green, Wrington	11.44	172
HE1418	Land north of Elm Tree Road, Locking	0.21	6
HE14180	Land west of Wolvershill Road, Banwell	3.25	49
HE14181	Cobthorn Farm, west of Wrington Road, Congresbury	8	180
HE14186	Land at Stowey Road, Yatton	4	90
HE14187	Land at Grove Farm, New Town, Backwell	36	540
HE14285	Dolphin Square, WSM	0.86	103
HE14190*	Land to the north of Oldmixon Road, WSM	16.31	196
HE14191	Land at Park Farm, Congresbury	4.3	97
HE14194	Site B, Rushmoor Lane, Backwell	1.32	40
HE14195	Land west of Backwell recreation ground, Backwell	0.57	17
HE14197	Land at east of Orchard Close, Banwell	0.46	14
HE14198	Land north of Knightcott Road, Banwell	7.3	164
HE14203	Land off Millcross, Clevedon	1.1	50
HE14206	Police Station, Nailsea	0.55	22
HE14207	Land off Wentwood Drive, Bleadon Hill, WSM	2.63	105
HE14209	Land to north of West Wick, WSM	1	40
HE1421	Land to rear of Locking Road, WSM	0.31	10
HE14211	Land at Farleigh Road, Backwell	21	315
HE14218	Land north west of Ladymead Lane, Churchill	0.66	20
HE1422	Cobthorn Way, Congresbury	3.4	77
HE14223	Greenstones, 25-27 Clevedon Road, Nailsea	0.24	10

HE14227	Land east of Brinsea Road, Congresbury	1.4	42
HE1423	Land south of Bleadon Hill, WSM	2.04	82
HE14234*	Gordano Gate, Portishead	0.90	36
HE14235*	Conference Avenue, Portishead	0.46	18
HE14172	Rugby Club, WSM	2.3	100
HE1425	Land south of Cadbury Garden Centre, Congresbury	0.69	21
HE14251*	Park Farm, Yatton	0.42	13
HE14256*	Slough Pitt Farm, Winscombe	0.14	6
HE14257*	Severn Paper Mill, Portishead	1.7	68
HE14259*	Havyatt Business Park, Wrington	1.32	40
HE1426	112 Worlebury Hill Rd, WSM	0.84	25
HE14287	Police Station and former Magistrate's Court, WSM	0.40	100
HE14268	Land adjacent to The Vicarage, Coniston Crescent, Weston-super-Mare	0.13	5
HE14269	Land between Jubilee Lane and Pudding Pie Lane, Churchill	4.38	99
HE1427	Greenfields Avenue, High Street, Banwell	2.9	65
HE14272	West Wick House, West Wick, WSM	0.22	9
HE14273	Staddons Timber Yard, Parnell Road, Clevedon	0.16	6
HE14274	Bridge Works, Yatton	0.16	5
HE14275	Old Coach Station, High Street, Winford	0.20	6
HE14307	Gallagher Retail Park, south of Marchfields Way, WSM	3.20	96
HE14281	Birnbeck Road Hotels, WSM	0.62	93
HE1403	Locking Road car park, WSM	2	80
HE1428	Sandford Batch, Winscombe	2.46	55
HE14280	Birkett Road, WSM	0.17	7
HE14277	Meadow Street Triangle, WSM	1.41	56
HE1402	Victoria Square, WSM	0.57	51
HE1432	Birnbeck and environs, WSM	7.27	50
HE14290	Sweat FA and Home Bargains, WSM	1.10	44
HE14299	Former Grand Central Hotel, WSM	0.26	39
HE14301	St James Street/Richmond Street Area, WSM	0.86	34
HE14288	Melrose Car Park, WSM	0.82	33
HE1411	NCP WSM town centre, lower high street east, WSM	0.46	32
HE1429	Ladymead Lane, Churchill	2.39	72
HE14317	Station Approach, WSM	0.19	29
HE14291	Police depot, Winterstoke Road, WSM	1.00	40
HE14292	Ambulance Station, Drove Road, WSM	0.15	6
HE14294	Fire Station site, WSM	0.83	33
HE1424	Knightstone Road, Seaward Hotel, WSM	0.71	27
HE14296	Jackson Barstow House (Weston Hospicecare), Uphill	0.51	20
HE14297	Former Bournville School Site, Selworthy Road, WSM	1.17	47
HE14278	Royal Hotel Car Park, WSM	0.21	25
HE14305	Scrapyard, Winterstoke Road, WSM	0.54	22
HE1419	Boulevard, WSM	0.1	20
HE14303	Walliscote School and Carlton Centre, WSM	0.48	19
HE14302	Former TJ Hughes Store, WSM	0.12	18
HE14339	Sunnyside Road Depot, WSM	0.44	18
HE14279	Madiera Car Park, WSM	0.37	15
HE1430	Bayside Hotel, WSM	0.1	15
HE14304	Tesco car park, WSM	0.35	14

