

Draft SHLAA 2022 Place Templates

This document forms part of the SHLAA 2022 outputs and should be read alongside the SHLAA 2022 Main Report. This document presents a summary of the site assessment for each of the areas investigated for growth potential across North Somerset. This document is not a policy document or part of the local plan documentation. The sites depicted are not proposed allocations, but form part of the background evidence.

See online mapping where [sites](#) can be viewed in greater detail.

Sites assessed through this stage of the SHLAA are arranged across a series of areas of search or Broad Locations. They include:

- WSM (West of M5)
- WSM (East of M5)
- Portishead
- Clevedon
- Nailsea and Backwell
- Yatton and Claverham
- Edge of Bristol
- Congresbury
- Sandford
- Winscombe
- Banwell
- Wrington
- Churchill/ Langford

Each template provides a summary of the assessment for the SHLAA sites within each area of search, including a summary of the assessment outcomes, constraints, and delivery prospects. This provides a source of information that can be used in plan making.

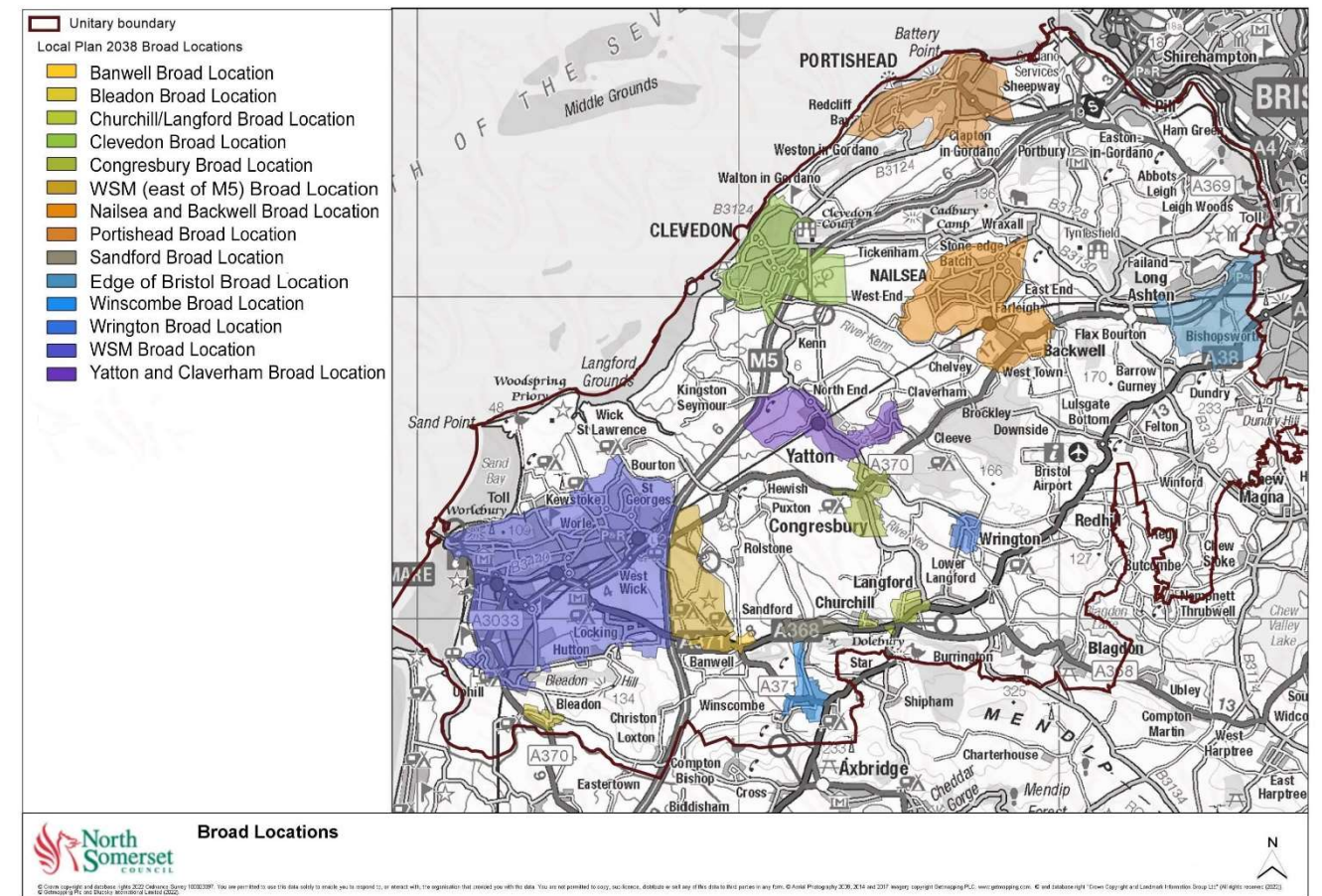
Guide to the plan key for each location

 Discounted - primary constraints	 Discounted outside area of search	 Discounted following assessment	 Site identified as having potential for consideration
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|---------------------------------------|---|
| Discounted – primary constraints - | site was discounted during the baseline assessment due to falling entirely within on the of the identified Primary Constraints (see Table 1 of Main Report) |
| Discounted – outside area of search - | site only considered through baseline assessment, and not considered in further detail at this stage due to location outside of the areas of search |
| Discounted following assessment - | site assessed in further detail but subsequently discounted. |

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'site identified as having potential - site assessed in further detail and considered to offer potential for further consideration.



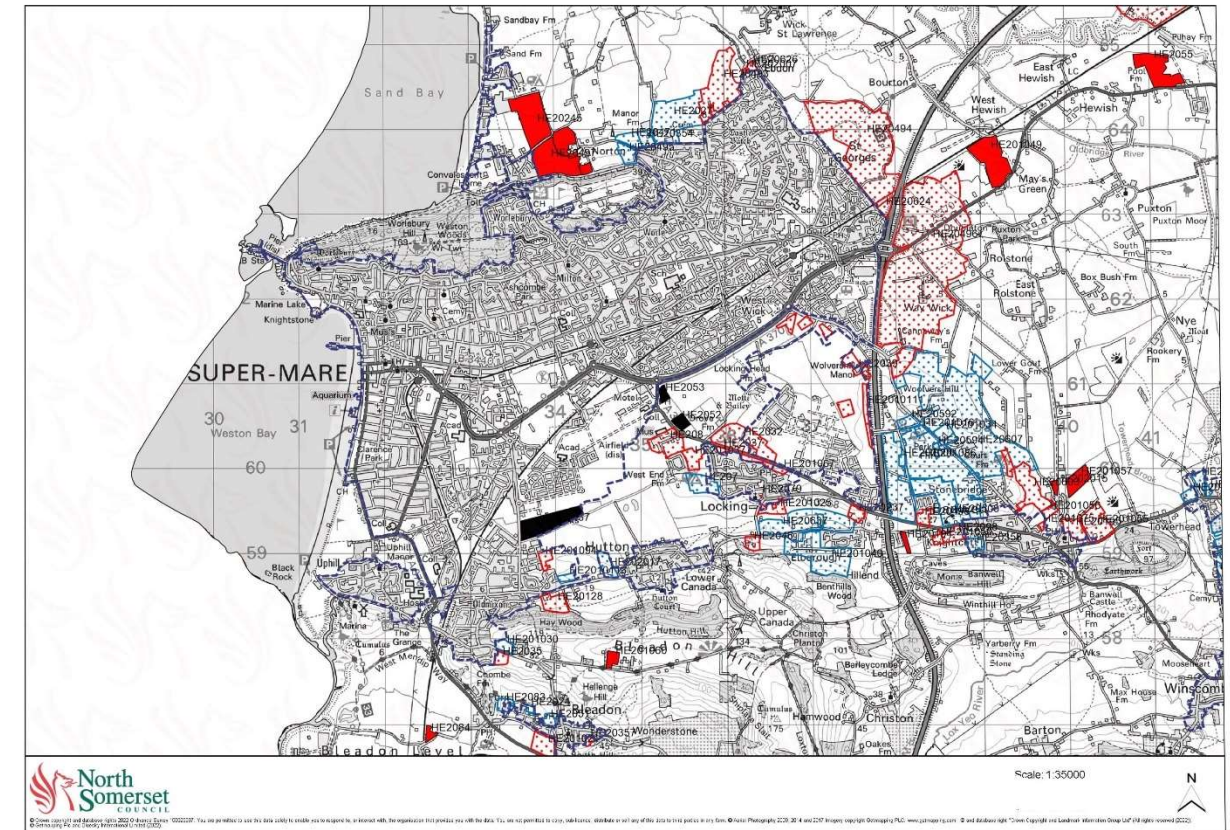
WSM (West of M5)

