

North Somerset Council

Strategic Housing Land Availability Assessment 2013

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Executive Summary

- E1 Strategic Housing Land Availability Assessments (SHLAA) are an important component of the evidence base used to support the delivery of sufficient land for housing. These assessments are used to support plan preparation, allowing an understanding of the characteristics of housing land supply and opportunities available to assist land provision for housing development. They are required by national planning policy as set out in the National Planning Policy Framework. This requires local planning authorities to 'prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the need for housing over the plan period.'
- E2 The primary purposes of the SHLAA are to:
- Identify sites and broad locations with potential for development.
 - Assess their development potential.
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- E3 The role of the SHLAA 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 development.
- E4 The North Somerset SHLAA 2013 (the Assessment) conforms to current national guidance as set out in Strategic Housing Land Availability Assessments: Practice Guidance (DCLG 2007). Recent National Planning Practice Guidance published in draft form has also been reviewed to ensure the study reflects current practice. The Assessment updates the 2011 SHLAA to a base date of April 2013.
- E5 The Assessment is based on the adopted Core Strategy spatial strategy and a housing requirement of 14,000 dwellings. If these should change as a result of the examination of remitted policies, then the next review will take this into account. (The Council has recommended that the housing requirement is increased to 17,130 dwellings but this will be tested at examination).
- E6 North Somerset Council has regular liaison with neighbouring authorities in relation to housing matters including SHLAA studies to ensure that data is collected and monitored in a consistent way which can be aggregated and support sub-regional working in the West of England.
- E7 It is important for North Somerset Council to have a wide understanding of housing land availability regardless of the amount of development required by the Local Plan. While the Assessment needs to take account of the policy context, the starting point is to assess all sites put forward regardless of their suitability in relation to the Local Plan.

- E8 **The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.** The SHLAA is not comprehensive, but simply illustrates the range of opportunities which could be assessed, along with other sites, should additional housing sites be required as part of the plan-making process in the future.
- E9 The Assessment covers both sites currently in the planning process: (such as planning permissions, subject to legal agreement, dwellings under construction and allocated sites) and other opportunities which can include vacant land, land in other uses, intensification, large scale redevelopment, and proposed extensions to towns and villages.
- E10 The total of all sites regardless of constraints or suitability is referred to as the **total assessed capacity** and equated to around 1,765 hectares of land with a dwelling potential of approximately 39,000 dwellings. These sites primarily result from landowner/developer submissions.
- E11 The site assessment process refines the total assessed capacity to identify those opportunities which, subject to further detailed investigation, could be used to support the plan making process. This is the **identified potential** and comprises 8,113 dwellings.
- E12 The remaining sites are referred to as the **discounted sites**. This category 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 countryside locations (Schedule 2B).
- E13 In relation to the Core Strategy requirement of 14,000 dwellings, after deducting completions of 5,992 dwellings the remaining target is 8,008 dwellings 2013-2026. Deducting sites with planning permission leaves a residual requirement of 4,954 dwellings to be addressed through the plan making process.
- E14 The total of potential housing sites within North Somerset is more than sufficient to meet the Core Strategy challenge across the plan period and will also provide flexibility in the range of sites which could be brought forward.

		North Somerset SHLAA 2013: Land Availability Summary	
		Housing requirement	
A		Core Strategy housing requirement 2006-2026	14,000
B		Completions 2006-2013	5,992
C		Residual dwelling requirement 2013-2026	8,008
		Sources of supply	
D		Planning permissions, dwellings under construction, and approvals subject to S106 Agreement (but excluding Weston Villages)	1,972
E		Weston Villages: sites with planning permission	1,082
Identified Potential	F	Weston Villages: remaining strategic allocation	4,650
	G	Remaining Replacement Local Plan allocations	348
	H	Sites not in the planning process*	3,115
I		Empty homes (10 dwellings pa)	130
J		Windfall (2013-2018)	745
K		Broad Locations (2019-2026)	1,820
L		Potential supply 2013-2026	13,862
M		Overall potential supply 2006-2026	19,854

* The identified potential represents a range of sites to be assessed in detail through the plan-making process. The inclusion of any specific site 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.

CHAPTER 1: Introduction

National Planning Policy Framework

- 1.1 Strategic Housing Land Availability Assessments (SHLAA) are an important component of the evidence base used to support the delivery of sufficient land for housing. Their preparation is required by the National Planning Policy Framework (NPPF, 2012). This states that local planning authorities should have a clear understanding of housing needs in their area and should “prepare a Strategic Housing Land Availability Assessment 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” (paragraph 159).
- 1.2 The primary purposes of the SHLAA is to:
- Identify sites and broad locations with potential for development.
 - Assess their development potential.
 - Assess their suitability for development and 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 or broad locations are the most suitable and deliverable for a particular use.
- 1.4 The SHLAA findings are used to support the NPPF objective of delivering a wide choice of high quality homes through providing the evidence to support residential allocations in Local Plans and the supply of deliverable sites, including the requirement to retain a five-year supply.

North Somerset SHLAA (2013)

- 1.5 This is the third SHLAA prepared by North Somerset Council and the methodology closely follows that used in the previous 2011 document. The starting point is a review of the 2011 sites, supplemented by an assessment of new sites which have been drawn to the Council’s attention.
- 1.6 The policy context for the SHLAA is the North Somerset Core Strategy. While the Core Strategy was adopted in April 2012, Policy CS13 relating to the housing requirement and a number of other policies have been remitted back to the Planning Inspectorate for re-examination. The SHLAA will provide evidence to support the re-examination process which is anticipated will take place in early 2014. As this document uses a base date of April 2013, outputs of the SHLAA will relate to the current housing requirement of 14,000 dwellings. If the housing requirement is increased or the spatial strategy amended as a result of the examination of remitted policies, then this will need to be taken into account when the document is reviewed. The Council has indicated that on the basis of up-to-date evidence that the housing total should be increased to 17,130 dwellings but this will be tested at examination.

- 1.7 The Council works closely with other authorities within the West of England and has agreed common methodologies to ensure that housing data is collected and monitored on a consistent basis and can be aggregated across the sub-region.
- 1.8 While the adopted Core Strategy provides the overall context and helps to inform the scope of the study, the Assessment is not constrained by the plan's housing requirement. The Assessment considers all potential opportunities across North Somerset whether or not they are consistent with the Core Strategy approach. This aggregate figure of all sites is referred to as the 'total assessed capacity'. Following the assessment process, the total assessed capacity is refined to produce the 'identified potential' ie sites which are considered to have potential further consideration through the plan making process.
- 1.9 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 housing yield. 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.

The SHLAA 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 [as part of a wider evidence base] to inform plan-making, but does not in itself determine whether a site should be allocated for housing development"* (paragraph 8, Practice Guidance).

- 1.10 The SHLAA pulls together the various potential sources of housing land supply to identify potential delivery over the plan period (2006-2026). This includes not only the identified potential from the site assessment process but also completions, sites with planning permission, under construction or with other firm commitments, empty homes, windfall and the assessed contribution from broad locations.
- 1.11 The starting point is to identify the 'total assessed capacity'. This is the total of all known housing opportunities from a variety of sources. A distinction can be made between sites which are currently in the planning system and others. These are identified separately in the Assessment.
- 1.12 The assessment process results in a refinement of the total assessed capacity into potential opportunities referred to as the 'identified potential' (Schedule 1) and the remaining 'discounted sites'. 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 countryside locations (Schedule 2B).