HE14308	Land to the north of Weston Football Club, Winterstoke Road, WSM	2.26	90
HE1431	Coombe Farm, Winscombe	3.56	80
HE14310	Land south of Uphill, Uphill	3.64	25
HE14311	Land north of Bleadon Hill, WSM	2.86	114
HE14313	Manor Farm Collum Lane, WSM	2.99	90
HE14315	Lynchmead Farm, Ebdon, WSM	7.87	236
HE14289	Neva Road Tennis Courts, Weston	0.30	12
HE14318	Yeolands Farm, Clevedon	0.58	23
HE14319	Lawrence Court, Lawrence Road, WSM	0.14	16
HE14295	Odeon Cinema WSM	0.14	11
HE14320	Redwood Lodge Hotel and Country Club, Failand	5.37	124
HE14326	Land at Sycamore House and Stockway South, Nailsea	0.42	30
HE14284	Upper floors of Regent House, WSM	0.11	9
HE14328	Land adjacent to West Leigh Infants School, Backwell	0.64	19
HE14282	Crazy golf, Knightstone Road and Greenfield Place, WSM	0.14	6
HE14330	Land north and south of Eastermead Farm, Banwell	10.78	162
HE14331	Land west of Ladymead Lane, Churchill	1.23	37
HE14332	Hangstone Quarry, Clevedon	0.13	5
HE14336	Land south of The Uplands, Nailsea	2.55	102
HE14338	Land south of Downside, Portishead	0.58	23
HE14327	Clifton Grange, 12 Clifton Road, WSM	0.13	5
HE1434*	West of Winterstoke Rd, WSM	6.95	70
HE14342	Sandford Road Depot, Winscombe	1.68	33
HE14343	Land at Frost Hill, Yatton	3.30	74
HE14347	Cherry Orchard, Cherry Avenue, Clevedon	0.48	19
HE14348	Land west of Yatton	4.76	107
HE14349	Land at The Batch, Yatton	2.24	67
HE1435	Yatton Station, Yatton	1.85	21
HE14350	Land north of Biddle Street, Yatton	2.00	60
HE14351	Land east of Park Road, Congresbury	1.67	50
HE14352	Land south of Silver Street, Congresbury	3.44	77
HE14353	Land south of Rookery Farm, Congresbury	1.74	52
HE14354	Land south of Cobthorn Farm, Congresbury	3.99	90
HE14355	Land north of Riverleaze, Nore Park, Portishead	0.46	18
HE14356	Land to the rear of the former Whistling Duck Public House, Banwell	0.55	17
HE14357	Land north of High Street, Banwell	0.18	5
HE14358	Site C, Rushmoor Lane, Backwell	1.2	36
HE14359	Land at Burnt House Farm, west of Backwell	2.1	63
HE14360	Former telephone exchange and land to the south, Churchill	1.85	56
HE14361	Land to the west of The Alburys, Wrington	1.72	52
HE14362	Land at Butt's Batch, Wrington	0.69	21
HE14363*	Land at Estune Business Park, Long Ashton	0.4	16
HE14364	Engine Lane, Nailsea	15.6	312
HE14365	Land between Netherton Lane and Engine Lane, Nailsea	1.85	74
HE14367	Land east of Norton Lane, WSM	12.06	241
HE14368	Land north of West End Nailsea	2.87	115
HE1437	Woodborough Farm, Winscombe	8.1	185
HE1438	North West Nailsea	13.46	450

