

North Somerset Futures
Local Development Framework

**Strategic Housing
Land Availability
Assessment**

Appendix: Sites Schedule

North Somerset Strategic Housing Land Availability Assessment (November 2013)

Appendix: Sites schedule

This schedule sets out the sites assessed through the 2013 SHLAA process and contained in the main SHLAA report. The sites are divided into the 'identified potential' and the 'discounted potential'. The latter is sub-divided into the 2A schedule and 2B schedule.

1. Identified potential

These are sites considered through the SHLAA that are considered potentially suitable for residential development by 2026. The starting point was to identify sites which were broadly consistent with the Core Strategy spatial strategy (ie they were within or adjacent to Weston, Clevedon, Nailsea, Portishead or the service villages, or within an infill village, but excluding Green Belt or AONB). The SHLAA makes an initial assessment of the suitability, availability and achievability of a site at a level which will enable a judgement to be made in the plan-making process as to whether a site can be considered deliverable or developable in the plan period.

In taking forward any site within the schedule the normal plan making procedures will apply and any potential site will be subject to more detailed examination, sustainability appraisal, public consultation and independent examination.

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. Aside from the sites already within the planning process, this schedule 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.

2. Discounted potential

These comprise all the sites discounted through the SHLAA process. These include:

- 2A: Sites initially assessed as being locationally broadly consistent with the Core Strategy spatial strategy, but subsequently discounted due to overriding constraints, and,
- 2B: Sites discounted as being incompatible with the Core Strategy spatial strategy.

Template explanation

Site reference: Each site has a unique SHLAA 2013 reference number.

Source reference: Each site is categorised in relation to the following Residential Land Availability Survey classifications:

Sources of housing supply based on RLAS 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

Site location: General site location.

Site size: The gross site area in hectares. Note: 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: The indicative average density applied to the site. In most cases this is informed by the existing surrounding densities. This together with the site area is used to generate the dwelling yield using standard density multipliers. On certain sites where more information is available regarding dwelling potential this is used and the resulting density indicated.

Dwellings: For sites larger than 2 hectares an allowance is made to factor in the non-residential elements that would be present on larger sites e.g. open space etc. This has the effect of reducing the overall capacity to reflect a more likely net-residential area.

There are a number of sites that are extensions to Service Villages. In most cases these are relatively large sites that would be unlikely to come forward in their entirety. In these cases the use of density multipliers is misleading and given the number of such sites this may provide an unrealistic assessment of housing potential. Therefore in order to avoid this, a nominal 30 dwellings capacity is applied to these sites. Such sites would only be permissible if supported by the local community and brought forward through the plan making process.

Broad geographic area: indicates where the site is located in relation to the Core Strategy spatial strategy:

Broad geographical areas
Weston-super-Mare
Towns (Clevedon, Portishead, Nailsea)
Service Villages
Infill Villages
Countryside

Brief description: Brief 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. This is based on an initial assessment of the deliverability and developability in line with the guidance. Each site assessment includes an initial consideration of the suitability, availability and achievability of a site using criteria within the Guidance.

Available	Yes	Available within 5 years or longer term. The Council periodically contact landowners to enquire about site availability and this information together with other indicators is used to determine whether a site is likely to be available.
	Uncertain	It cannot be assumed with any degree of certainty that the site will be delivered at a specific point in time.

Suitable	Yes	A site has been found to be suitable. In this SHLAA only sites within the 5 year supply receive a yes to suitability and these are already allocated sites or sites that have made significant progress through plan making stages.
	In principle	An initial assessment of the site indicates the site may be suitable in principle but subject to further examination.

Achievable	Yes	It is likely that viability would not be an insurmountable constraint on the site.
	Uncertain	There is no specific evidence to demonstrate viability although there are uncertainties due to specific constraints. Further enquiries may be necessary.

Likely timeframe: An indication is given as to when the site could be developed being either within the initial 5 years (2013 – 2018) or medium to longer term (2019 – 2026). The anticipated timeframe is shown in bold. This can only be indicative as it is only through the plan making process where judgements are made as to whether a site can be formally considered deliverable, developable or not currently developable for housing development.

Identified constraints: This provides a summary of the main constraints where these have been identified. However this may not be exhaustive so in taking forward any site (either through plan-making or as a development proposal) further examination of constraints should be carried out.

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.

All sites can be viewed electronically using the link below.

<http://map.n-somerset.gov.uk/shlaa.html>

Identified potential

The site references provided in the table below correspond with the individual site templates presented.

Ref	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
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,	Banwell	Adjacent	Service Village	2.9	30*

	High Street							
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 Village	3.56		30*	
SH12223	Bimbeck 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	
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*
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 Manor House	Backwell	Adjacent	Service Village	0.83	25
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-	0.88	26

Site reference	SH1201	
Source reference	Vacant land, not previously developed	
Site location	Wemberham Lane, Yatton	
Site size:	Density	Dwellings
1.19 hectares	20	24
Broad Geographic Area	Service Village	
Brief description	Scrubby area with extensive vegetation coverage. An existing housing allocation in the Replacement Local Plan on the edge of Yatton close to the railway line. An existing bridge crosses the site. Proposed Sites and Policies Plan allocation for 24 units.	
Surrounding uses	Residential and industrial.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Parts of the site are at risk of flooding, mainly tidal zone 3a.	
Possible actions	On-site flood mitigation.	



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Site reference	SH1202	
Source reference	Redevelopment of other existing uses	
Site location	Victoria Square, Weston-super-Mare	
Site size:	Density	Dwellings
0.57 hectares	90	51
Broad Geographic Area	Weston-super-Mare	
Brief description	Site located on the seafront adjacent to the Princess Royal Square. Buildings contain existing retail, hotel, and residential uses. Site includes crazy golf course. Proposed Sites and Policies Plan allocation for mixed use development.	
Surrounding uses	Leisure, retail, residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Complex ownership arrangements. Site is tidal flood zone 3a. Site is within the Beach Lawns conservation area. Site includes existing employment generating uses including retail, hotel, bar, B and B, crazy golf, but also some existing residential use.	
Possible actions	Scope for site development brief	
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Site reference	SH1203	
Source reference	Development of underused car parks	
Site location	Locking Road car park, Weston-super-Mare	
Site size:	Density	Dwellings
2 hectares	40	80
Broad Geographic Area		
Brief description	Car park located between railway and properties fronting Locking Road. Access from western edge of site. Proposed Sites and Policies Plan allocation.	
Surrounding uses	Retail, residential, workshops. Hildesheim Bridge.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Existing use as a car park, used by lorries and coaches as well as cars, with public conveniences. Proximity to Hildesheim Bridge and railway and possible noise.	
Possible actions	Consider site in relation to car parking strategy for the town centre.	



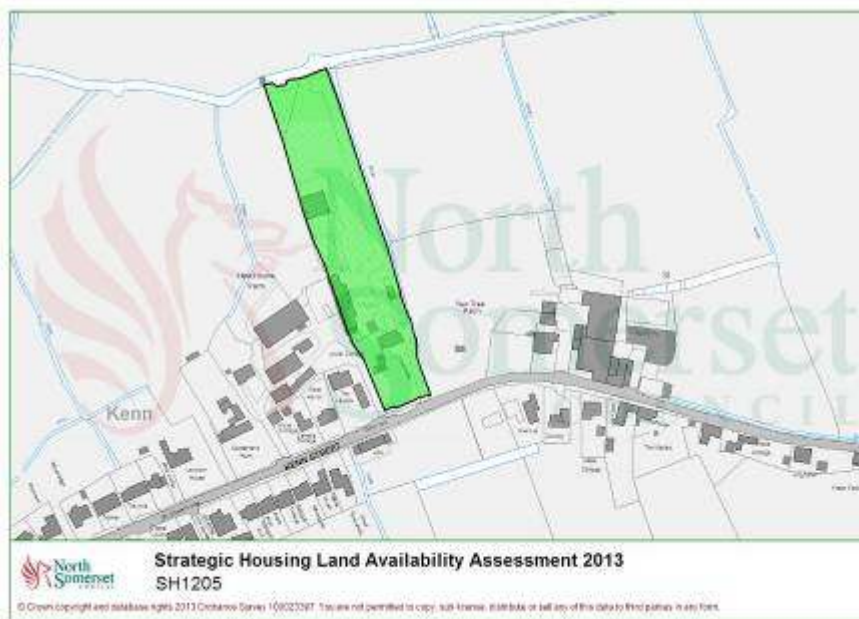
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Site reference	SH1204	
Source reference	Vacant, previously developed land and buildings	
Site location	Former glassworks site, Nailsea	
Site size:	Density	Dwellings
0.48 hectares	40	10
Broad Geographic Area	Towns	
Brief description	Rough grass area with some visible remains of former glassworks, and including garage to adjoining Royal Oak Inn to west. Close to town centre shops and facilities. Developable area likely to be limited, capacity indicative.	
Surrounding uses	Retail, residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Possible contamination from former use. Site is a scheduled monument (site of annealing kiln for glass making)	
Possible actions	Suitable remediation would be required to facilitate development. It is likely that the scheduled monument could significantly restrict the potential and scope for development, including the developable area. This allocation is seeking to achieve restoration of the site, which has the potential to be an attractive feature.	



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Site reference	SH1205	
Source reference	Redevelopment of other existing uses	
Site location	Kenn	
Site size:	Density	Dwellings
0.96 hectares	15	14
Broad Geographic Area	Infill Village	
Brief description	Site of concrete works with dwelling to south and more open land to north. An existing housing allocation in the Replacement Local Plan. Site is still operational. Only southern part of the site likely to be developed, capacity reflects this.	
Surrounding uses	Agricultural fields, with residential to south west	
Assessment summary		
Available	Uncertain	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	High flood risk area, mainly fluvial flood zone 3a. Within groundwater source protection zone.	
Possible actions	Onsite flood mitigation.	



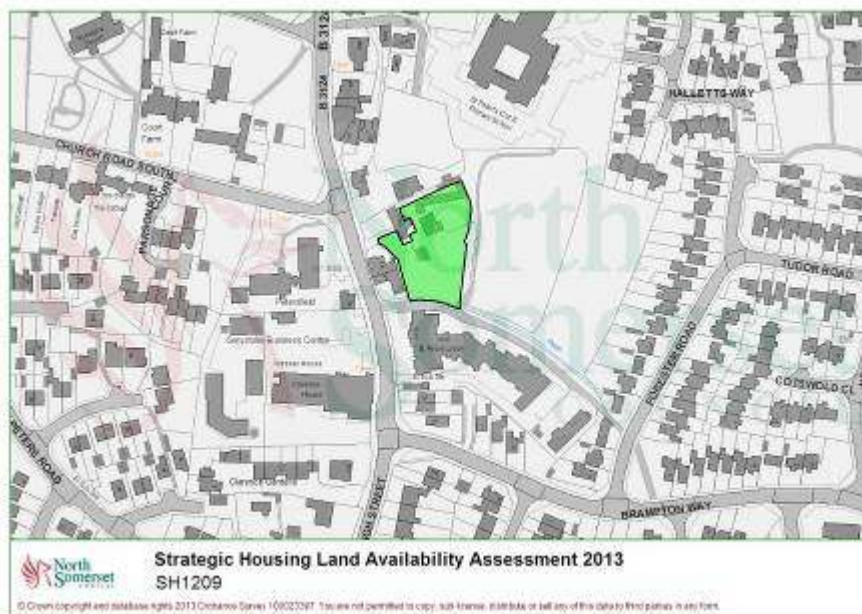
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Site reference	SH1206	
Source reference	Redevelopment of other existing uses	
Site location	Depot north of Moor Lane, Clevedon	
Site size:	Density	Dwellings
0.24 hectares	40	10
Broad Geographic Area	Towns	
Brief description	Site of depot mainly comprising hardstanding with a few dispersed buildings.	
Surrounding uses	Mainly residential	
Assessment summary		
Available	Uncertain	
Suitable	Yes	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Potential loss of employment land. Flood zone tidal 3a.	
Possible actions	Assess quality and range of employment land in the town. Flood mitigation as may be required.	