1.13 The 2013 Assessment reviews the 2011 SHLAA using the methodology set out in the DCLG SHLAA practice guidelines (2007). At the time that the 2013 Assessment was being finalised the government published new guidance as part of the draft National Planning Practice Guidance. Although there are some differences in emphasis, the overall approach and outputs are very similar, and the 2013 Assessment will continue to follow the methodology set out in the 2007. The next iteration of the SHLAA will be based on the new guidance once it has been confirmed.

1.14 The SHLAA 2013 follows the ten stages described in the 2007 guidance and shown diagrammatically below. However, having regard to the structure of the draft NPPG these are grouped into the following broad headings. The remaining chapters of the SHLAA work through the stages set out in the methodology:

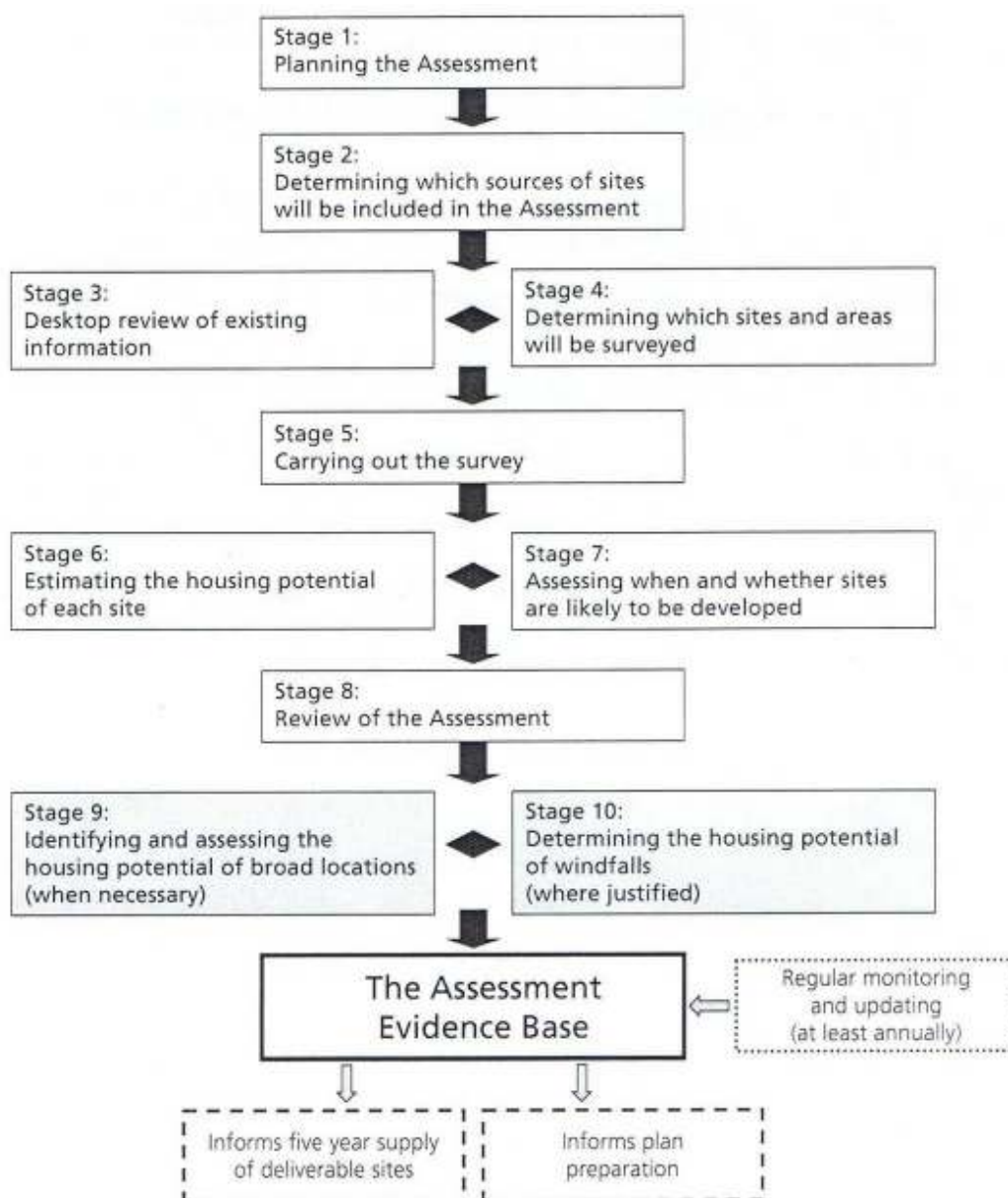
Chapter 2: Site identification (stages 1-4).

Chapter 3: Site assessment (stages 5-7).

Chapter 4: Assessment review (stage 8).

Chapter 5: Broad locations and windfall (stages 9-10).

Chapter 6: Final evidence base.