HE1439	Trendlewood Way, Nailsea	1.36	14
HE1440*	Moor Lane, Backwell	3	55
HE1441	Even Keel, Backwell	2.24	67
HE1442	Moor Road, Yatton	2.76	83
HE1443	Land south of Park Farm, Congresbury	1.6	48
HE1444	Venus Street, Congresbury	0.76	23
HE1449	Locking Parklands, WSM	8.941	350
HE1451	Locking Head, WSM	32.3	700
HE1452	Arnolds Way, North End, Yatton	16.7	251
HE1453	Shipham Lane, Winscombe	0.8	24
HE1454	Golling Lane, Banwell	3.74	84
HE1455	Whitecross Lane, Banwell	5.6	126
HE1456	Knightcott Road, Banwell	9.5	214
HE1463	North End, Yatton	5.7	128
HE1466	Site A, Rushmoor Lane, Backwell	1.5	45
HE1467	Rodney Road, Backwell	2.33	70
HE1468	Land to the north west of Manor House, Backwell	0.83	25
HE1469	Greenway Farm, WSM	3.26	98
HE1470	N of Ebdon Rd industrial estate, WSM	10.04	301
HE1471	Oak Farm, WSM	0.88	26
HE1472	St Georges Triangle, WSM	2.53	76
HE1474	Station Road, Nailsea	0.43	17
HE1488	Marsh Road, Yatton	1.46	44
HE1491	Pudding Pie Lane, Churchill	4.99	112
HE1492	Dinghurst, opposite Nelson's Arms, Churchill	0.16	5
HE1445	Barley Wood, Wrington	4.98	20
HE14126	Youngwood Farm, Youngwood Lane, Nailsea	23.5	470
HE14369	Adj to 149 High St Portishead	0.62	25
HE14370	Crabtree Lower Norton Lane, WSM	5.46	164
HE14375	Vicarage, Church Lane, Long Ashton	0.28	8
HE14381	Land off Wolverhill Rd, WSM	0.42	17
HE1459	Atlantic Rd south, WSM	0.2	23
Total dwelling yield			14,033

Schedule 2A			
Site ref	Location	Area (gross) Hectares	Dwelling yield
HE14100	Airport Roundabout, WSM	0.56	17
HE14107	A370, east of M5, Hewish	76.95	1154
HE14109	Balls Barn Lane, Puxton	10.88	163
HE14110	North of A370, Hewish	12.8	192
HE14111	Maysgreen Lane, Puxton	10.5	158
HE14145	Mead Lane, Sandford	1.44	43
HE14146	Eastermead Lane, Banwell	4.04	91
HE14147	Knightcott Road, Boulters of Banwell	2.11	47
HE14158	Adj Cherry Tree Farm, Kingston Seymour	0.65	20
HE14167	North-east of Junction 21 M5	1.7	51
HE14168	Land adjacent to M5, Haybow Farm, Hewish	7.2	216
HE14169	South-east of M5, J21	93.14	1397
HE14170	Land east of the M5 J20, Clevedon	39.19	784