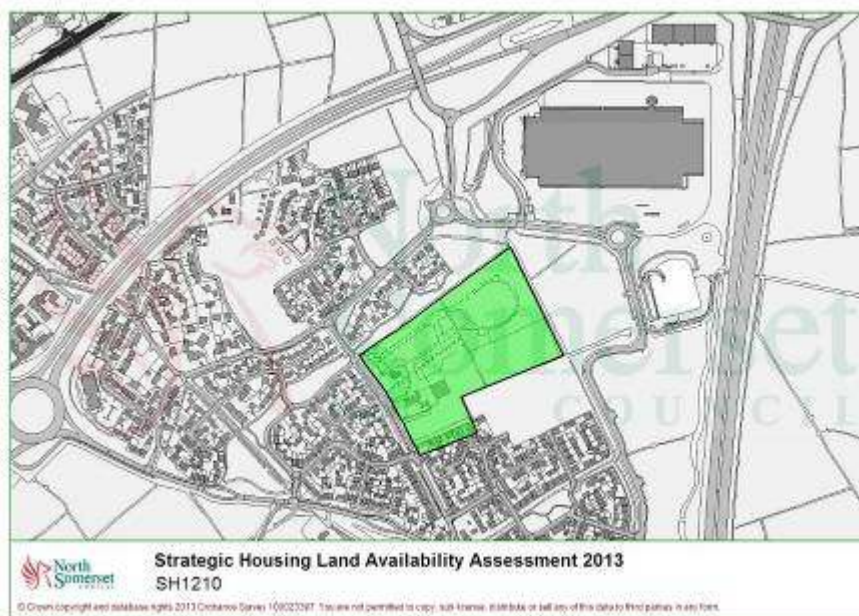
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Site reference	SH1209	
Source reference	Intensification of existing housing	
Site location	The Farm, 117, High St, Portishead	
Site size:	Density	Dwellings
0.23 hectares	30	7
Broad Geographic Area	Towns	
Brief description	Farm complex with more open ground and trees, east of High Street, Portishead. Allocated for housing in NSRLP (ref H88).	
Surrounding uses	Open land and housing	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Tidal flood zone 3a North part is within conservation area Includes listed buildings	
Possible actions	Would require sensitive design and flood mitigation.	



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Site reference	SH1210	
Source reference	Vacant, previously developed land and buildings	
Site location	Westacres caravan park, West Wick Weston-super-Mare	
Site size:	Density	Dwellings
4.66 hectares	40	100
Broad Geographic Area	Weston-super-Mare	
Brief description	Site of former caravan park, now cleared for redevelopment. Allocated for housing in NSRLP. Site forms part of the wider West Wick site. North part of site includes area of grass and trees. Density represents 55% net residential area. Proposed Sites and Policies Plan allocation.	
Surrounding uses	Existing and proposed residential and commercial.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Tidal flood zone 3a and drainage.	
Possible actions	Onsite flood mitigation including application of sustainable drainage systems to mimic natural drainage of site.	



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Site reference	SH1211	
Source reference	Intensification of existing housing	
Site location	Orchard House, Ebdon Rd, Weston-super-Mare	
Site size:	Density	Dwellings
0.55 hectares	21	12
Broad Geographic Area	Weston-super-Mare	
Brief description	House with outbuildings, near fields on N edge of town, allocated for housing in NSRLP. (ref H/29). Proposed Sites and Policies Plan allocation.	
Surrounding uses	Fields and housing	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Fluvial flood zone 3a. Access arrangements.	
Possible actions	Flood mitigation. Negotiation over site access.	



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Site reference	SH1212	
Source reference	Redevelopment of other existing uses	
Site location	NCP car park, Lower High Street East, Weston-super-Mare town centre	
Site size:	Density	Dwellings
0.46 hectares	70	32
Broad Geographic Area	Weston-super-Mare	
Brief description	Site has existing uses including a multi-storey car park. Located close to Big Lamp Corner. Residential potential on upper floors. Proposed Sites and Policies Plan allocation for mixed use development.	
Surrounding uses	Retail, cafes, bars etc.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Complex ownership arrangements. Includes primary shopping frontage Potential need to retain element of public car parking.	
Possible actions	Scope for site development brief	



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Site reference	SH12138	
Source reference	Redevelopment of other existing uses	
Site location	Mead Vale shopping centre, Weston-super-Mare	
Site size:	Density	Dwellings
1 hectare	40	15
Broad Geographic Area	Weston-super-Mare	
Brief description	Existing retail precinct. Capacity indicative of potential as a mixed use scheme. Proposed Sites and Policies Plan allocation for mixed use development.	
Surrounding uses	Residential and secondary school.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Complex ownership arrangements. Need to incorporate some community facilities within development. Within tidal flood zone 3a.	
Possible actions	Consideration given to a mixed use scheme maintaining some community uses onsite. Flood mitigation as may be required.	



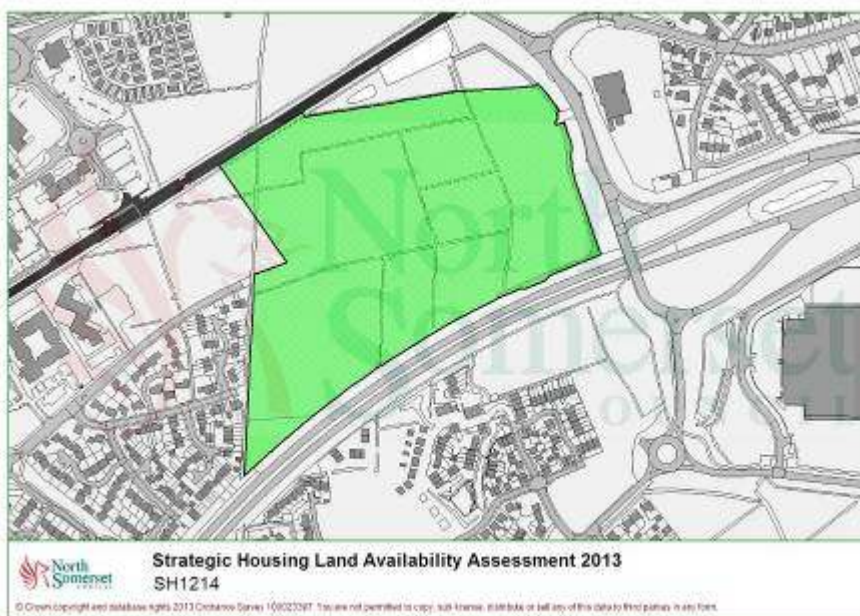
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Site reference	SH12139	
Source reference	Redevelopment of other existing uses	
Site location	West Town Road, Backwell	
Site size:	Density	Dwellings
0.12 hectares	40	5
Broad Geographic Area	Service Village	
Brief description	Ettrick garage site, within settlement limits of Backwell	
Surrounding uses	Mainly residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Garage site: there may be potential contaminated land requiring investigation.	
Possible actions	Site remediation possibly required.	



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Site reference	SH1214	
Source reference	Vacant land, not previously developed	
Site location	Summer Lane, Weston-super-Mare	
Site size:	Density	Dwellings
2 hectares	50	89
Broad Geographic Area	Weston-super-Mare	
Brief description	Partly developed mixed use site including significant employment. West of Bristol Rd, Weston, south of railway line. Existing allocated site for mixed use in NSRLP (ref M2). Proposed Sites and Policies Plan allocation. Capacity taken from most recent planning application.	
Surrounding uses	Retail, residential and commercial. Railway line to the north of the site and Worle station in close proximity.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Fluvial flood zone 3a. Potential for noise from railway	
Possible actions	Onsite flood mitigation including the application of sustainable drainage systems.	




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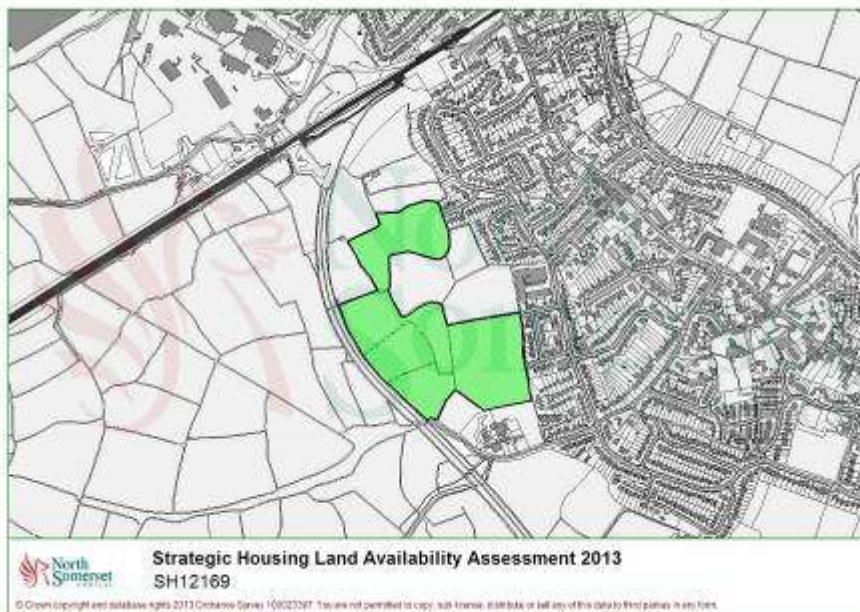
Site reference	SH12142	
Source reference	Vacant, previously developed land and buildings	
Site location	Ashcombe Road, WSM	
Site size:	Density	Dwellings
0.13 hectares	50	10
Broad Geographic Area	Weston-super-Mare	
Brief description	Former Public House, now demolished. Proposed allocation in the Sites and Policies Plan.	
Surrounding uses	Residential	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Fluvial flood zone 3a	
Possible actions	Flood mitigation as may be required.	



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Site reference	SH1216	
Source reference	Vacant land, not previously developed	
Site location	Bridge Farm, Weston-super-Mare	
Site size:	Density	Dwellings
2.26 hectares	40	73
Broad Geographic Area	Weston-super-Mare	
Brief description	Two fields, including eastern triangular one, an existing allocated site for mixed use in NSRLP (ref M4). Low stone wall fronts road. Proposed Sites and Policies Plan allocation.	
Surrounding uses	Park homes site and further field lie to the west, road and retail/ law courts to north, railway and fields to south. These fields are now being developed for employment, and potentially housing.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Fluvial flood zone 3a.	
Possible actions	Flood mitigation.	
		
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Site reference	SH12169	
Source reference	Vacant land, not previously developed	
Site location	Land adjacent to the western edge of Yatton.	
Site size:	Density	Dwellings
9.3 hectares	40	30*
Broad Geographic Area	Service Village	
Brief description	Site incorporates various fields adjacent to Yatton and the Strawberry Line. A loose field structure with hedgerows separating. Indicative capacity 30 dwellings to reflect scale that may be appropriate. *nominal 30 dwelling capacity applied	
Surrounding uses	Fields, Strawberry Line, and residential and other uses to east.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Fluvial flood zone 3a SSSI to west. Site includes area allocated for primary school replacement site in RLP and Sites and Policies Plan.	
Possible actions	Adequate buffer around SSSI. Flood mitigation strategy. Any development would need to address the primary school replacement site issue.	



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Site reference	SH1217	
Source reference	Vacant land, not previously developed	
Site location	Elm Tree Road, Locking	
Site size:	Density	Dwellings
0.21 hectares	30	6
Broad Geographic Area	Infill Village	
Brief description	Site in the centre of Locking, with Dutch barn and other buildings. Flanked by housing.	
Surrounding uses	Residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Stone building at north end of site is potentially of local interest. Site adjoins a listed building to west	
Possible actions	It is likely that the stone building at north end of site will need to be retained and potentially incorporated in any development.	



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Site reference	SH12170	
Source reference	Redevelopment of other existing uses.	
Site location	Boulevard, WSM	
Site size:	Density	Dwellings
0.1 hectares	200	20
Broad Geographic Area	Weston-super-Mare	
Brief description	Former Weston Central Library. Listed Building status.	
Surrounding uses	Residential and a telephone exchange to the east.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Listed Building and limited potential space for parking. Within conservation area.	
Possible actions	Sympathetic design. Car parking likely to be a complex issue to address given the limitations of the site.	