CHAPTER 2: Site identification

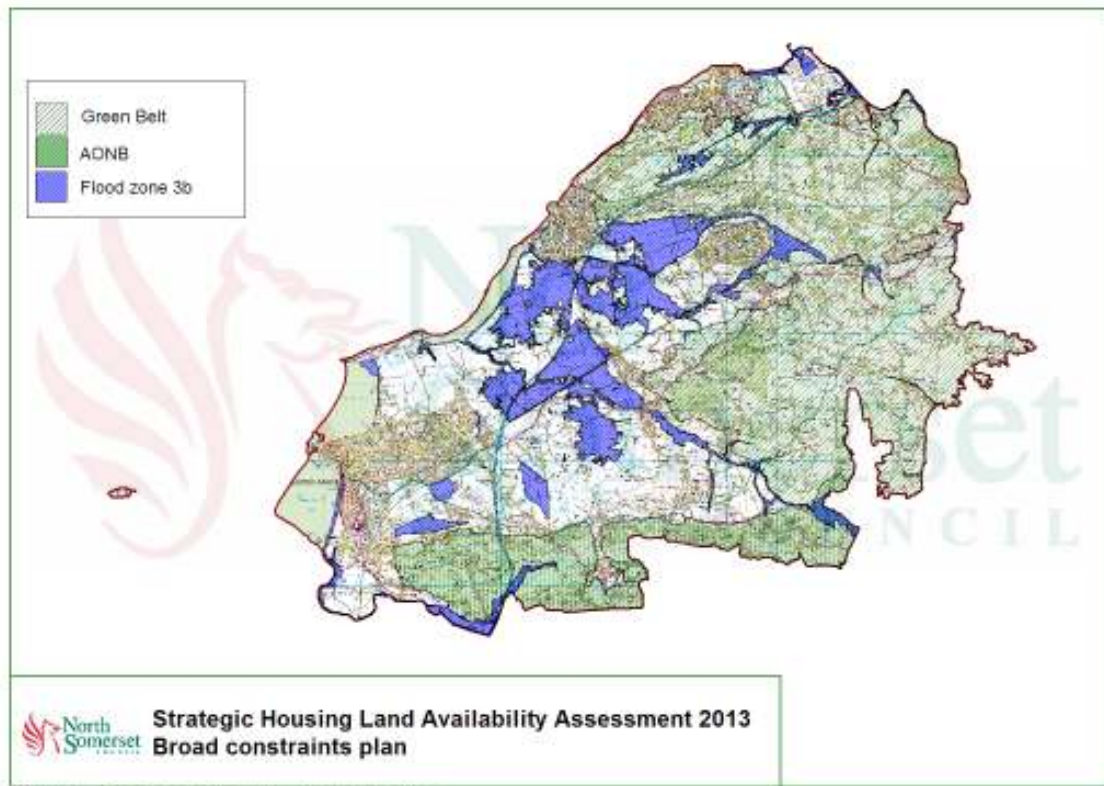
Stage 1: *Planning the Assessment*

- 2.1 This SHLAA covers the administrative boundaries of North Somerset and has been prepared using in-house resources. The Council works closely with the West of England partners to ensure consistency in the way data is gathered and monitored to enable outputs to be aggregated across the sub-region.
- 2.2 The base date for the Assessment is April 2013, and covers the Core Strategy period up to 2026. Identified dwelling potential is included across the following time periods:
 - Initial 5 years (2013-2018) – Short term (deliverable supply)
 - Years 6-13 (2019-2026) – Medium/long term (developable)
- 2.3 A site size threshold of 0.25 hectares has been used as a guide for the study or a minimum dwelling yield figure of 5 dwellings. This approach is considered justified given the characteristics of housing land supply and the large amount of housing expected on medium to large sites. During the 2011 call for sites however, no parameters were placed on the sites submitted in order to obtain a comprehensive selection of sites across North Somerset.

Stage 2: *Determining which sources should be included in the Assessment*

- 2.4 The Assessment covers both sites in the planning process and other opportunities:
- 2.5 Sites in the planning process include unimplemented residential planning permissions, sites with permission subject to legal agreement, dwellings under construction and allocated sites.
- 2.6 Sites not yet in the planning process 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. For the purposes of this SHLAA new allocations proposed in the Consultation Draft Sites and Policies Plan are treated as not yet being in the planning process.
- 2.7 The North Somerset SHLAA takes a comprehensive approach to site identification and no sites above the minimum site size thresholds are excluded from the 'total assessed capacity'. The role of the SHLAA is to consider all opportunities as an evidence base for the plan-making process. If the nature of the district housing challenge or the spatial strategy change in the future then the Assessment will provide an indication of potential opportunities which may not currently be considered part of the 'identified potential'.

- 2.8 The following plan illustrates the nature of the housing challenge by identifying the extent of the district affected by the broad constraints of flood zone 3b, Area of Outstanding Natural Beauty and Green Belt.



- 2.9 The key task for the SHLAA process is to define the **identified potential** or those sites which, subject to further detailed investigation, would provide the evidence base for future plan making. Sites which comprise the identified potential should be consistent with the overall spatial strategy and without significant constraints, and illustrate the type of development opportunities which could come forward. These sites are listed in a schedule as an appendix to the main report.
- 2.10 Sites identified as being inappropriate are referred to as the **discounted sites**. This category is further sub-divided into sites which are broadly consistent with the spatial strategy but have significant constraints (Schedule 2A) and sites that are incompatible with the existing spatial strategy such as Green Belt or countryside locations (Schedule 2B). These sites are also listed in Appendix A.
- 2.11 Schedule 2A sites include:
- Sites which are broadly consistent with the Core Strategy spatial strategy but assessed as having significant constraints – such as sites within proposed strategic gaps or designated nature conservation sites.
 - Sites not immediately adjacent to the settlement boundaries of towns or service villages but identified as being in close proximity to

and well related to the built-up area and, and of an appropriate scale.

- Sites adjacent to infill village settlement boundaries - these are inconsistent with the spatial strategy but there is the scope for settlement boundaries to be amended through the Sites and Policies Plan, although the scale of many of these proposals is inappropriate.

2.12 The previous SHLAA was based on a 2010 'call for sites' and these sites have been taken forward and reviewed. Although the 2013 study did not include a new call for sites, sites put forward as part of the draft Sites and Policies Plan consultation exercise in Spring 2013 were added. In addition, other sites put forward since the call for sites have been included as well as other opportunities such as sites subject to pre-application discussions. However, as the SHLAA is primarily based on an assessment of sites put forward by landowners/developers it is not a comprehensive assessment and should therefore be seen as illustrative of the type of opportunities which might come forward.

2.13 All potential sites are categorised in relation to the sources of housing supply used in the Residential Land Survey (RLS) monitoring framework so allowing comparisons to be made between historic and potential future activity.

Sources of housing supply based on RLS classifications	
Category 1	Vacant, previously developed land and buildings
Category 2	Vacant land, not previously developed
Category 3a	Redevelopment of existing housing
Category 3b	Redevelopment of other existing uses
Category 4	Development of underused car parks
Category 5	Conversion of commercial buildings
Category 6	Living over the shop
Category 7	Sub-division of existing housing
Category 8	Intensification of existing housing
Category 9	Empty homes

Stage 3: Desktop review of existing information

2.14 The desktop review at the start of the process considered a range of land supply sources, including potential included through previous SHLAA studies, Residential Land Survey 2013, and other relevant information on potential housing supply including planning applications, other submissions, market information and briefs.

2.15 In respect of sites currently in the planning process the key sources were:

- Residential Land Survey 2013 – to identify sites with permission, under construction or other firm commitments.
- Existing local plan allocations – Replacement Local Plan.
- Weston Villages SPD.

2.16 For sites outside the planning process the sources include:

- Review of 2011 SHLAA sites.
- New draft allocations in the Sites and Policies Plan.
- Sites submitted for consideration since the 'call for sites'.
- 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.

The assessment did not consider sites where there was no known landowner/developer interest or the potential of publicly owned land.

Unimplemented planning permissions

2.17 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.

Replacement Local Plan housing allocations

2.18 Ten allocated sites that have no planning permissions have been included within this source. These sites provide for a possible 348 units and are included within the 5 year supply.

Core Strategy strategic allocation at Weston Villages

2.19 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 for the first phases of development equating to 1,082 dwellings. 68 dwellings have been completed and a further 4,650 are allocated.

Empty homes

2.20 As at the end of August 2013 there were 479 properties that have been empty for 6 months or more. This compares to around 1,296 empty homes in June 2011 and 1,160 recorded in 2008, demonstrating a significant reduction in empty homes. This is probably indicative of market conditions, the desire of owners to maximise return from their assets, and the effects of council initiatives to bring empty homes back into active use. Whilst some vacancies are down to the normal functioning of the housing market termed transactional vacancies

(properties active in the housing market), it is the non-transactional vacancies that may require action to bring them back into active use.

- 2.21 North Somerset Council has a target of 40 empty dwellings brought back into use per year. In 2012/2013 the actual total was 42 dwellings. The Council's Empty Property Steering Group, which includes housing association representatives, prioritises and co-ordinates a range of initiatives to encourage the re-use of empty properties such as offering advice on financial assistance, help with selling or letting and awareness raising. The 2011 SHLAA included a conservative estimate of 10 dwellings per year and this annual figure is retained in the 2013 SHLAA.