HE14175	Land at Bleadon Hill, adjacent A370, WSM	2.45	98
HE14177	Land at Brockley Way, Claverham	0.69	21
HE14178	Old Weston Road, Congresbury	2.02	61
HE14184	Land to the west of Elm Tree Road, Locking	4.5	101
HE14189	Land north of Greenhill Road, Sandford	2	60
HE14192	Land between south Nailsea and the railway line, Nailsea	40.8	816
HE14193	Land parcel A, east of Youngwood Lane, north site Nailsea	0.59	24
HE14196	Land at Cottage Farm, Claverham	6.8	153
HE14199	Land north of Greenhill Road, Sandford	2.4	54
HE14204	Land at the Veale, Bleadon	0.7	21
HE14213	Priory Community School, WSM	1.68	67
HE14214	Land on the north west side of Churchill Green, Churchill	0.4	12
HE14219	Land adjacent to Homefield Industrial Estate, Locking	0.76	23
HE14236*	Portishead Quays, Portishead	1.85	74
HE14238*	Gazelle Road, WSM	1.06	42
HE14242*	West Wick Business Park, WSM	12.79	256
HE14243*	East of Park and Ride, WSM	6.4	192
HE14248*	Weston Airfield East, WSM	33	660
HE14252*	Wemberham Lane, Yatton	1.15	35
HE14253	Land south of Bristol Road, Churchill	2.9	65
HE14254*	5/20, Clevedon	3.12	94
HE14260*	South of CAL, Winterstoke, WSM	4	120
HE14261*	Grumblepill Business Park, WSM	0.49	20
HE14262*	Parklands Local Centre, WSM	2.1	84
HE14263*	Parklands A371 Gateway, WSM	1	40
HE14276*	Western Distribution Park, WSM	13.56	271
HE14309	Land south of Weston Hospital, Uphill	3.94	89
HE14312	Laneys Drove, WSM	8.49	255
HE14314	Land to the west of Ebdon Road Crematorium, WSM	1.90	76
HE14316	Land at Worle Quarry, WSM	0.16	6
HE14322	Oldmixon Industrial Estate (existing), WSM	18.53	371
HE14323	Lynx Crescent Industrial estate, WSM	8.53	256
HE14324	Warleys Lane, WSM	0.83	33
HE14325	Hither Green, Clevedon	5.16	155
HE14329	Land at Towerhead Farm, Banwell	0.40	12
HE14333	Land north of Churchill Avenue, Clevedon	1.10	44
HE14337	Land south of Grove Junior School, Nailsea	3.48	104
HE14366	Land at The Perrings, Nailsea	5.8	174
HE1458	Land parcel B, east of Youngwood Lane, middle site, Nailsea	0.81	32
HE14264*	Aisecombe Way, WSM	0.62	25
HE1464	Church Drive, Congresbury	0.36	7
HE1465	Land parcel C, east of Youngwood Lane, south site, Nailsea	0.65	26
HE1473	Land south of Sandmead Road, Sandford	3.57	80
HE1476	Former nurseries, Locking	6.5	146
HE1478	West of M5, Locking Parklands, WSM	47.03	941
HE1479	Paddock Park, WSM	0.8	32
HE1480	Kewstoke Road, Kewstoke	1.68	50
HE1481	Sand Farm Lane, Kewstoke	0.53	16

HE1482	Beach Road, Kewstoke	1.14	34
HE1483	Crookes Lane, Kewstoke	1.54	46
HE1484	Sand Road, Kewstoke	42.27	634
HE1485	Bridge Road, Bleadon	6.29	142
HE1486	Trenchard Road, WSM	1.85	74
HE1487	Station Road, Congrsbury	1.16	35
HE1489	Land north of Chestnut Drive, Claverham	4.08	92
HE1493*	Hildeshiem Bridge, Sunnyside Road north, WSM	1.16	58
HE1494	St Marys Park Road, Portishead	0.35	14
HE1497	Lower Kewstoke Rd -Rock Cottage, WSM	0.21	8
HE1498	Totterdown Ln Oldmixon copse-part of, WSM	0.66	26
HE1499	North of Purn Way, Bleadon	0.82	25
HE14144	Bury Farm, Locking	2.86	64
HE14371	Locking Farm, WSM	16.38	328
HE14372	Thatchers cider company's site, Sandford	2.91	65
HE14373	Westhay Farm, Wolvershill, Banwell	0.57	17
HE14374	Wolvershill Manor Farm, Wolvershill, Banwell	0.93	28
HE14379	Locking Head Drove, WSM	1.67	58
HE14249*	Locking Moor Road, WSM	3.46	91
HE14380	Scot Elm Drive, WSM	2.08	83
HE14382	Manor Farm Caravan Park, Uphill	1.27	20
Total dwelling yield			12,669

Schedule 2B			
Site ref	Location	Area (gross) Hectares	Dwelling yield
HE1410	Kenn Road, Kenn	0.2	5
HE14103	Wemberham Lane, Yatton	1.07	32
HE14104	Wemberham Lane, north, Yatton	7.14	161
HE14105	Arnolds Way, Horsecastle Farm, near Yatton	20.4	306
HE14106	South of A370, Airport roundabout, WSM	3.06	92
HE14112	Bridewell Lane, near Banwell	7.52	169
HE14113	Barton Road, Winscombe	1.16	35
HE14114	Church Road, Winscombe	0.52	16
HE14115	Well Close, Winscombe	2.75	62
HE14116	Banwell Road, west of Elborough	2.67	60
HE14117	Bishops Road, Claverham	0.66	20
HE14119	Church Road, Dundry	0.83	25
HE14120	Highridge Road, Dundry	3.25	73
HE14121	Wrington Road, Congresbury	1.19	36
HE14122	Clevedon Road, Portishead	0.37	15
HE14123	Fore Hill, Portishead	8.75	263
HE14124	The Old School House, Martcombe Road, Easton in Gordano	0.44	13
HE14127	Pill Road, Abbots Leigh	28.62	429
HE14128	Station Road, Flax Bourton	2.44	55
HE14130	Blackmoor Road, Abbots Leigh	1.17	35
HE14131	Pill Road, Abbots Leigh	0.38	11
HE14132	Land south of Abbots Leigh Manor, Abbots Leigh Road, Abbots Leigh	12.32	185
HE14133	Pill Road, north of Dennyview Road, Abbots Leigh	5.42	122
HE14134	West of Pill Road, Abbots Leigh	8.47	191