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Site reference	SH12178	
Source reference	Redevelopment of other existing uses.	
Site location	Station Road, Worle, WSM	
Site size:	Density	Dwellings
0.3 hectares	60	20
Broad Geographic Area	Weston-super-Mare	
Brief description	Former housing association offices. Proposed Sites and Policies allocation.	
Surrounding uses	Residential and commercial focussed on Worle High Street.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Tidal flood zone 3a.	
Possible actions	Flood mitigation as may be required.	



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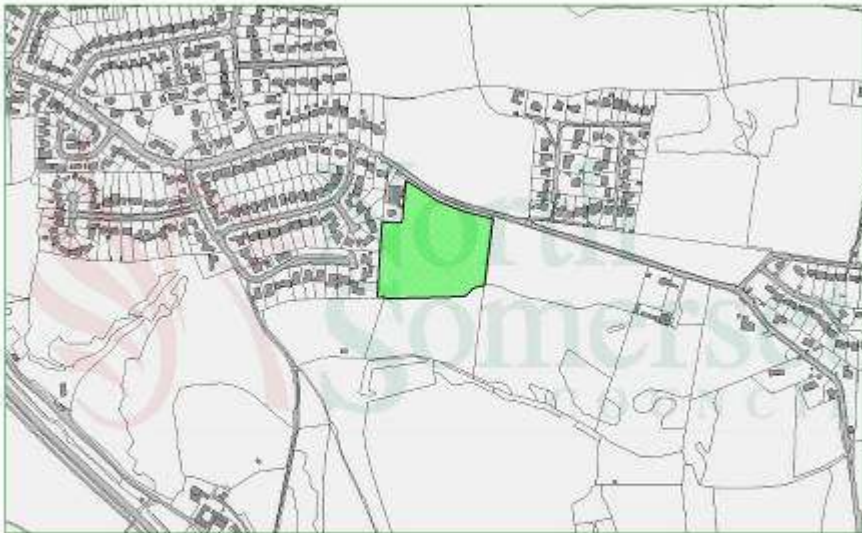
Site reference	SH1218	
Source reference	Redevelopment of other existing uses	
Site location	Land to rear of Locking Road, Weston-super-Mare	
Site size:	Density	Dwellings
0.31 hectares	30	10
Broad Geographic Area	Weston-super-Mare	
Brief description	Employment premises (single commercial building and surrounding hardstanding/parking). Proposed housing allocation in Sites and Policies Plan	
Surrounding uses	Commercial building, housing and railway	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Potential noise/ contamination issues. Most of site is flood zone 2; western extremity only is tidal zone 3A.	
Possible actions	Investigation of potential noise/ contamination issues	
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Site reference	SH12186	
Source reference	Vacant land, not previously developed	
Site location	Cobthorn Way, Congresbury	
Site size:	Density	Dwellings
3.4 hectares	25	30*
Broad Geographic Area	Service Village	
Brief description	Agricultural land to the eastern edge of Congresbury. *nominal 30 dwelling capacity applied	
Surrounding uses	Residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site is bounded on the southern edge by flood zone 3b-functional flood plain, but, as drawn above, the site itself falls outside this. Potential visual impact.	
Possible actions		



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Site reference	SH12189	
Source reference	Vacant land, not previously developed	
Site location	Land south of Bleadon Hill, WSM	
Site size:	Density	Dwellings
2.04 hectares	25	51
Broad Geographic Area	Weston-super-Mare	
Brief description	Field adjoining the Weston settlement boundary.	
Surrounding uses	Residential and agricultural uses.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Potential for visual impact.	
Possible actions		
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Site reference	SH1219	
Source reference	Redevelopment of other existing uses	
Site location	Seaward Hotel, Knightstone Rd, WSM	
Site size:	Density	Dwellings
0.43 hectares	50	22
Broad Geographic Area	Weston-super-Mare	
Brief description	Site is an existing hotel, car park and other uses situated close to Marine Lake and the Seafront Promenade. Proposed Sites and Policies Plan allocation for mixed use development.	
Surrounding uses	Residential, hotels.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Almost entirely within flood zone 3a tidal flood zone. Site is within conservation area and includes Victorian buildings, mature trees in car park, and adjoins listed buildings (houses) between Greenfield Place and Raglan Place. Sensitive site on seafront, facing sea and Knightstone Island. Need to assess potential impact on historic environment and potential for loss of public car parking. Also potential impact on tourist accommodation unless some retention of hotel and restaurant uses.	
Possible actions	Scope for site Development Brief	
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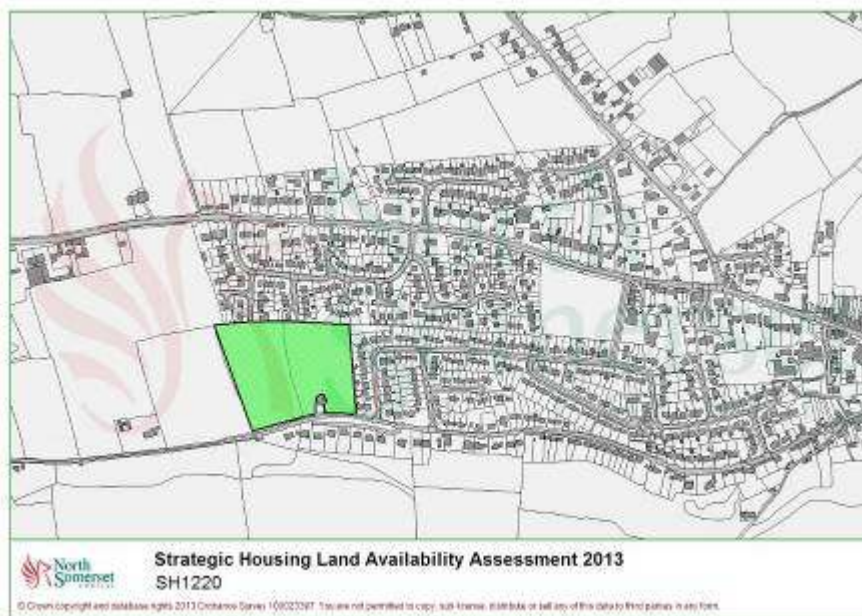
Site reference	SH12192	
Source reference	Vacant land, not previously developed	
Site location	Land south of Cadbury Garden Centre, Congresbury	
Site size:	Density	Dwellings
0.69 hectares	30	21
Broad Geographic Area	Service Village	
Brief description	Fields south of Cadbury Garden Centre, north of A370	
Surrounding uses	Residential, leisure	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints		
Possible actions		



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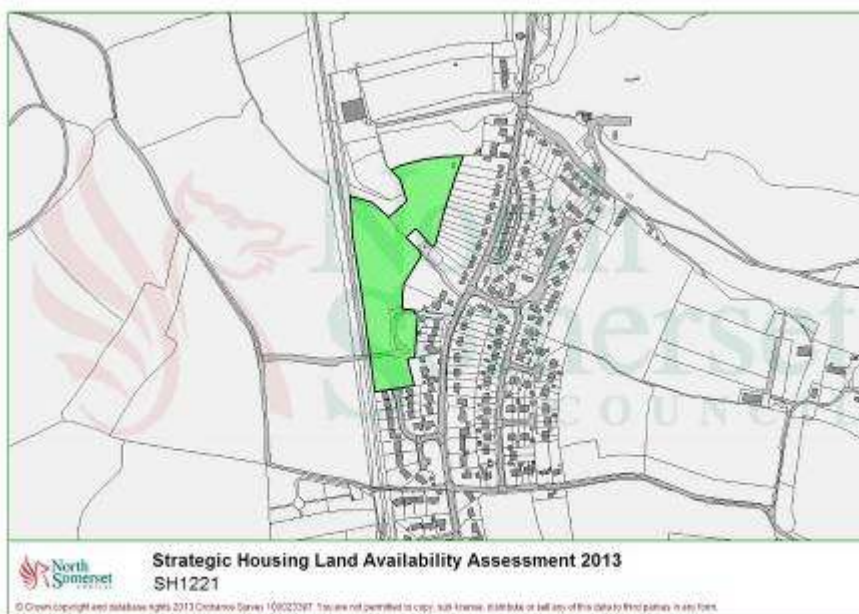
Site reference	SH12193	
Source reference	Intensification of existing housing	
Site location	112 Worlebury Road, WSM	
Site size:	Density	Dwellings
0.84 hectares	6	5
Broad Geographic Area	Weston-super-Mare	
Brief description	Two dwellings (108 and 112 Worlebury Road) and associated land south of Worlebury golf course.	
Surrounding uses	Residential,	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Visual impact.	
Possible actions		
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Site reference	SH1220	
Source reference	Vacant land, not previously developed	
Site location	Greenfields Avenue, Banwell	
Site size:	Density	Dwellings
2.9 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Comprises two pasture fields sloping down northwards on west side of Banwell, west of Greenfields Avenue. Adjacent to the existing settlement boundary. *nominal 30 dwelling capacity applied	
Surrounding uses		
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Possible difficulties from land in multiple ownerships. Possible access off William Daw Close could constrain size of development. Access off High Street unlikely to be appropriate. Likely impact on traffic generation.	
Possible actions		



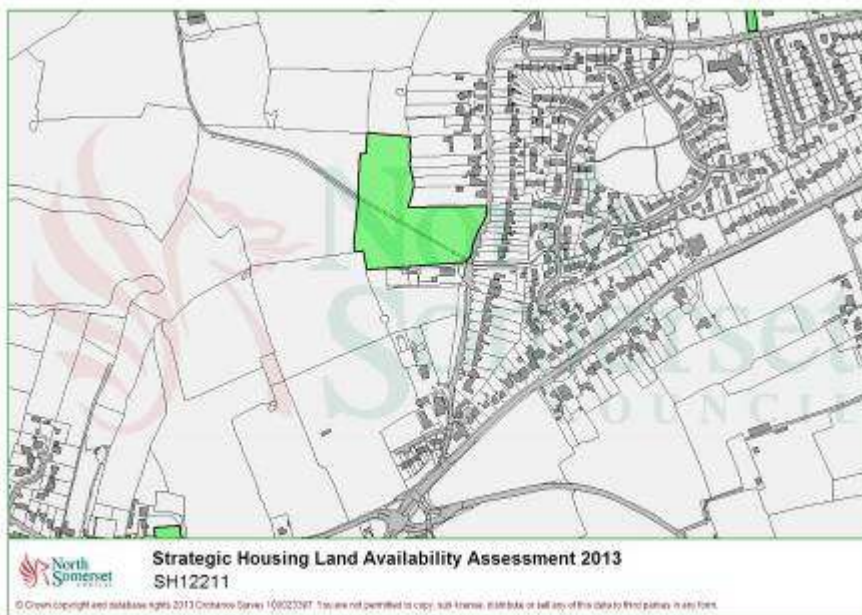
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1221	
Source reference	Vacant land, not previously developed	
Site location	Sandford Batch, Winscombe	
Site size:	Density	Dwellings
2.46 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Fields north of Broadleaze Way (between South Croft Road housing and dismantled railway) *nominal 30 dwelling capacity applied	
Surrounding uses	Housing, council depot and small field, and disused railway (Strawberry Line cyclepath) with fields beyond to west	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Crossed by central band of flood zone fluvial 3a, relating to stream, but most of site is outside flood plain. The stream is a Wildlife Site and the adjoining dismantled railway is also a Wildlife Site.	
Possible actions	Appropriate flood mitigation.	



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Site reference	SH12211	
Source reference	Vacant land, not previously developed	
Site location	Ladymead Lane, Churchill	
Site size:	Density	Dwellings
2.39 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	L shaped field adjacent to Churchill *nominal 30 dwelling capacity applied	
Surrounding uses	Residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints		
Possible actions		



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Site reference	SH12212	
Source reference	Redevelopment of other existing uses	
Site location	Bayside Hotel, WSM	
Site size:	Density	Dwellings
0.1 hectares	140	14
Broad Geographic Area	Weston-super-Mare	
Brief description	Former Bayside Hotel. Proposed Sites and Policies Plan housing allocation.	
Surrounding uses	Residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Tidal flood zone 3A. Within conservation area, which should be respected regarding design etc. Parking.	
Possible actions	Appropriate flood mitigation.	