Stage 4: *Determining which sites and areas will be surveyed*

- 2.22 The nature of the housing challenge is set out in the Core Strategy. The adopted version set out a housing requirement of a minimum of 14,000 dwellings 2006-2026 although this is currently being re-examined, and the Council has indicated that this should be increased to 17,130 dwellings. The SHLAA therefore needs to consider potential opportunities should the housing figure be increased as a result of that process. The Assessment is based on the spatial strategy as set out in the adopted Core Strategy. Again, should the spatial strategy be amended as a consequence of the housing requirement being increased then the SHLAA is the evidence source which identified potential opportunities.
- 2.23 The Core Strategy approach focuses development at the principal settlement of Weston-super-Mare as part of a comprehensive employment-led strategy to address self-containment, out-commuting and 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 much opportunity although within North Somerset there is development pressure in several areas as a consequence of the current uncertainty of the Core Strategy process. 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 potential.
- 2.24 The Assessment covers the entire area of North Somerset in order that a comprehensive picture can be gained regarding site availability, and capacity, and developer interest. The sites are divided into the following geographical areas to ensure consistency with the broad spatial strategy:

Weston-super-Mare	Including the strategic allocation at Weston Villages
Towns	Clevedon, Nailsea and Portishead
Service villages	Covers the rural area including various settlements, Green Belt, AONB and other countryside.
Infill villages	
Countryside	

- 2.25 The assessment of broad locations (chapter 5) similarly identifies the same spatial hierarchy; namely Weston-super-Mare, the three towns, and opportunities within the rural area.

Weston-super-Mare

- 2.26 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.
- 2.27 At Weston Villages there are opportunities to intensify or extend the existing allocated sites although this will have consequences for the place-making, environmental and employment-led objectives.

Clevedon, Nailsea and Portishead

- 2.28 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

- 2.29 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. While sites adjacent to settlement boundaries may be broadly consistent with the spatial strategy, often these comprise large tracts of land where applying a standard density multiplier would produce dwelling numbers of an inappropriate scale for the type of settlement and involve significant encroachment into the countryside.
- 2.30 In order to take account of the need for potential sites to be of a suitable scale all sites adjacent to the settlement boundaries of Service Villages are capped at a notional 30 dwellings.

Infill Villages

- 2.31 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

- 2.32 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.

CHAPTER 3: Site assessment

Stage 5: *Carrying out the survey*

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

Site reference: Each site has a unique reference number.

Source reference: Each site is categorised in relation to the Residential Land Availability Survey classifications (categories 1-9).

Site location: 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 40 dwellings/ha has been used unless a more appropriate alternative has been identified.

Dwellings: For sites larger than 2 hectares a reduced yield has been assumed (commonly 50%) to factor in the non-residential elements that would be present on larger sites e.g. open space etc. In some cases a range of dwellings has been suggested.

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 of a site using criteria within the 2007 Guidance.

Likely timeframe: An indication is given as to when the site may be developed within two timeframes - 2013-18 (short term) and 2019-2026 (medium to long term).

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.

Stage 6: *Estimating the housing potential of each site*

- 3.2 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. A default 40 dwellings per hectare (dph) has been used as a benchmark, 'policy-driven' density. In addition to that a lower 30dph is tested, and for specific sites where more information is known, 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.
- 3.3 To compliment this approach, a design led approach has been applied to a sample of sites already subject to an initial site assessment to provide a more accurate dwelling yield and to provide a check on the density multiplier approach. This 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.
- 3.4 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.

Stage 7: *Assessing when and whether sites are likely to be developed*

- 3.5 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."
- 3.6 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.
- 3.7 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

- 3.8 The general assumption is that a site will be suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities (Practice guidance paragraph 37).

Assessing availability

- 3.9 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 legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners (Practice guidance paragraph 39).

Assessing achievability

- 3.10 A site is considered achievable for housing development where there is a reasonable prospect that housing will be developed on the site at a particular point in time (Practice guidance paragraph 40). There is potential for many unforeseen factors to impact upon this criteria and it is important not to generalise about sites, for example, in terms of site viability.

Overcoming constraints on sites identified

- 3.11 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.

CHAPTER 4: Broad locations and windfall

Stage 9: *Identifying and assessing the housing potential of broad locations*

- 4.1 In line with the emerging National Planning Policy Guidance and in addition to specific sites, broad locations can also be included in the assessment. The following broad locations have been identified which reflect the existing Core Strategy settlement hierarchy and residential development opportunities.

Weston-super-Mare

- 4.2 In addition to the specific sites already identified through the Assessment, Weston will be the focus for development and it is expected that small site windfall will continue at previous rates throughout the plan period. The average annual rate of completions in Weston on small sites in the plan period so far is 90 per annum. Between 2019 and 2026 in the region of 720 dwellings is expected from this source of supply. In addition, a conservative estimate of 50 dwellings per annum is made for large windfall sites for the later years of the plan period. This is representative of the average over the plan period so far, of 63 dwellings per annum, and is expected to be delivered through schemes such as conversion of former hotels and care homes, and potential residential opportunities within the town centre. In addition, government policies on permitting conversion from shops and offices to residential may boost this stream of supply.

Total expected supply in addition to sites already identified (2019-2026) 1,120 dwellings

Clevedon, Nailsea and Portishead

- 4.3 Small sites are expected to continue as a steady stream of supply within these towns over the remaining years of the plan period. In the years so far, Clevedon has delivered an average of 19 per annum on small sites, Nailsea 8 dwellings per annum and Portishead 12 per year. After the next five years (for which windfall assumptions have already been made) these figures are used as estimates for the remaining eight years of the plan period, and a total of 300 dwellings are expected from this source. Whilst large sites may also come forward within these towns, it is expected that they will be delivered on some of the sites already identified as potential in this assessment.

Total expected supply in addition to sites already identified (2019-2026) 300 dwellings

Villages and rural area

- 4.4 Over the past seven years an average of 50 dwellings per annum have been delivered on small sites across the district outside of the four towns. It is estimated that this rate could continue across the plan period, as whilst the Core Strategy adoption has removed some of the settlement boundaries for the smaller villages, it provides a more positive approach to growth within the service and infill villages than the previous restrictive approach in the Replacement Local Plan, Policy H/7 (v). This could provide for a further 400 dwellings over the later years of the plan period.

Total expected supply in addition to sites already identified (2019-2026) 400 dwellings

Stage 10: Determining Housing Potential from windfall

- 4.5 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.
- 4.6 During the plan period so far, a total of 1,261 dwellings have been delivered on small windfall sites (defined as a net gain of 1-9 dwellings) despite challenging economic circumstances and a restrictive policy approach to rural development (North Somerset Replacement Local Plan Policy H/7). The Core Strategy approach is not significantly different from the Replacement Local Plan, whilst the settlement boundaries of some villages in the countryside 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.
- 4.7 An allowance is made for 149 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 is identified at 149 dwellings per annum for the first five years (2013-2018).

CHAPTER 5: Assessment review

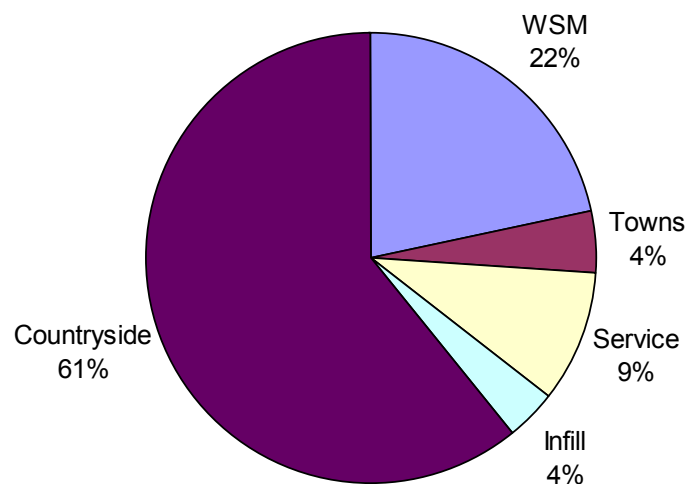
Stage 8: Review of the Assessment

- 5.1 This section draws together the key outcomes of the Assessment focussing on the identified potential. A full schedule of the sites assessed, including those discounted, is provided in Appendix A: Schedule of Sites.