HE14135	Pill Road, east of Blackmoor Road, Abbots Leigh	28	630
HE14136	Adj. Brackenwood Lodge, Abbots Leigh	2.88	65
HE14137	Karpasia Farm Abbots Leigh	5.93	133
HE14138	North of Nailsea	29.22	584
HE14139	South West Bristol	385	5775
HE14140	South of Long Ashton	65.9	989
HE14141	Land at Lower Claverham	0.31	9
HE14143	Burrington Farm, Burrington	3.86	87
HE14148	Chapel Pill	260.6	3127
HE14149	Field to the rear of 8 Rhodyate, Cleeve	0.42	13
HE14150	Long Ashton Road, Long Ashton	0.38	11
HE14152	BT Radio Research Laboratory, Long Ashton	3.43	77
HE14153	Waverley Road, Backwell	2.95	66
HE14154	Land south of Portis Fields, Portishead	2.84	85
HE14155	Dark Lane, Backwell	3.71	83
HE14156	Land north of Goblin Coombe Farm, Cleeve	1.64	49
HE14157	South of Sheepway, Portishead	5.1	153
HE14160	South of Totterdown Farm, WSM	2.61	78
HE14161	Lulsgate Bottom, Downside Rd, near Felton	1.05	32
HE14162	Land east of Portishead	8.61	258
HE14165	6 Clevedon Rd, Flax Bourton	0.16	5
HE14171	Banwell Road, Banwell	0.64	19
HE14173	Land off St Georges Hill, Easton in Gordano	10	150
HE14174*	Land to the west of Kenn Road bound by former railway, the M5 and Colehouse Lane, Kenn, Clevedon	8.91	178
HE14176	Land at Yanley Lane near Long Ashton	1.6	48
HE14182	Laurel Farm, Winscombe Hill, south of Winscombe	0.77	23
HE14185	Builders yard off Weston Road, Long Ashton	1.5	45
HE14201	Gatcombe Farm, Weston Road	4.89	110
HE14205	The Hand Equestrian Centre, near Clevedon	2	80
HE14208	Land at Parklands, Abbots Leigh Road, near Leigh Woods	0.23	7
HE14210	Parsonage Farm, Church Lane, Long Ashton	5.4	122
HE14212	Gatcombe Farm, Gatcombe Lane, Flax Bourton	0.69	21
HE14215	Land off The Portbury Hundred (between A369 and abandoned railway line), near Portishead	7.58	171
HE14217	Land at Wildcountry Lane, Long Ashton	3.81	86
HE14220	Land at A370 opposite traveller site next to scrap yard, Puxton	6.68	200
HE14222	Gatcombe Farm, West Hay Road, Wrington	3	68
HE14224	Highridge Farm, Dundry	1.1	33
HE14226	Falklands, Tower House Lane, Wraxhall	1.45	44
HE14229	Ashton Hill Farm, Weston Road, Failand	21	315
HE14230	Downs Road, Dundry	0.12	4
HE14231	Arnolds Way, fields to west of settlement, Yatton	1.87	56
HE14265	Land south of the High Street, Portbury	0.25	8
HE14266	South of A369, off Martcombe Rd, Easton in Gordano/Pill	1.8	54
HE14267	Land south of Portbury	2.11	63
HE14345	Land south of Church Lane, Hutton	0.84	25
HE14346	Land south of Hutton Hill, Hutton	1.10	33
HE1457	Land north of Bishops Road, Claverham	2.17	65
HE1461	Tydings Farm, Wrington	7.88	177

HE14376	Old Brick Yard, Priory Fm, Portbury	0.12	4
Total dwelling yield			16,927