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Site reference	SH1222	
Source reference	Vacant land, not previously developed	
Site location	Coombe Farm (formerly Slough Pitt Farm) and adjoining land to south, Winscombe	
Site size:	Density	Dwellings
3.56 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Fields on east side of main road through village, flanked by employment uses and housing. Land rises prominently to south, with trees on highest ground. *nominal 30 dwelling capacity applied	
Surrounding uses	Employment uses and housing to north, housing to south, fields to east.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site is outside AONB, but adjoins it to east. Possibility of impact on AONB needs investigation.	
Possible actions		



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Site reference	SH12223	
Source reference	Redevelopment of other existing uses	
Site location	Birnbeck Pier and environs, WSM	
Site size:	Density	Dwellings
0.86 hectares	40	34
Broad Geographic Area	Weston-super-Mare	
Brief description	Birnbeck Island, Birnbeck Pier, and the immediately adjoining mainland. Proposed allocation in Sites and Policies Plan for mixed use development.	
Surrounding uses		
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Pier and island structures are a Listed Building, but are deteriorated. Complex construction requirements. Site is an island in the Severn Estuary which is a European Site of international importance for wildlife, (a Special Protection Area, Special Area of Conservation and Ramsar Site) . Any development would need to carefully address this and, having regard to HRA regulations, must not have significant adverse effects on the integrity of the European Site. Landward side of site is a conservation area with several listed buildings and surrounds the Prince Consort Gardens.	
Possible actions	Extensive renovation of pier structure in keeping with Listed Building status. Appropriate design of development to help minimise any impact on biodiversity and to respect historic character of area. Preparation of Development Brief .	



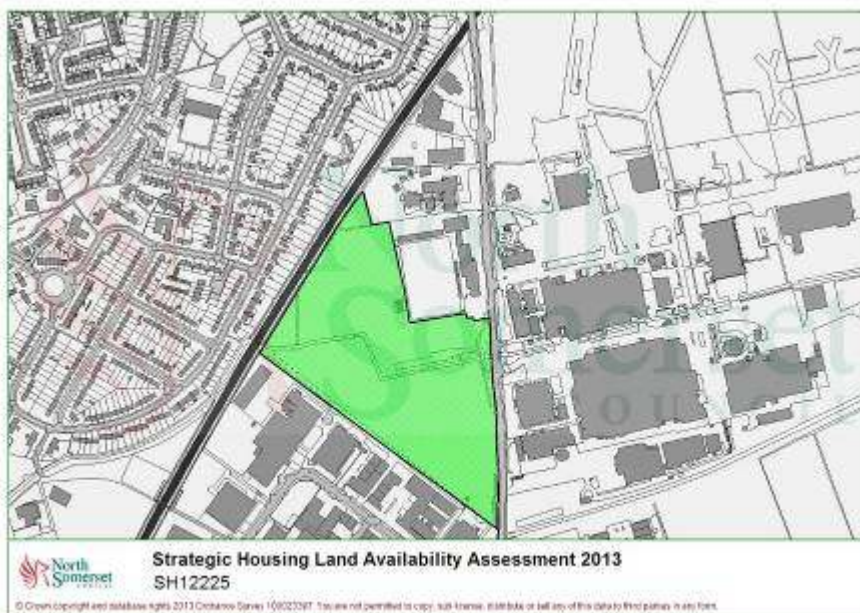
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Site reference	SH12224	
Source reference	Redevelopment of other existing uses.	
Site location	Gasworks site, Marchfields Way.	
Site size:	Density	Dwellings
5.61	30-40	200
Broad Geographic Area	Weston-super-Mare	
Brief description	Existing gasworks site located at the end of Drove Road and adjacent to Marchfields Way. Proposed Sites and Policies Plan allocation for mixed use development.	
Surrounding uses	Residential, retail and employment development, and secondary school.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Former uses, possible contamination. Site is still operational. It includes existing gasworks buildings including tanks which would need to be removed. Much of the site (NW part) is in tidal flood zone 3a.	
Possible actions	Site remediation. Flood mitigation as may be required. Development Brief.	



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Site reference	SH12225	
Source reference	Vacant land, not previously developed	
Site location	West of Winterstoke Road, WSM	
Site size:	Density	Dwellings
6.95	30-40	70
Broad Geographic Area	Weston-super-Mare	
Brief description	Fields including playing fields, south of football club on Winterstoke Road. Proposed allocation for mixed use development in Sites and Policies Plan.	
Surrounding uses	Recreation, residential (over railway to west) and industrial (across road to east).	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Tidal flood zone 3a. Potential impact of developing open space, used as sports ground.	
Possible actions	Flood mitigation.	



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Site reference	SH12226	
Source reference	Vacant, previously developed land and buildings	
Site location	Yatton Station	
Site size:	Density	Dwellings
1.85	30-40	10
Broad Geographic Area	Service Village	
Brief description	Site associated with Yatton railway station, plus former builder’s merchants. Proposed mixed use allocation in Sites and Policies Plan.	
Surrounding uses	Mainly residential, with fields to west. Strawberry Line foot/cycleway lies to south west.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Need to retain sufficient parking for station. Site adjoins Wildlife Site to west. Noise from and access to railway.	
Possible actions	Appropriate mitigation. Development brief.	



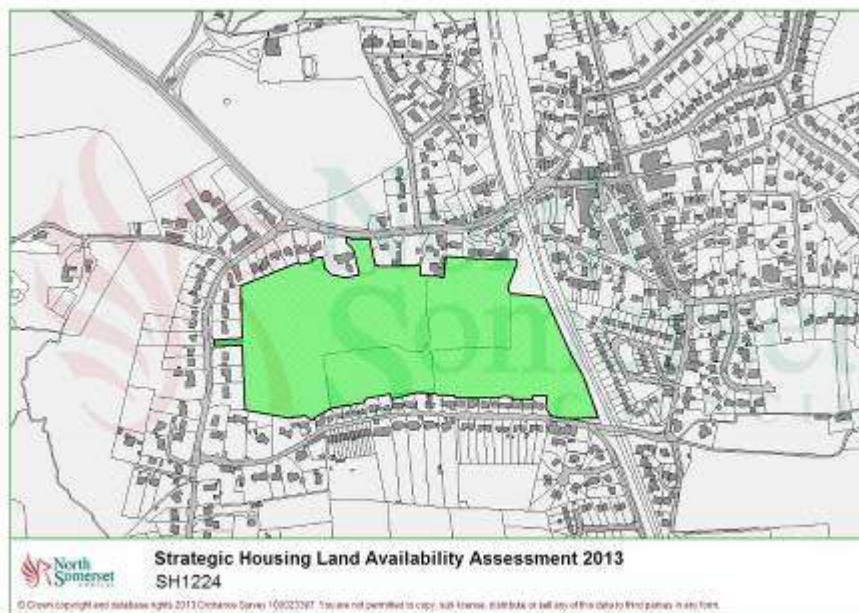
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1223	
Source reference	Vacant, previously developed land and buildings	
Site location	Builder's yard south of Woodborough Road, Winscombe	
Site size:	Density	Dwellings
0.39 hectares	40	15
Broad Geographic Area	Service Village	
Brief description	House and adjoining former builder's yard, partly overgrown, adjoining Woodborough Road. Includes redundant stone buildings. Proposed housing allocation in Sites and Policies Plan.	
Surrounding uses	Housing on north east side, with fields on other sides, but all within settlement limits of village.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site includes disused stone buildings, not listed but may be of local historic interest. Suitability of buildings for possible conversion needs investigation.	
Possible actions	Appropriate action/mitigation.	





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Site reference	SH1224	
Source reference	Vacant land, not previously developed	
Site location	Land east of Church Rd, Winscombe; (Woodborough Farm fields)	
Site size:	Density	Dwellings
7.63 hectares	40	100
Broad Geographic Area	Service Village	
Brief description	Site within settlement limits, comprising fields largely surrounded by housing. Has previously been an allocated site for housing. Currently proposed for mixed use development in Sites and Policies Plan for 100 dwellings, but the site area is such it could potentially accommodate a higher number of units.	
Surrounding uses	Housing, with builder's yard to north.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Relatively large site in this location. Appropriate scale of residential development needs careful consideration.	
Possible actions		



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Site reference		SH1227	
Source reference		Vacant land, not previously developed	
Site location		North West Nailsea	
Site size:		Density	Dwellings
13.46 hectares		40	450
Broad Geographic Area		Towns (Clevedon, Portishead, Nailsea)	
Brief description		Site adjacent to the settlement boundary. Previously subject to planning consideration. Site comprises pasture fields, a farm, and a playing field. Proposed mixed use allocation in Sites and Policies Plan.	
Surrounding uses		Residential	
Assessment summary			
Available		Uncertain	
Suitable		In principle	
Achievable		Uncertain	
Likely timeframe		2013-2018	
		2019-2026	
Identified Constraints	<p>Pylons and overhead electricity lines cross the site.</p> <p>The site is bordered to west by a stream beyond which are low lying fields subdivided by rhynes, (and the stream and rhynes are SSSI and they and the low lying fields are also a Wildlife Site). Site mainly excludes but borders area of fluvial flood zone 3b and tidal 3a to west. Very small area in south west corner of the site is liable to flood.</p> <p>Planning history suggests that the playing field was formerly the site of a sewage treatment works that was reclaimed in the 1970s by infilling with unknown material.</p>		
Possible actions	<p>Investigation of contamination issues. National Grid intend to remove the pylons and overhead electricity lines crossing the site.</p>		
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Site reference	SH1228	
Source reference	Vacant land, not previously developed	
Site location	Trendlewood Way, Nailsea	
Site size:	Density	Dwellings
1.36 hectares	40	14
Broad Geographic Area	Towns	
Brief description	Small wood and two larger fields bounded by Trendlewood Way to north and housing on the other three sides	
Surrounding uses	Residential	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site is identified as a safeguarded site for unspecified community facilities in the adopted NSRLP. Proposed for mixed use development including community uses (allotments and church and car parking) and 14 retirement dwellings in the Sites and Policies Plan. The 14 dwellings is an appropriate number given that most of the site would be for community uses. NW corner of site (wood) is site of old coal workings, with archaeological interest and possible land stability issues.	
Possible actions	Retention of wood as part of development of site	



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Site reference	SH1230	
Source reference	Vacant land, not previously developed	
Site location	Moor Lane, Backwell	
Site size:	Density	Dwellings
1.3 hectares	40	55
Broad Geographic Area	Service Village	
Brief description	Field north of Moor Lane. Proposed mixed use allocation in Sites and Policies Plan	
Surrounding uses	Adjoins railway to north west, dwellings and fields to south west, housing to north east, and lane and housing to south east.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site adjoins railway, so appropriate noise mitigation likely to be needed.	
Possible actions		



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Site reference	SH1231	
Source reference	Intensification of existing housing	
Site location	Land at Even Keel, Moor Lane, Backwell	
Site size:	Density	Dwellings
1.44 hectares	25	36
Broad Geographic Area	Service Village	
Brief description	Bungalow “Even Keel” and associated garden and land to rear.	
Surrounding uses	Railway lies to north west, fields to north east and adjoining dwelling and fields to south west.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site adjoins railway, so appropriate noise mitigation is likely to be needed. Elongated irregular shape of site is likely to limit the scale of development that can be achieved. However there may be potential for the site to be developed in conjunction with land to the east.	
Possible actions		



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Site reference	SH1232	
Source reference	Vacant land, not previously developed	
Site location	Moor Rd, Yatton	
Site size:	Density	Dwellings
2.76 hectares	40	30*
Broad Geographic Area	Service Village	
Brief description	Fields north of Moor Road *nominal 30 dwelling capacity applied	
Surrounding uses	Dwellings, fields	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	North eastern corner is in flood zone 3a tidal. A listed building adjoins site to the south west.	
Possible actions		



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Site reference	SH1233	
Source reference	Vacant land, not previously developed	
Site location	South of Park Farm, Congresbury	
Site size:	Density	Dwellings
1.6 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Field east of housing in Park Road, Congresbury. Site is open to east and visible from public footpaths. *nominal 30 dwelling capacity applied	
Surrounding uses	Housing, fields	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Access needs investigation: possibly off Mulberry Drive to the south, but that seems narrow. May need secondary access – which would probably require demolition of a residential property. Site adjoins listed buildings at Park Farm to north.	
Possible actions		



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.