Total assessed capacity

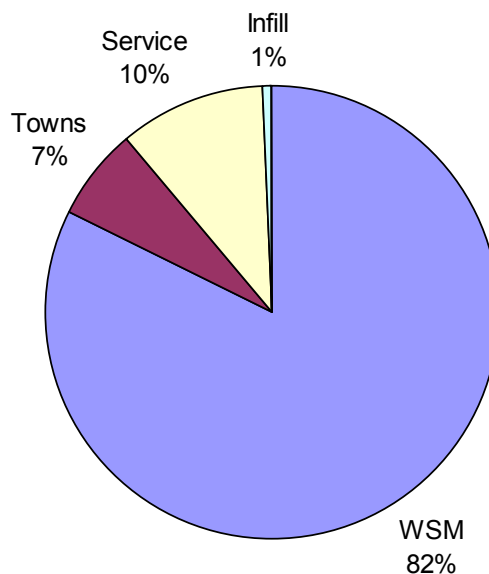
- 5.2 Total assessed capacity equated to around 39,000 dwellings. The chart below illustrates the broad distribution of the assessed capacity. The largest proportion was attributed to the countryside (including Green Belt and the AONB), followed by land at Weston-super-Mare (largely Weston Villages). The more limited amount of land considered in the other settlement categories reflects the limited opportunities available. However a notable range of sites are proposed at the service villages indicating the level of developer interest in these areas and the scale of site opportunity.

Total assessed capacity by broad area

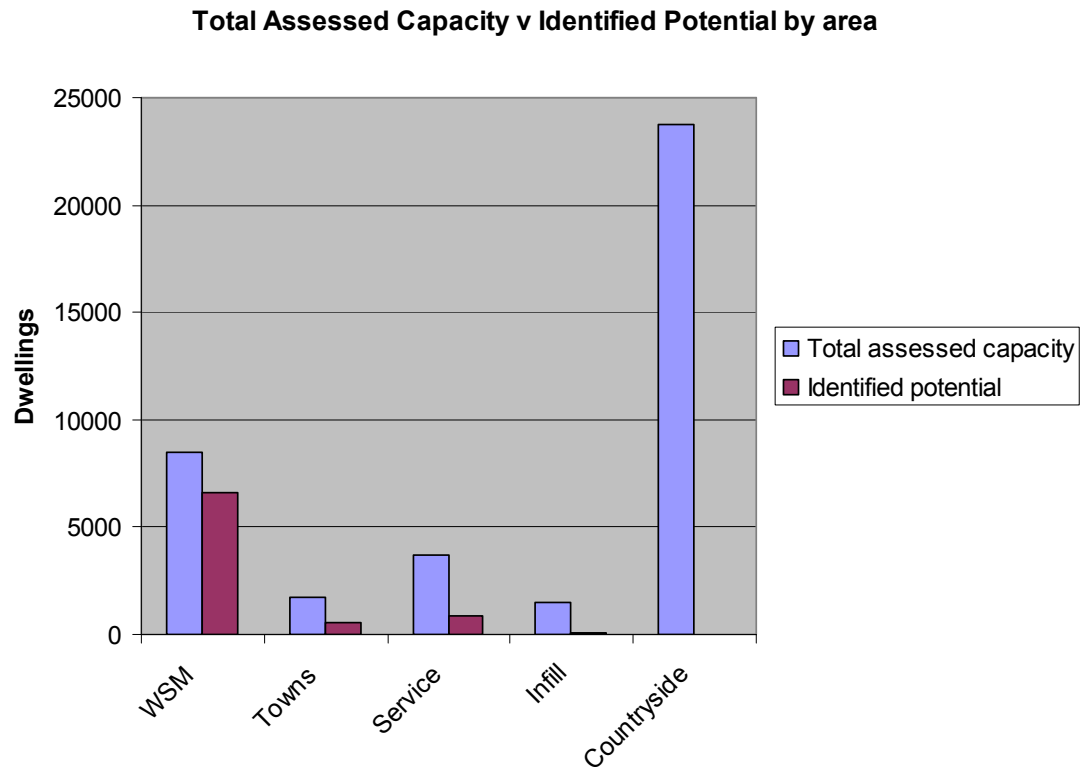


Identified potential

- 5.3 Around 79% (of indicative dwelling yield) of the total assessed capacity was discounted through the assessment process. This left a residual 'identified potential' of approximately 8,113 dwellings in locations which are broadly consistent with the policy objectives of the Core Strategy. The following illustrates the broad distribution of the identified potential.

Identified potential by broad area

- 5.4 The identified potential excluding the sites at Weston Villages and the remaining allocated sites, are considered to provide the potential to form a longer term developable supply of land. Given that they are not committed sites (and therefore in the main not part of the 5 year supply) there may be constraints on them that require addressing in order to 'unlock' them. These are illustrative of the type of sites which could be brought forward during later stages of the plan period if required.
- 5.5 The following figure provides a comparison of total assessed capacity and corresponding identified potential 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.



- 5.6 Following the assessment process, an identified potential of 8,113 dwellings was identified across 72 sites, 10 of which are remaining Replacement Local Plan allocations. This identified potential is distributed as set out in the chart above, with Weston Villages accounting for the largest share. A significant potential has been assessed at Weston urban area and the Service Villages but this is subject to particular constraints and if considered further through the plan making process, should form part of the Sites and Policies Plan and be subject to sustainability appraisal. 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.
- 5.7 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.

- 5.8 The table below sets out the dwelling potential from all sources 2013 – 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 potential by time period

	2013-18		2019-26	
	Permissions	Other sites	Permissions	Other sites
Weston-super-Mare	1,373	662	400	6,015
Towns	756	20	-	528
Service Villages	525	134	-	754
Infill Villages				
Countryside				
Total	2,654	816	400	7,297
Totals	3,470		7,697	

CHAPTER 6: Final evidence base

- 6.1 The key findings of the Assessment are summarised below in the Land Availability Summary table. This brings together the different categories of land supply including sites within the planning system, other potential opportunities, assessments of broad locations and windfall. This enables the potential supply to be compared to the Core Strategy housing requirement. The letters A to M in the following paragraphs relate to the rows in the table.

North Somerset SHLAA 2013: Land Availability Summary		
Housing requirement		
A	Core Strategy housing requirement 2006-2026	14,000
B	Completions 2006-2013	5,992
C	Residual dwelling requirement 2013-2026	8,008
Sources of supply		
D	Planning permissions, dwellings under construction, and approvals subject to S106 Agreement (but excluding Weston Villages)	1,972
E	Weston Villages: sites with planning permission	1,082
Identified Potential	F Weston Villages: remaining strategic allocation	4,650
	G Remaining Replacement Local Plan allocations	348
	H Sites not in the planning process*	3,115
I	Empty homes (10 dwellings pa)	130
J	Windfall (2013-2018)	745
K	Broad Locations (2019-2026)	1,820
L	Potential supply 2013-2026	13,862
M	Overall potential supply 2006-2026	19,854

* The identified potential represents a range of sites to be assessed in detail through the plan-making process. The inclusion of any specific site 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.

Housing requirement

- 6.2 The starting point is the Core Strategy housing requirement of 14,000 dwellings 2006-2016 (A). Completions 2006 to end March 2013 of 5,992 dwellings (B) are deducted to leave a residual dwelling requirement April 2013-2026 of 8,008 dwellings (C).