Site reference	SH1234	
Source reference	Vacant land, not previously developed	
Site location	Venus Street, Congresbury	
Site size:	Density	Dwellings
0.76 hectares	30	23
Broad Geographic Area	Service Village	
Brief description	Field north of Venus Street.	
Surrounding uses	Housing and fields	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Suitable access is likely to require demolition of residential property, as a smaller permission for three dwellings potentially land-locks the site. However it is possible that it could be reconfigured.	
Possible actions		



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Site reference	SH1235	
Source reference	Vacant land, not previously developed	
Site location	Brinsea Road, Congresbury	
Site size:	Density	Dwellings
0.64 hectares	30	19
Broad Geographic Area	Service Village	
Brief description	Field on south side of village, east of Brinsea Road	
Surrounding uses	Housing, fields.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints		
Possible actions		



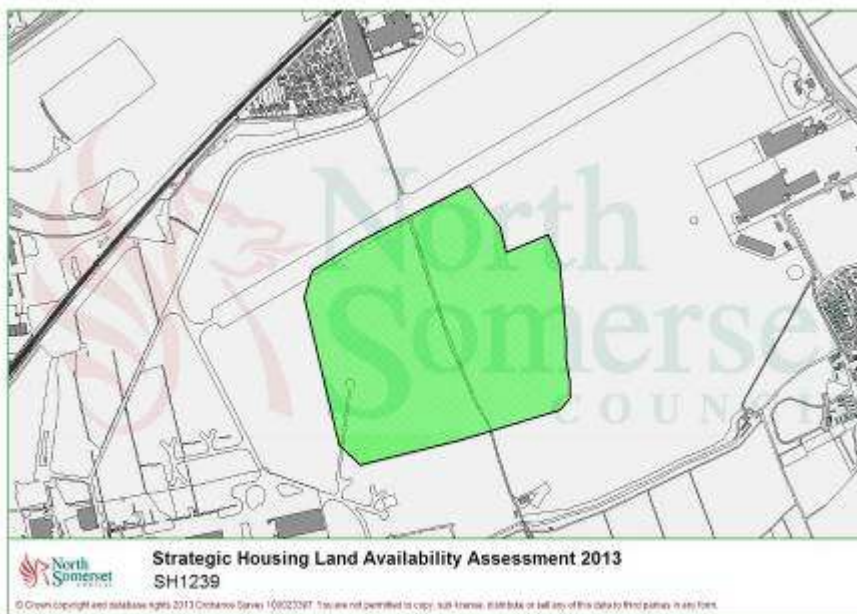
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1238	
Source reference	Redevelopment of other uses	
Site location	Former Airfield, Winterstoke Road, Weston-super-Mare	
Site size:	Density	Dwellings
10.63 hectares	40	315
Broad Geographic Area	Weston-super-Mare	
Brief description	Site includes existing industrial buildings/ uses. Covered by Weston Villages SPD.	
Surrounding uses	Industrial.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Existing buildings on site, possible contamination from industrial uses. Site is within tidal flood zone 3a. Site also has a HSE hazard area defined; (gas storage tanks).	
Possible actions	May be required to relocate businesses. Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk. Site remediation works.	



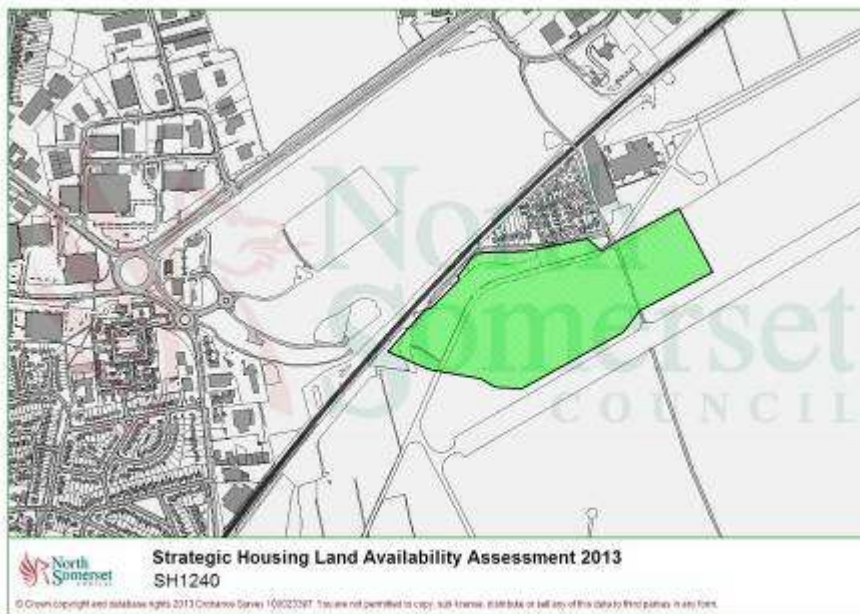
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1239	
Source reference	Vacant, previously developed land and buildings	
Site location	Former Airfield, Weston-super-Mare	
Site size:	Density	Dwellings
22.77 hectares	40	720
Broad Geographic Area	Weston-super-Mare	
Brief description	Site adjacent existing runway due to become the Cross Airfield Link. Also covers a historic route from Hutton to north of the site. Covered by Weston Villages SPD.	
Surrounding uses	Some residential close by, business and recreation.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Potential helicopter noise constraints. Site located in Flood Zone Tidal- 3a. Also adjacent to proposed attenuation ponds.	
Possible actions	Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk.	



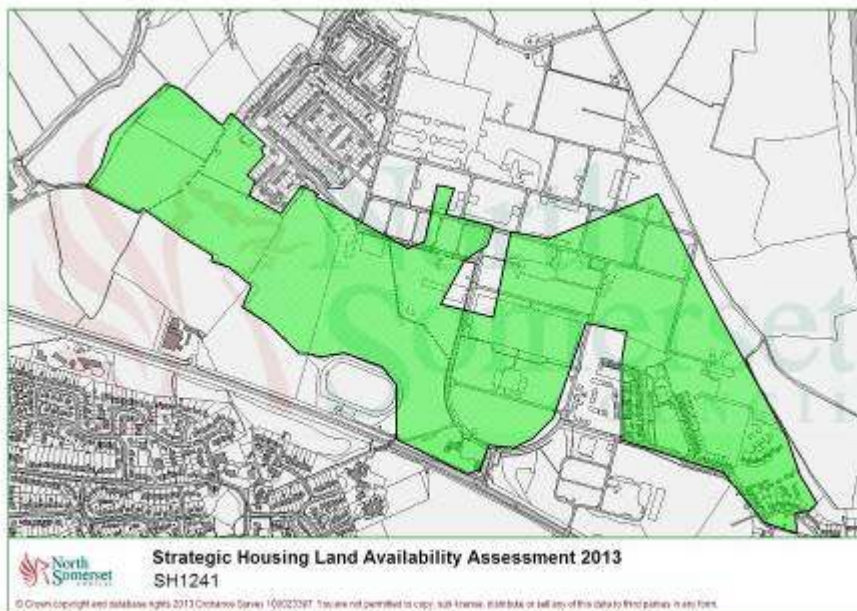
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Site reference	SH1240	
Source reference	Vacant, previously developed land and buildings	
Site location	Former Airfield, Weston-super-Mare	
Site size:	Density	Dwellings
12.81 hectares	40	260
Broad Geographic Area	Weston-super-Mare	
Brief description	Northern part of the existing airfield in close proximity to residential uses and the railway. Covered by Weston Villages SPD.	
Surrounding uses	Residential.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site located in Flood Zone Tidal- 3a.	
Possible actions	Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk.	



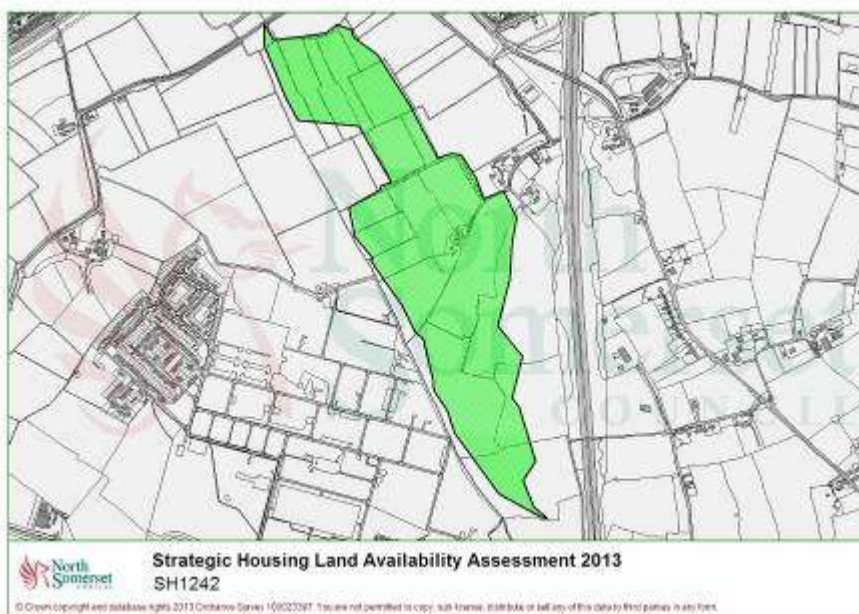
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1241	
Source reference	Vacant, previously developed land and buildings	
Site location	Parklands, Weston-super-Mare	
Site size:	Density	Dwellings
51.26 hectares	40	1440
Broad Geographic Area	Weston-super-Mare	
Brief description	Site covers the former RAF Locking camp and surrounding land and includes mature planted landscape and parkland setting. The former grid structure is still present as can be seen on the plan. Covered by Weston Villages SPD.	
Surrounding uses	Residential, agricultural.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Small parts of the site are in tidal flood zone 3a and zone 2 flood risk areas. Existing memorial and other trees subject to Tree Preservation Orders. Parts of the site may be subject to contamination due to former uses and should be investigated if this site is brought forward.	
Possible actions	Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk.	



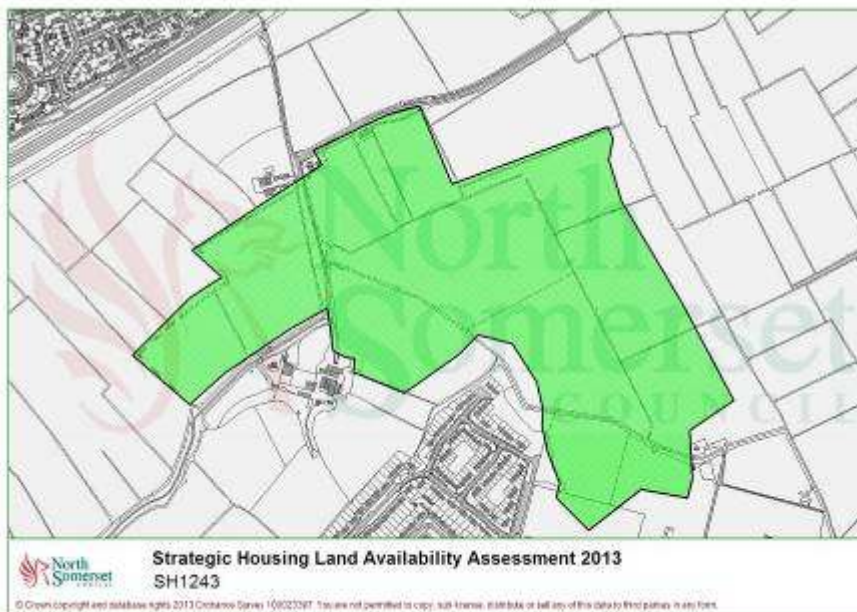
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference		SH1242	
Source reference		Vacant land, not previously developed	
Site location		Parklands, Weston-super-Mare	
Site size:		Density	Dwellings
34.64 hectares		40	1215
Broad Geographic Area		Weston-super-Mare	
Brief description		Existing agricultural land adjacent the Grumblepill rhyne corridor. Site rises to the east around Wolvershill. Includes an informal field structure with valuable hedgerows and drainage ditches. Covered by Weston Villages SPD.	
Surrounding uses		Residential, agricultural.	
Assessment summary			
Available		Yes	
Suitable		Yes	
Achievable		Yes	
Likely timeframe		2013-2018	
		2019-2026	
Identified Constraints	North part of site is in flood zone tidal 3a. Grumblepill rhyne corridor and need for protection for wildlife value including 'dark corridor'.		
Possible actions	Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk. Allow for a 10m buffer to the Grumblepill and sensitive lighting.		

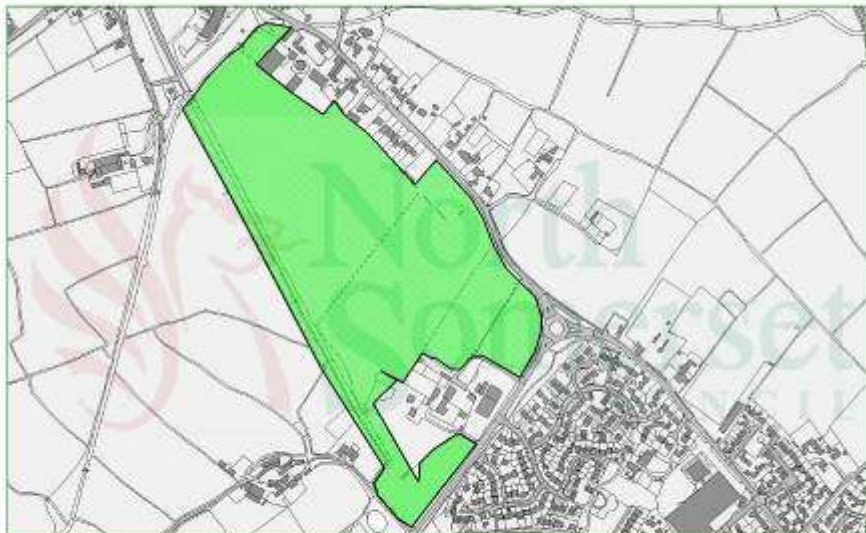



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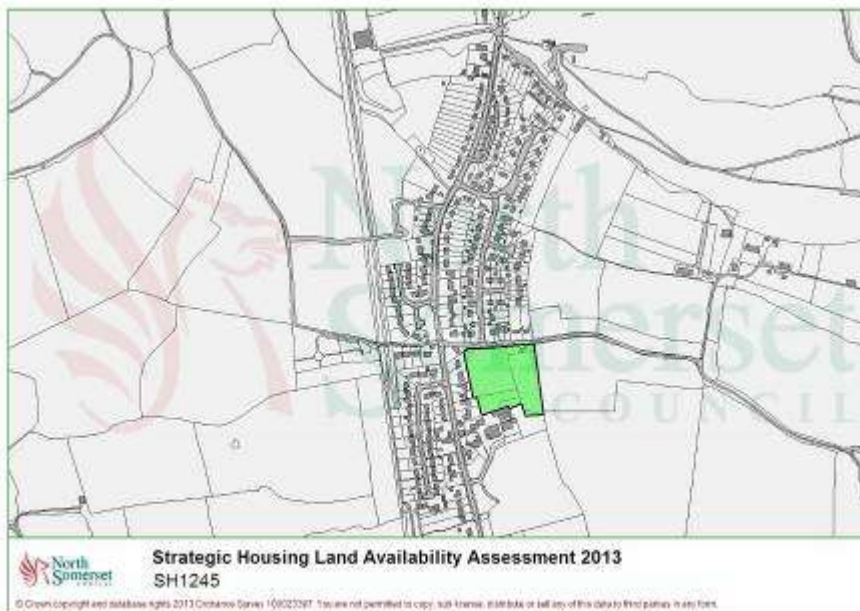
Site reference	SH1243	
Source reference	Vacant land, not previously developed	
Site location	Parklands-'Locking Head', Weston-super-Mare	
Site size:	Density	Dwellings
32.3 hectares	40	700
Broad Geographic Area	Weston-super-Mare	
Brief description	Existing agricultural land including an informal field structure, hedgerows and drainage ditches. Covered by Weston Villages SPD.	
Surrounding uses	Residential, agricultural	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Most of the site is in tidal flood zone 3a The historic motte and bailey site requires protection including the setting. Grumblepill rhyne corridor and need for protection for wildlife value including 'dark corridor'.	
Possible actions	Delivery of the recommended Strategic Flood Solution, and application of other best practice measures in relation to managing flood risk. Design a sensitive solution to the motte and bailey through sub-area masterplanning.	



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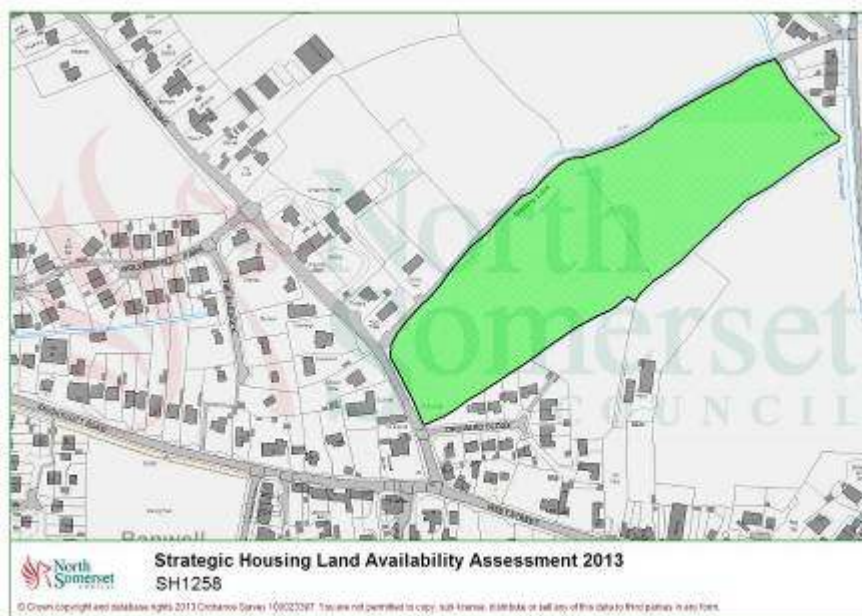
Site reference	SH1244	
Source reference	Vacant land, not previously developed	
Site location	North of Arnolds Way, North End, Yatton	
Site size:	Density	Dwellings
16.7 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Relatively large site comprising fields north of Arnolds Way and Park Farm, and east of North End (road) and properties along it. Strawberry Line adjacent to site. *nominal 30 dwelling capacity applied	
Surrounding uses	Largely residential south of Arnolds Way, with industrial uses to the south west. Strawberry Line and fields lie to west.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site adjoins some listed buildings to north east, notably at Boxbush Farm. South west extremity of site is tidal flood zone 3a, including very small area of fluvial 3b.	
Possible actions	Appropriate action/mitigation. Potential as part of a mixed use site, with residential limited based on an appropriate scale in relation to the existing settlement.	
<div><div><div>Strategic Housing Land Availability Assessment 2013 SH1244</div><div><small>© Crown copyright and database rights 2013 Ordnance Survey 100023297. You are not permitted to copy, retransmit, distribute or sell any of this data to third parties in any form.</small></div></div></div>		
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Site reference	SH1245	
Source reference	Vacant land, not previously developed	
Site location	Shipham Lane, Winscombe	
Site size:	Density	Dwellings
1.3 hectares	30	30*
Broad Geographic Area	Service Village	
Brief description	Paddocks south of Shipham Lane, east of housing on the main road through village (Sandford Rd). *nominal 30 dwelling capacity applied	
Surrounding uses	Residential to north and west, employment and fields to south, fields to east.	
Assessment summary		
Available	Uncertain	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Eastern part of site is within the AONB, developable area likely to be limited.	
Possible actions		



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Site reference	SH1258	
Source reference	Vacant land, not previously developed	
Site location	Golling Lane, Banwell	
Site size:	Density	Dwellings
3.74		30*
Broad Geographic Area	Service Village	
Brief description	Fields east of Wolvershill Road, Banwell. *nominal 30 dwelling capacity applied	
Surrounding uses	Housing and fields	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	North eastern quarter of site is zone 3a tidal flood zone. Traffic is a local concern in Banwell. Proposed line of bypass is north and east of the site.	
Possible actions	Flood mitigation.	



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Site reference	SH1257	
Source reference	Vacant land, not previously developed	
Site location	Whitecross Lane, Banwell	
Site size:	Density	Dwellings
5.6	30-40	30*
Broad Geographic Area	Service Village	
Brief description	Fields on north west side of Banwell, visible from Knightcott Road., *nominal 30 dwelling capacity applied	
Surrounding uses	Housing and fields	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Traffic is a local concern in Banwell. Proposed line of bypass is north and west of the site.	
Possible actions		



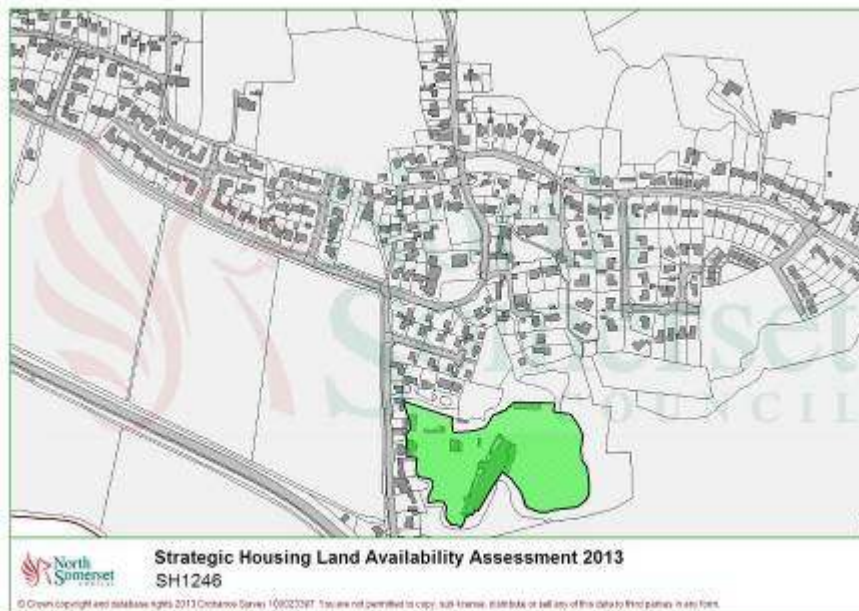
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Site reference	SH1256	
Source reference	Vacant land, not previously developed	
Site location	Knightcott road, Banwell	
Site size:	Density	Dwellings
9.5	30-40	30*
Broad Geographic Area	Service Village	
Brief description	Fields on south west side of Banwell. Site includes dwelling and kennels near south boundary. Fields slope upwards from north to south, and are visible from Knightcott Road. *nominal 30 dwelling capacity applied	
Surrounding uses	Mainly fields, but housing at Banwell adjoins the site to the north east, and the premises of the former Boulters of Banwell business (which included hire and sale of agricultural vehicles etc) adjoins the site to the north west.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Traffic is a local concern in Banwell. Proposed line of bypass is north of the site.	
Possible actions		



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Site reference	SH1246	
Source reference	Vacant, previously developed land and buildings	
Site location	Bleadon Quarry, Bridge Road, Bleadon	
Site size:	Density	Dwellings
1.7 hectares	30	25
Broad Geographic Area	Infill Village	
Brief description	Former quarry, currently used for concrete producing plant, east of Bridge Road, Bleadon. Within settlement limits of village. Proposed mixed use allocation in Sites and Policies Plan, including 25 dwellings, employment and community uses.	
Surrounding uses	Residential and grassland.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site is proposed for 25 dwellings since this is an infill village with only limited facilities. A Wildlife Site adjoins the quarry to south and east. Risk of rock fall from quarry walls.	
Possible actions	Need for proposals to respect Wildlife Site and to ensure risk of rock fall is adequately mitigated for.	



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Site reference	SH1249	
Source reference	Vacant, previously developed land and buildings	
Site location	The Regent, Hill Road, Clevedon	
Site size:	Density	Dwellings
0.13 hectares	40	20
Broad Geographic Area	Towns	
Brief description	Former public house. Proposed mixed use allocation in Sites and Policies Plan	
Surrounding uses	Residential and park with mature trees. Shops nearby.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Within conservation area.	
Possible actions		



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Site reference	SH1250	
Source reference	Intensification of residential area	
Site location	Atlantic Road South, Weston-super-Mare	
Site size:	Density	Dwellings
0.2 hectares	12	23
Broad Geographic Area	Weston-super-Mare	
Brief description	Area of rough grass with dwelling on east side. Sloping site. Allocated for housing in NSRLP, and proposed housing allocation in Sites and Policies Plan	
Surrounding uses	Residential	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Within conservation area.	
Possible actions	Appropriate sensitive design of development.	