Sources of supply

- 6.3 The sources of supply are divided into those sites already in the planning system (planning permissions, under construction and other firm commitments (D and E), Weston Villages (F), and the Replacement Local Plan allocations (G)), sites not yet in the planning process (H), empty homes (I), windfall from the first five years (J) and an assessment of broad locations 2019-2026 (K). The 'identified potential' includes sites both within and outside the planning process.
- 6.4 Aggregated together, this equates to a potential supply of 13,862 dwellings 2013-2026 (L). Adding on completions (B) gives an overall potential supply over the Core Strategy period 2006-2026 of 19,854 dwellings (M).

Conclusion

- 6.5 The Assessment has demonstrated that there exists a range of deliverable and developable sites to meet the Core Strategy requirement of 14,000 dwellings 2006-2026, and the five year supply requirements. There is sufficient flexibility and choice to support the consideration of a variety of sites for allocation through the Sites and Policies Plan. In addition, there exists a range of development opportunities which are broadly in accordance with the spatial strategy and which could be assessed through the plan-making process should further housing capacity be required.

Monitoring and review

- 6.6 The Assessment will be subject to regular review and updating. Housing delivery will be monitored through the Residential Land Availability Survey and used during future review of the SHLAA to review the assumptions made, and to determine any changes necessary.
- 6.7 As site circumstances change the study will be reviewed and updated to facilitate the necessary supply of housing land. Databases set up to facilitate the project will be kept up-to-date and will provide an efficient way of managing the provision of housing, ensuring that the study remains fit for purpose.

Appendix A: Schedule of sites

The three schedules set out the list of sites assessed, sub-divided into the following categories:

- Schedule 1: Identified Potential
The potential dwelling yield on those sites marked with an asterisk () has been capped at a notional 30 dwellings to reflect the need for sites adjacent to service village settlement boundaries to be of a suitable scale.*
- Schedule 2A: Discounted sites - sites with significant constraints
- Schedule 2B: Discounted sites - incompatible with the spatial strategy

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
SH1201	Wemberham Lane	Yatton	In	Service Village	1.19	24
SH1202	Victoria Square	Weston-super-Mare	In	Weston-super-Mare	0.57	51
SH1203	Locking Road Car Park	Weston-super-Mare	In	Weston-super-Mare	2	80
SH1204	Former Glassworks	Nailsea	In	Towns	0.48	10
SH1205	Stowell Concrete Site	Kenn	In	Infill Village	0.96	14
SH1206	Moor Lane	Clevedon	In	Towns	0.24	10
SH1209	117 High Street	Portishead	In	Towns	0.23	7
SH1210	Westacres Caravan Park	Weston-super-Mare	In	Weston-super-Mare	4.66	100
SH1211	Orchard House, Ebdon Road	Weston-super-Mare	In	Weston-super-Mare	0.55	12
SH1212	NCP Car Park, Lower High St East	Weston-super-Mare	In	Weston-super-Mare	0.46	32
SH12138	Mead Vale Shopping Centre	Weston-super-Mare	In	Weston-super-Mare	1	15
SH12139	West Town Road	Backwell	In	Service Village	0.12	5
SH1214	Summer Lane	Weston-super-Mare	In	Weston-super-Mare	2	89

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
SH12142	Ashcombe Road	Weston-super-Mare	In	Weston-super-Mare	0.13	10
SH1216	Bridge Farm	Weston-super-Mare	In	Weston-super-Mare	2.26	73
SH12169	Land adjacent to railway line	Yatton	Adjacent	Service Village	9.3	30*
SH1217	Elm Tree Road	Locking	In	Infill Village	0.21	6
SH12170	Boulevard	Weston-super-Mare	In	Weston-super-Mare	0.1	20
SH12178	Station Road, Worle	Weston-super-Mare	In	Weston-super-Mare	0.3	20
SH1218	Land to the rear of Locking Road	Weston-super-Mare	In	Weston-super-Mare	0.31	10
SH12186	Cobthorn Way	Congresbury	Adjacent	Service Village	3.4	30*
SH12189	Land south of Bleadon Hill	Weston-super-Mare	Adjacent	Weston-super-Mare	2.04	51
SH1219	Seaward Hotel, Knightstone Road	Weston-super-Mare	In	Weston-super-Mare	0.43	22
SH12192	South of Cadbury Garden Centre	Congresbury	Adjacent	Service Village	0.69	21
SH12193	112 Worlebury Road	Weston-super-Mare	Adjacent	Weston-super-Mare	0.84	5
SH1220	Greenfields Avenue, High Street	Banwell	Adjacent	Service Village	2.9	30*

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
SH1221	Sandford Batch	Winscombe	Adjacent	Service Village	2.46	30*
SH12211	Ladymead Lane	Churchill	Adjacent	Service Village	2.39	30*
SH12212	Bayside Hotel	Weston-super-Mare	In	Weston-super-Mare	0.1	14
SH1222	Coombe Farm	Winscombe	Adjacent	Service	3.56	30*
SH12223	Birnebeck Pier	Weston-super-Mare	In	Weston-super-Mare	0.86	34
SH12224	Gasworks site	Weston-super-Mare	In	Weston-super-Mare	5.61	200
SH12225	Land west of Winterstoke Road	Weston-super-Mare	In	Weston-super-Mare	6.95	70
SH12226	Yatton Station	Yatton	In	Service Village	1.85	10
SH1223	Builders Yard, Woodborough Road	Winscombe	In	Service Village	0.39	15
SH1224	Woodborough Farm	Winscombe	In	Service Village	7.63	100
SH1227	North West Nailsea	Nailsea	Adjacent	Towns	13.46	450
SH1228	Trendlewood Way	Nailsea	In	Towns	1.36	14
SH1230	Moor Lane	Backwell	In	Service Village	1.3	55

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
SH1231	Even Keel	Backwell	Adjacent	Service Village	1.44	36
SH1232	Moor Road	Yatton	Adjacent	Service Village	2.76	30*
SH1233	South of Park Farm	Congresbury	Adjacent	Service Village	1.6	30*
SH1234	Venus Street	Congresbury	Adjacent	Service Village	0.76	23
SH1235	Brinsea Road	Congresbury	Adjacent	Service Village	0.64	19
SH1238	Western Distribution Park	Weston-super-Mare	-	Weston Villages	10.63	315
SH1239	Locking Moor	Weston-super-Mare	-	Weston Villages	22.77	720
SH1240	Winterstoke North	Weston-super-Mare	-	Weston Villages	12.81	260
SH1241	Locking Parklands	Weston-super-Mare	-	Weston Villages	51.26	1440
SH1242	Grumblepill	Weston-super-Mare	-	Weston Villages	34.64	1215
SH1243	Locking Head	Weston-super-Mare	-	Weston Villages	32.3	700
SH1244	Arnolds Way, North End	Yatton	Adjacent	Service Village	16.7	30*
SH1245	Shipham Lane	Winscombe	Adjacent	Service Village	1.3	30*
SH1258	Golling Lane	Banwell	Adjacent	Service Village	3.74	30*

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
SH1257	Whitecross Lane	Banwell	Adjacent	Service Village	5.6	30*
SH1256	Knightcott Road	Banwell	Adjacent	Service Village	9.5	30*
SH1246	Bleadon Quarry	Bleadon	In	Infill Village	1.7	25
SH1249	The Regent, Hill Road	Clevedon	In	Towns	0.13	20
SH1250	Atlantic Rd South	Weston-super-Mare	In	Weston-super-Mare	0.2	23
SH1251	Dorville Hotel	Weston-super-Mare	In	Weston-super-Mare	0.09	22
SH1252	Elliot Medway Site, Mill Lane	Congresbury	In	Service Village	1.44	29
SH1253	Avoncrest, Herluin Way	Weston-super-Mare	In	Weston-super-Mare	30	600
SH1265	North End	Yatton	Adjacent	Service Village	3.28	30*
SH1267	Church Drive	Congresbury	In	Service Village	0.36	7
SH1269	Clevedon Hall	Clevedon	In	Towns	7.58	38
SH1270	Rushmoor Lane	Backwell	Adjacent	Service Village	1.5	30*
SH1271	Rodney Road	Backwell	Adjacent	Service Village	2.16	30*
SH1272	North West of	Backwell	Adjacent	Service Village	0.83	25

Schedule 1: Identified Potential						
	Site location	Settlement	Proximity to settlement boundary	Area category	Site area (ha)	Dwelling yield
	Manor House					
SH1274	Greenway Farm	Weston-super-Mare	Adjacent	Weston-super-Mare	3.26	73
SH1275	Ebdon Court	Weston-super-Mare	Adjacent	Weston-super-Mare	10.04	226
SH1276	Oak Farm	Weston-super-Mare	Adjacent	Weston-super-Mare	0.88	26
SH1277	Station Road, St Georges	Weston-super-Mare	Adjacent	Weston-super-Mare	2.53	47
SH12239	Rugby Club	Weston-super-Mare	In	Weston-super-Mare	2.3	100

Schedule 2A: Discounted sites - sites with significant constraints						
Ref	Site address	Proximity to settlement boundary	Area category	Site Area	Dwelling yield	Summary of main reason(s) for discounting
SH12128	Sandmead Road, Sandford	Adjacent	Infill Village	3.57	94	Inconsistent with spatial strategy; scale inappropriate
SH1229	Station Road, Nailsea	In	Towns	0.43	17	Currently allocated for another land use: amenity area
SH12137	Purn Way, Bleadon	Adjacent	Infill Village	1.93	58	Inconsistent with spatial strategy; scale inappropriate
SH12136	Former nurseries, Locking	Adjacent	Infill Village	6.5	146	Inconsistent with spatial strategy; scale inappropriate
SH12151	A370, Weston Villages	-	Weston Villages	4.93	129	Conflict with principles and objectives for Weston Villages proposals
SH12150	West of M5, Weston Villages	-	Weston Villages	47.03	988	Conflict with principles and objectives for Weston Villages proposals
SH1254	Paddock Park, Weston-super-Mare	In	Weston-super-Mare	0.8	32	Currently allocated for another land use: railway station parking
SH12135	Kewstoke Road, Kewstoke	Adjacent	Infill Village	1.68	21	Inconsistent with spatial strategy; scale inappropriate

Schedule 2A: Discounted sites - sites with significant constraints						
Ref	Site address	Proximity to settlement boundary	Area category	Site Area	Dwelling yield	Summary of main reason(s) for discounting
SH12134	Sand Farm Lane, Kewstoke	Adjacent	Infill Village	0.53	16	Inconsistent with spatial strategy; scale inappropriate
SH12133	Beach Road, Kewstoke	Adjacent	Infill Village	1.14	29	Inconsistent with spatial strategy; scale inappropriate
SH12132	Crookes Lane, Kewstoke	Adjacent	Infill Village	1.54	46	Inconsistent with spatial strategy; scale inappropriate
SH12131	Sand Road, Kewstoke	Adjacent	Infill Village	42.27	761	Inconsistent with spatial strategy; scale inappropriate
SH12121	Bridge Road, Bleadon	Adjacent	Infill Village	6.29	142	Inconsistent with spatial strategy; scale inappropriate
SH1273	Old Junction Yard, Weston-super-Mare	In	Weston-super-Mare	2	45	Proposed to be allocated for another land use: Gypsy and Traveller site
SH12149	Trenchard Road, Weston Villages	-	Weston Villages	1.85	65	Conflict with principles and objectives for Weston Villages proposals
SH1266	Station Road, Congresbury	Out	Countryside	1.16	41	Inconsistent with spatial strategy; scale inappropriate

Schedule 2A: Discounted sites - sites with significant constraints						
Ref	Site address	Proximity to settlement boundary	Area category	Site Area	Dwelling yield	Summary of main reason(s) for discounting
SH1264	Marsh Road, Yatton	Adjacent	Service Village	1.46	51	Currently allocated for another land use: strategic open space
SH12130	Chestnut Drive, Claverham	Adjacent	Infill Village	0.72	25	Inconsistent with spatial strategy; scale inappropriate
SH1263	Youngwood Lane, Nailsea	Adjacent	Towns	0.58	15	Proposed to be allocated for another land use: strategic gap
SH1260	Dinghurst, Churchill	Out	Countryside	0.16	6	Inconsistent with spatial strategy
SH1280	Sunnyside Road, Weston-super-Mare	In	Weston-super-Mare	1.16	58	Currently allocated for another land use: employment
SH12179	St Marys Park Road, Portishead	In	Towns	0.35	11	Designated wildlife site
SH12187	South of Proposed Parklands Village	-	Weston Villages	10.9	191	Conflict with principles and objectives for Weston Villages proposals
SH12190	Parklands Village, North of A371	-	Weston Villages	2.5	56	Conflict with principles and objectives for Weston Villages proposals
SH12215	Lower Kewstoke Rd, Weston-super-Mare	Adjacent	Weston-super-Mare	0.21	8	Designated wildlife site

Schedule 2A: Discounted sites - sites with significant constraints						
Ref	Site address	Proximity to settlement boundary	Area category	Site Area	Dwelling yield	Summary of main reason(s) for discounting
SH12218	Totterdown Lane, Weston-super-Mare	Adjacent	Weston-super-Mare	0.66	26	Designated wildlife site
SH12231	North of Purn Way, Bleadon	Adjacent	Infill Village	0.82	25	Inconsistent with spatial strategy; scale inappropriate
SH12232	Airport Roundabout, Weston-super-Mare	In	Weston-super-Mare	0.56	17	Proposed to be allocated for another land use: employment

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
SH12229	Ham Green, Easton-in-Gordano	Out	Countryside	0.86	34	Contrary to spatial strategy; Green Belt
SH1278	Way Wick, SE of M5, J21, Hewish	Out	Countryside	11.4	200	Contrary to spatial strategy
SH12126	Wemberham Lane, Yatton	Adjacent	Service Village	1.07	37	Flood zone 3b
SH12125	Wemberham Lane, Yatton	Out	Countryside	7.14	187	Contrary to spatial strategy; Flood zone 3b
SH12124	Horsecastle Farm, Yatton	Out	Countryside	20.4	459	Contrary to spatial strategy; Flood zone 3b
SH12152	South of A370, Airport roundabout	-	Weston Villages	3.06	92	Flood zone 3b
SH12123	A370, east of M5, Hewish	Out	Countryside	76.95	1154	Contrary to spatial strategy
SH12122	Lynx Crescent, Weston-super-Mare	In	Weston-super-Mare	3.49	79	Flood zone 3b
SH12120	Balls Barn Lane, Hewish	Out	Countryside	15.8	237	Contrary to spatial strategy
SH12119	North of A370, Hewish	Out	Countryside	12.8	192	Contrary to spatial strategy
SH12118	Maysgreen Lane, Hewish	Out	Countryside	10.5	158	Contrary to spatial strategy
SH12116	Bridewell Lane, Banwell	Out	Countryside	7.52	169	Contrary to spatial strategy; AONB
SH12115	Barton Road, Winscombe	Adjacent	Service Village	1.16	35	AONB