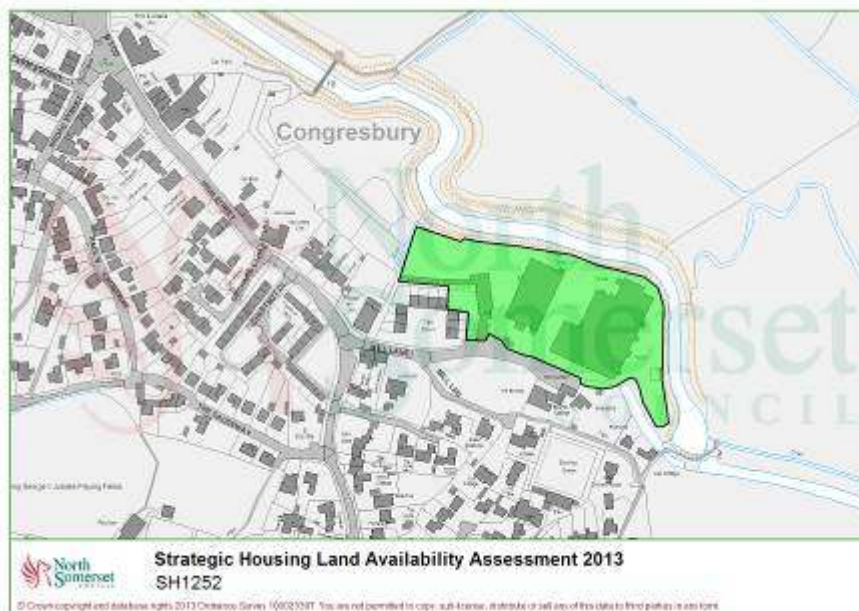
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Site reference	SH1251	
Source reference	Vacant, previously developed land and buildings	
Site location	Dorville Hotel, Weston-super-Mare	
Site size:	Density	Dwellings
0.09 hectares	215	22
Broad Geographic Area	Weston-super-Mare	
Brief description	Former hotel in the Birnbeck area opposite Madeira car park. Prominent position on corner of street. Allocated for housing in NSRLP, and proposed housing allocation in Sites and Policies Plan	
Surrounding uses	Residential/ guest houses and car park.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Existing building requires extensive conversion. Impact of additional dwellings on parking and character of conservation area.	
Possible actions		



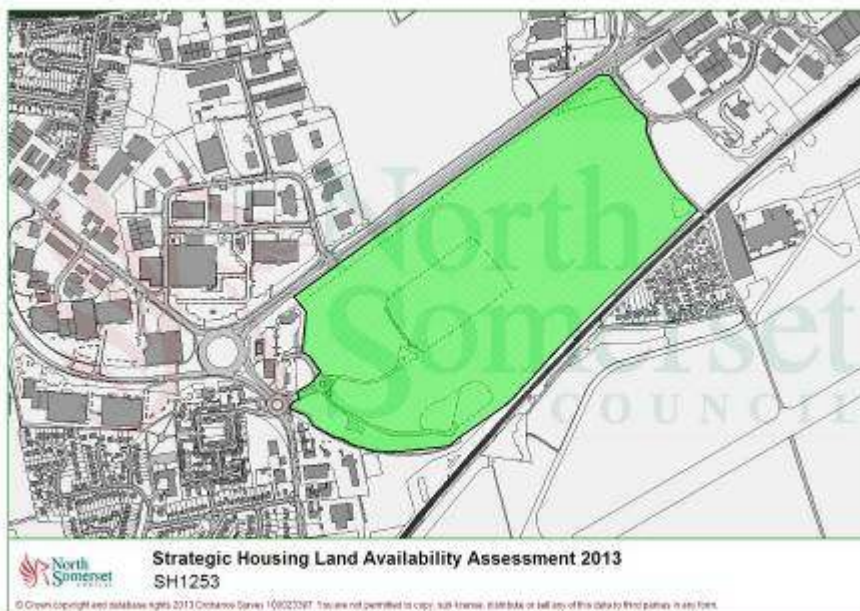
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Site reference	SH1252	
Source reference	Vacant, previously developed land and buildings	
Site location	Elliot Medway site, Mill Lane, Congresbury	
Site size:	Density	Dwellings
1.44 hectares	20	29
Broad Geographic Area	Service Village	
Brief description	Former industrial site. Proposed mixed use allocation in Sites and Policies Plan	
Surrounding uses	Residential	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Some of site subject to flood risk (zone 3a) notably parts fringing the river. Site of old mill (archaeological interest). Site was last used for industrial use. Planning history indicates use of wood preservatives on site in the past, so there may be contamination issues.	
Possible actions		



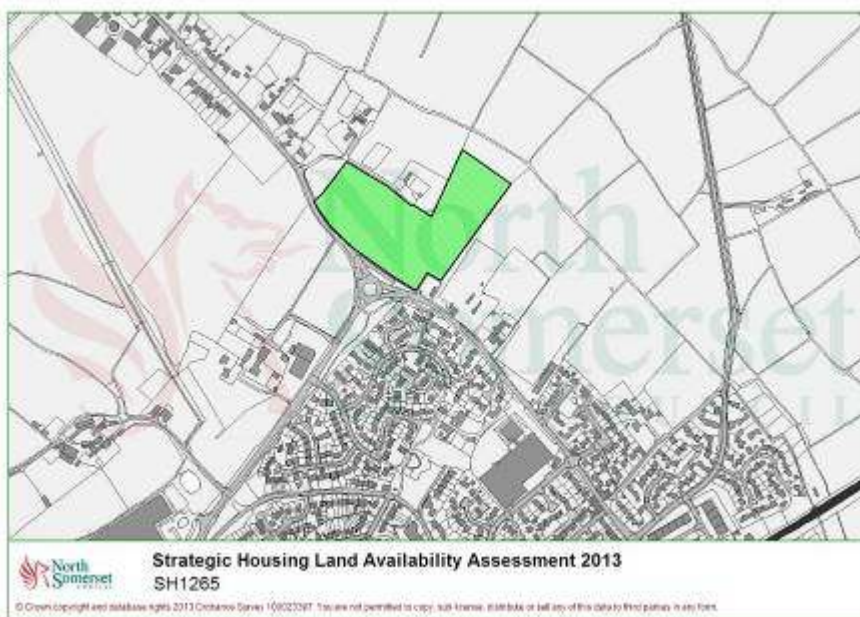
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Site reference	SH1253	
Source reference	Vacant, previously developed land and buildings	
Site location	Avoncrest site, Herluin Way, WSM	
Site size:	Density	Dwellings
30ha	40	600
Broad Geographic Area	Weston-super-Mare	
Brief description	Former tip site on raised land. Site is bound by railway to the south and A370 to the north. Proposed mixed use allocation in Sites and Policies Plan	
Surrounding uses	Retail, leisure, commercial, waste management, residential	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Site subject to contamination from previous use. Overhead power lines cross SW part of site. Noise from railway and A370, and access.	
Possible actions	Contamination remediation required.	



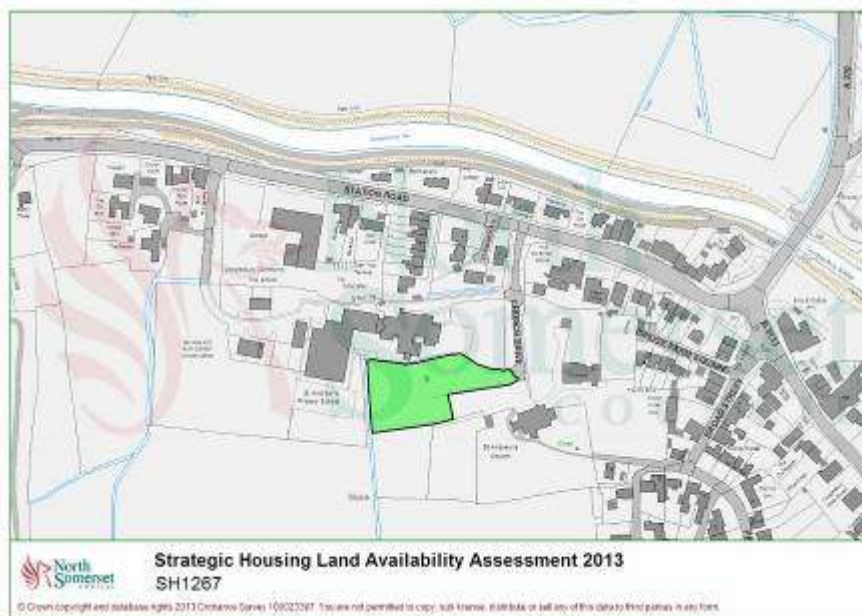
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1265	
Source reference	Vacant land, not previously developed	
Site location	North End, Yatton	
Site size:	Density	Dwellings
3.28	30	30*
Broad Geographic Area	Service Village	
Brief description	L shaped field on North East side of Yatton. *nominal 30 dwelling capacity applied	
Surrounding uses	Mainly fields, residential.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints		
Possible actions		



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Site reference	SH1267	
Source reference	Vacant land, not previously developed	
Site location	Church Drive, Congresbury	
Site size:	Density	Dwellings
0.36	40	7
Broad Geographic Area	Service Village	
Brief description	Mainly grass area with some trees near St Andrews Church, Congresbury	
Surrounding uses	Primary and infant schools, St Andrews Church and church yard (cemetery) and field. Vicarage lies to east.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Loss of open ground near church in conservation area; potential impact on conservation area and setting of Grade 1 listed church. Potential impact on trees.	
Possible actions		



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Site reference	SH1269	
Source reference	Vacant, previously developed land and buildings	
Site location	Clevedon Hall, Clevedon	
Site size:	Density	Dwellings
7.58	20	38
Broad Geographic Area	Towns (Clevedon, Nailsea, Portishead)	
Brief description	Area includes listed building (Clevedon Hall) and attractive grounds in south west part, with more modern buildings in employment use in centre, and currently unused sports buildings and former tennis courts to north. Grass area and walled garden in south east part. All set in grounds with trees, east of a wall fronting Elton Road.	
Surrounding uses	Mainly residential. Retirement home lies to north. Seafront uses to west.	
Assessment summary		
Available	Yes	
Suitable	Yes	
Achievable	Yes	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Unregistered park or garden. Clevedon Hall itself is a listed building, Grade 2*. Some other sensitive areas including open space to north. However some parts of the site are already developed, and are less sensitive. SE and (smaller) SW parts are within flood zone 3a tidal.	
Possible actions		



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Site reference	SH1270	
Source reference	Vacant land, not previously developed	
Site location	Rushmoor Lane, Backwell	
Site size:	Density	Dwellings
1.5ha	30	30*
Broad Geographic Area	Service Village	
Brief description	Field and some smaller paddocks. *nominal 30 dwelling capacity applied	
Surrounding uses	Residential and fields	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Outside but adjoining conservation area. Possible access issues: Rushmoor Lane appears narrow in places.	
Possible actions		



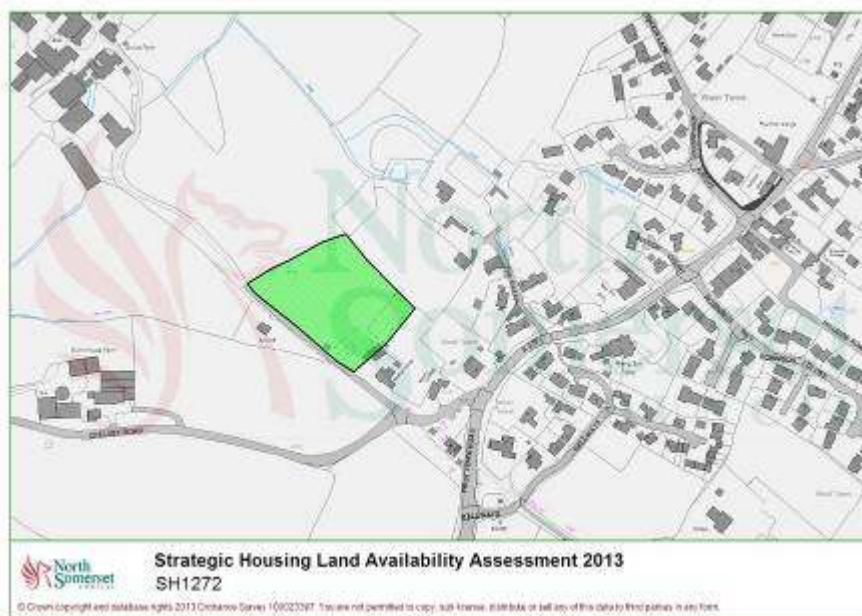
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1271	
Source reference	Vacant land, not previously developed	
Site location	Rodney Road, Backwell	
Site size:	Density	Dwellings
2.16ha	30	30*
Broad Geographic Area	Service Village	
Brief description	Agricultural land to the rear of West Leigh Infants School *nominal 30 dwelling capacity applied	
Surrounding uses	Fields, playing field, primary school, residential	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints		
Possible actions		



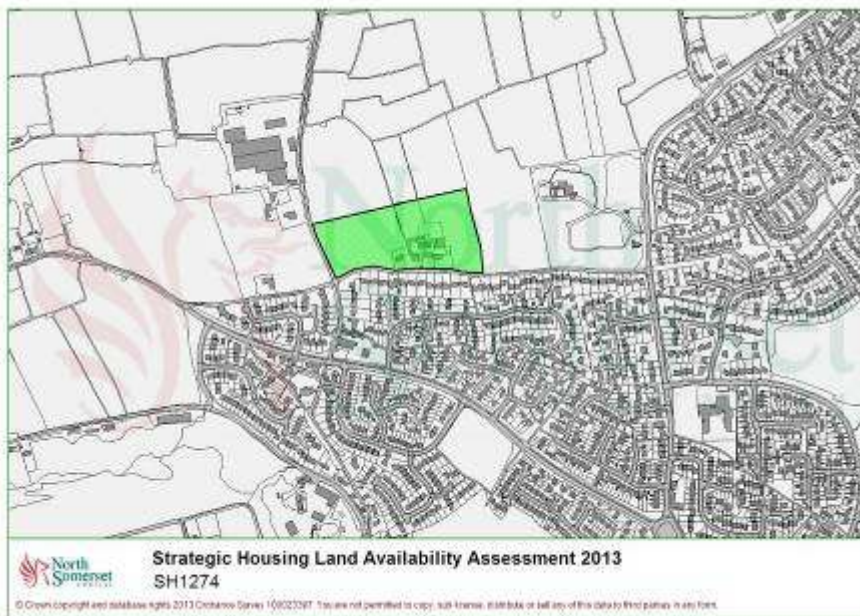
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1272	
Source reference	Vacant land, not previously developed	
Site location	North West of Manor House, Backwell	
Site size:	Density	Dwellings
0.83ha	30	25
Broad Geographic Area	Service Village	
Brief description	Mainly comprises a field on western extremity of Backwell.	
Surrounding uses	Residential, agricultural.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Could have an impact on the setting of the adjacent listed Manor House. Possible access issues: road alongside site is narrow.	
Possible actions		



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Site reference	SH1274	
Source reference	Vacant land, not previously developed	
Site location	Greenway Farm, WSM	
Site size:	Density	Dwellings
3.26ha	30	73
Broad Geographic Area	Weston-super-Mare	
Brief description	Working farm and adjoining fields. Capacity reduced to take account of non-residential elements and potential for visual impact.	
Surrounding uses	Residential south of Lyefield Road, and fields	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Access, visual impact.	
Possible actions		



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Site reference	SH1275	
Source reference	Vacant land, not previously developed	
Site location	Ebdon Court, WSM	
Site size:	Density	Dwellings
10.04	30	226
Broad Geographic Area	Weston-super-Mare	
Brief description	Fields north of Ebdon Road, Weston. Capacity reduced to take account of non-residential elements and potential for visual impact.	
Surrounding uses	Fields to north west and east, industrial units, road and residential development to south.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Flood Zone 3a tidal	
Possible actions	Flood mitigation.	



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.

Site reference	SH1276	
Source reference	Vacant land, not previously developed	
Site location	Oak Farm, WSM	
Site size:	Density	Dwellings
0.88	30	26
Broad Geographic Area	Weston-super-Mare	
Brief description	Agricultural land adjoining the River Banwell to the east and the built up area of Weston to the west	
Surrounding uses	Housing, river, farm.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Flood zone 3a tidal. Possible access issues.	
Possible actions	Flood mitigation.	



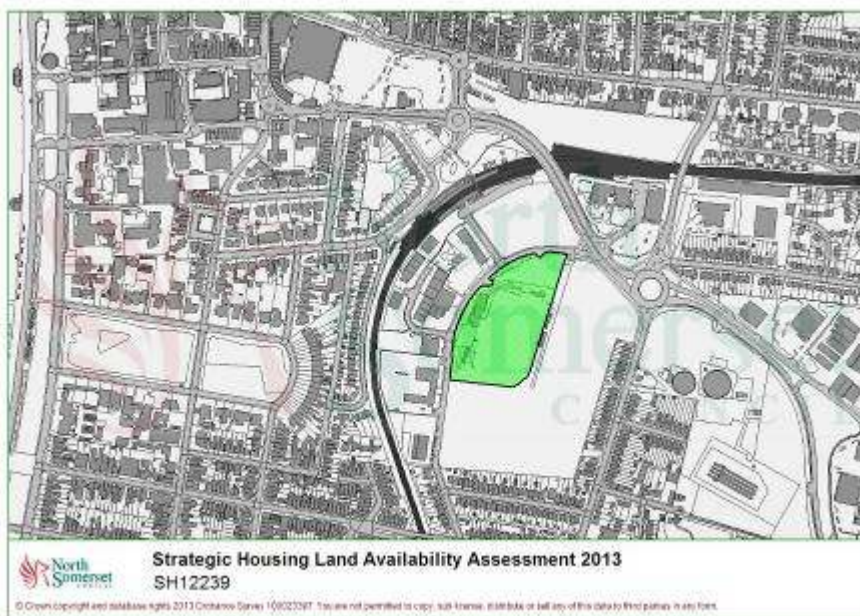
The identification of a site does not imply that there is any presumption in favour of any development proposal or that planning permission will be granted should an application be submitted.

Site reference	SH1277	
Source reference	Vacant land, not previously developed	
Site location	Station Road, St Georges.	
Site size:	Density	Dwellings
2.53	30	47
Broad Geographic Area	Weston-super-Mare	
Brief description	Located on the eastern edge of the town adjacent to the M5 corridor. Bounded by railway to north west and M5 (raised above site) to east, beyond both of which lie fields. The River Banwell lies to south west, with housing beyond. Capacity reduced to take account of site constraints and potential for mixed use,.	
Surrounding uses	Residential to the south west (St Georges); railway and M5. Countryside to the north.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	Potential access issue since triangular site is bounded by M5, railway and River Banwell. Tidal flood zone 3a. Adjoins railway and M5, so potential noise issue	
Possible actions	Possible flood mitigation and noise testing would be required. Investigation of access issue.	



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Site reference	SH12239	
Source reference	Redevelopment of other uses	
Site location	Rugby Club, WSM	
Site size:	Density	Dwellings
2.3	30-40	100
Broad Geographic Area	Weston-super-Mare	
Brief description	Existing rugby club site close to town centre and train station. Proposed housing allocation in Sites and Policies Plan	
Surrounding uses	Mainly commercial and playing fields, beyond which is residential. Railway station lies to north west.	
Assessment summary		
Available	Yes	
Suitable	In principle	
Achievable	Uncertain	
Likely timeframe	2013-2018	
	2019-2026	
Identified Constraints	North east extremity only is tidal flood zone 3a. Need to relocate rugby ground.	
Possible actions		



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.

Discounted potential

The discounted potential is presented in two tables:

2A: Sites initially assessed as being locationally broadly consistent with the Core Strategy spatial strategy, but subsequently discounted.

2B: Sites discounted as being incompatible with the Core Strategy spatial strategy.

Discounted capacity

2A: Sites initially assessed as being locationally broadly consistent with the Core Strategy spatial strategy, but subsequently discounted.

Ref	Site address	Proximity to settlement boundary	Area category	Site Area	Dwelling yield	Reason(s) for discounting
SH12128	Sandmead Road, Sandford	Adjacent	Infill	3.57	94	Inconsistent with spatial strategy; scale inappropriate
SH1229	Station Road, Nailsea	In	Towns	0.43	17	Currently designated as Amenity Area in Replacement Local Plan
SH12137	Purn Way, Bleadon	Adjacent	Infill	1.93	58	Inconsistent with spatial strategy; scale inappropriate
SH12136	Former nurseries, Locking	Adjacent	Infill	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	WSM	0.8	32	Currently allocated for another land use: railway station parking
SH12135	Kewstoke Road, Kewstoke	Adjacent	Infill	1.68	21	Inconsistent with spatial strategy; scale inappropriate
SH12134	Sand Farm Lane, Kewstoke	Adjacent	Infill	0.53	16	Inconsistent with spatial strategy; scale inappropriate
SH12133	Beach Road,	Adjacent	Infill	1.14	29	Inconsistent with spatial

	Kewstoke						strategy; scale inappropriate
SH12132	Crookes Lane, Kewstoke	Adjacent		Infill	1.54	46	Inconsistent with spatial strategy; scale inappropriate
SH12131	Sand Road, Kewstoke	Adjacent		Infill	42.27	761	Inconsistent with spatial strategy; scale inappropriate
SH12121	Bridge Road, Bleadon	Adjacent		Infill	6.29	142	Inconsistent with spatial strategy; scale inappropriate
SH1273	Old Junction Yard, Weston-super-Mare	In		WSM	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
SH1264	Marsh Road, Yatton	Adjacent		Service	1.46	51	Currently allocated for another land use: strategic open space
SH12130	Chestnut Drive, Claverham	Adjacent		Infill	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		WSM	1.16	58	Currently allocated for another land use: employment
SH12179	St Marys Park Road,	In		Towns	0.35	11	Designated wildlife site

	Portishead						
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		WSM	0.21	8	Designated wildlife site
SH12218	Totterdown Lane, Weston-super-Mare	Adjacent		WSM	0.66	26	Designated wildlife site
SH12231	North of Purn Way, Bleadon	Adjacent		Infill	0.82	25	Inconsistent with spatial strategy; scale inappropriate
SH12232	Airport Roundabout, Weston-super-Mare	In		WSM	0.56	17	Proposed to be allocated for another land use: employment

Discounted capacity

2B: Sites discounted as being incompatible with the Core Strategy 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	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	WSM	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	1.16	35	AONB

SH12114	Church Road, Winscombe	Adjacent	Service	0.52	16	AONB
SH12113	Well Close, Winscombe	Adjacent	Service	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	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	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	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-in-Gordano	Adjacent	Service	2.28	51	Green Belt
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
SH1285	South West Bristol, Long Ashton	Out		Countryside	385	8085	Contrary to spatial strategy; Green Belt
SH1284	South of Long Ashton	Adjacent		Service	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	0.42	6	Green Belt
SH12183	Long Ashton Road, Long Ashton	Adjacent	Service	0.38	5	Green Belt
SH12185	Main Road, Cleeve	Adjacent	Infill	0.21	5	Green Belt
SH12188	BT Radio Research Laboratory, Backwell	Out	Countryside	3.43	77	Contrary to spatial strategy; Green Belt
SH12195	Waverley Road, Backwell	Adjacent	Service	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	3.71	83	Green Belt
SH12208	Land north of Goblin	Adjacent	Infill	1.64	49	Green Belt

SH12214	Coombe Farm, Cleeve 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	South Nailsea, 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
SH12219	Totterdown Farm, Weston-super-Mare	Adjacent		WSM		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	0.2	5	Flood zone 3b
SH12238	Banwell Road, Banwell	Out	Countryside	0.64	19	Contrary to spatial strategy; AONB