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
SH12114	Church Road, Winscombe	Adjacent	Service Village	0.52	16	AONB
SH12113	Well Close, Winscombe	Adjacent	Service Village	2.75	62	AONB
SH12112	Banwell Road, Hutton	Out	Countryside	2.67	60	Contrary to spatial strategy; AONB
SH12110	Bishops Road, Claverham	Out	Countryside	0.66	17	Contrary to spatial strategy; Green Belt
SH12109	West Hay Road, Wrington	Out	Countryside	1.88	38	Contrary to spatial strategy; Green Belt
SH12106	Church Road, Dundry	Adjacent	Infill Village	0.83	25	Green Belt
SH12105	Highridge Road, Dundry	Out	Countryside	4.78	143	Contrary to spatial strategy; Green Belt
SH12104	Wrington Road, Congresbury	Adjacent	Service Village	1.19	36	Green Belt
SH12103	Clevedon Road, Portishead	Adjacent	Towns	0.37	11	Green Belt
SH12101	Fore Hill, Portishead	Adjacent	Towns	8.75	184	Green Belt
SH12100	Martcombe Road, Easton-in-Gordano	Adjacent	Service Village	0.27	8	Green Belt
SH1299	Off Station Road, Portbury	Out	Countryside	0.13	4	Contrary to spatial strategy; Green Belt; Flood zone 3b
SH1298	Rectory Road, Easton-	Adjacent	Service Village	2.28	51	Green Belt

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
	in-Gordano					
SH1297	Pill Road, Abbots Leigh	Out	Countryside	28.62	644	Contrary to spatial strategy; Green Belt
SH1296	Station Road, Flax Bourton	Out	Countryside	2.15	48	Contrary to spatial strategy, Green Belt, Flood zone 3b
SH1295	Manor Road, Abbots Leigh	Out	Countryside	1.65	50	Contrary to spatial strategy; Green Belt
SH1294	Blackmoor Road, Abbots Leigh	Out	Countryside	1.17	35	Contrary to spatial strategy; Green Belt
SH1293	Pill Road, Abbots Leigh	Out	Countryside	0.38	11	Contrary to spatial strategy; Green Belt
SH1292	Abbots Leigh Manor, Abbots Leigh	Out	Countryside	12.32	277	Contrary to spatial strategy; Green Belt
SH1291	Pill Road, north of Dennyview	Out	Countryside	5.42	122	Contrary to spatial strategy; Green Belt
SH1290	West of Pill Road, Abbots Leigh	Out	Countryside	8.47	191	Contrary to spatial strategy; Green Belt
SH1289	East of Blackmoor Road, Abbots Leigh	Out	Countryside	28	630	Contrary to spatial strategy; Green Belt
SH1288	Adj. Brackenwood Lodge, Abbots Leigh	Out	Countryside	2.88	65	Contrary to spatial strategy; Green Belt
SH1287	Karpasia Farm, Abbots Leigh	Out	Countryside	5.93	133	Contrary to spatial strategy; Green Belt
SH1286	North of Nailsea	Adjacent	Towns	29.22	438	Green Belt

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
SH1285	South West Bristol, Long Ashton	Out	Countryside	385	8085	Contrary to spatial strategy; Green Belt
SH1284	South of Long Ashton	Adjacent	Service Village	65.9	1384	Green Belt
SH12129	Lower Claverham	Out	Countryside	0.31	11	Contrary to spatial strategy
SH1262	West End Lane, Nailsea	Out	Countryside	0.22	5	Contrary to spatial strategy
SH1283	Burrington Farm, Burrington	Out	Countryside	3.86	101	Contrary to spatial strategy; AONB
SH1282	Lostwood, Langford	Out	Countryside	2.9	76	Contrary to spatial strategy
SH12127	Mead Lane, Sandford	Out	Countryside	1.44	50	Contrary to spatial strategy
SH1259	Eastermead Lane, Banwell	Out	Countryside	4.04	106	Contrary to spatial strategy
SH1255	Boulters, Knightcott Road, Banwell	Out	Countryside	2.11	47	Contrary to spatial strategy
SH12153	Chapel Pill, Abbots Leigh	Out	Countryside	260.6	5212	Contrary to spatial strategy; Green Belt
SH12181	Field to the rear of 8 Rhodyate, Cleeve	Adjacent	Infill Village	0.42	6	Green Belt
SH12183	Long Ashton Road, Long Ashton	Adjacent	Service Village	0.38	5	Green Belt
SH12185	Main Road, Cleeve	Adjacent	Infill Village	0.21	5	Green Belt

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
SH12188	BT Radio Research Laboratory, Backwell	Out	Countryside	3.43	77	Contrary to spatial strategy; Green Belt
SH12195	Waverley Road, Backwell	Adjacent	Service Village	2.95	66	Green Belt
SH12202	Land south of Portis Fields, Portishead	Adjacent	Towns	2.84	64	Green Belt
SH12207	Dark Lane, Backwell	Adjacent	Service Village	3.71	83	Green Belt
SH12208	Land north of Goblin Coombe Farm, Cleve	Adjacent	Infill Village	1.64	49	Green Belt
SH12214	South of Sheepway, Portishead	Adjacent	Towns	5.1	198	Green Belt
SH12216	Cherry Tree Farm, Kingston Seymour	Out	Countryside	0.65	26	Contrary to spatial strategy
SH12217	Gleeson Land, Nailsea	Out	Countryside	38.2	1506	Contrary to spatial strategy
SH12220	Lulsgate, Downside Road, Backwell	Out	Countryside	1.05	42	Contrary to spatial strategy; Green Belt
SH12222	Eastern edge of Portishead	Adjacent	Towns	8.61	345	Green Belt
SH12227	South West Nailsea	Out	Countryside	7.84	235	Contrary to spatial strategy
SH12228	South West Nailsea	Out	Countryside	19.68	394	Contrary to spatial strategy
SH12230	6 Clevedon Rd, Flax Bourton	Out	Countryside	0.16	5	Contrary to spatial strategy; Green Belt

Schedule 2B: Discounted sites - incompatible with the spatial strategy						
Ref	Site address	Proximity to settlement boundary	Broad geographic Area	Area	Dwelling yield	Main reason for discounting
SH12219	Totterdown Farm, Weston-super-Mare	Adjacent	Weston-super-Mare	2.61	78	AONB
SH12233	Silver Moor Lane, East of M5, Hewish	Out	Countryside	1.7	51	Contrary to spatial strategy
SH12234	North-east of Junction 21 M5, Hewish	Out	Countryside	1.7	51	Contrary to spatial strategy
SH12235	Land adjacent to M5, J21, Hewish	Out	Countryside	7.2	216	Contrary to spatial strategy
SH12236	South-east of M5, J21, Hewish	Out	Countryside	55.9	1677	Contrary to spatial strategy
SH12237	East of M5 Junction 20, Clevedon	Out	Countryside	39.19	1176	Contrary to spatial strategy
SH12117	Kenn Road, Kenn	In	Infill Village	0.2	5	Flood zone 3b
SH12238	Banwell Road, Banwell	Out	Countryside	0.64	19	Contrary to spatial strategy; AONB