Summary of potential

32 sites have been considered in greater detail. 1 of these (HE202013) is a smaller duplicate site assessed as part of a larger site record. 2 sites have planning consent (HE20409 and 652). Of the remaining 28 sites, 19 were discounted following this assessment, leaving 10 sites with potential for further consideration through plan making accounting for around 91ha. Potential sites include opportunities around Elborough, not including parts within the AONB, Locking, and to the north of the town. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Approximately 97% of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE207	Yes	Elm Grove Nurseries	6.8
HE2027	Yes	Greenways Farm, Lyefield Road, Weston super Mare	24.66
HE20354	No	South of Manor Farm, North of Lyefield Road	2.57
HE20471	Yes	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	3.64
HE20637	Yes	North of Banwell Road, Elborough	22.08
HE20495	Yes	Land to west of Anson Road	3.95
HE201030	Yes	Leighton Crescent	2.69
HE201040	Yes	Land south of Elborough	22.86
HE2010113	Yes	Land north of Oldmixon Road	1.54
HE202017	Yes	Grange Farm, Hutton	4.4



Key constraints

Key constraints affecting the sites across this location include large areas of land within flood zone 3 leading to many sites being discounted, AONB, and landscape issues associated with sites to the north of the town.

Prospects for delivery

The sites identified with potential for consideration are relatively small sites but may require specific measures to support their suitability, particularly land around Elborough. In this area there may be scope to enhance the existing residential area however the suitability is dependant on the ability to enhance the sustainability of the location.

The majority of the sites have been submitted to the local plan process supporting their availability, and no indication of any abnormal costs. The larger site to the north however (HE2027), development potential is only considered on the part outside of flood zone 3 and this is a relatively small part of the site. It is not known whether it would be feasible or viable to bring forward only this smaller part.

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WSM (East of M5)

Summary of potential

14 sites have been considered in greater detail. 3 of these were smaller duplicate sites (HE20604, 1088, and 1099) assessed as part of larger site records. Of the remaining 11 sites, 3 were discounted following this assessment leaving 8 sites with potential for further consideration through plan making accounting for 192ha. On these sites an illustrative dwelling potential of 2815 units is indicated. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone. In addition capacities identified within the SHLAA are subject to further testing and refinement as more detailed evidence and masterplanning is developed.

Approximately 98% of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE20592	No	Summer Lane, Banwell	2.91
HE20594	No	Park Farm, Banwell	1.29
HE20607	Yes	Land east of Wolvershill Road	99.17
HE20500	Yes	Land adjacent to M5 and Summer Lane	41.42
HE201016	Yes	Land at Myrtle Farm	1.28
HE201034	Yes	Land east of Wolvershill Road	2.79
HE201086	Yes	Land at East of M5	43.17
HE202000	Yes	Land off Summer Lane	0.94

Key constraints

Key constraints affecting the sites across this location include flood zone 3 affecting the eastern fringe of particularly site HE20607, and all of the land to the north of the Broad Location, including HE20496. Surface water flow routes are also identified along watercourses near Stonebridge. Potential for ecological constraints in relation to nearby features, and AONB to south. Surface water management and treatment. Noise and other amenity issues related to the M5 that will influence suitability of development on the Summer Lane side.

Transport issues, impacts, and required mitigation schemes is considered through transport assessment published separately.

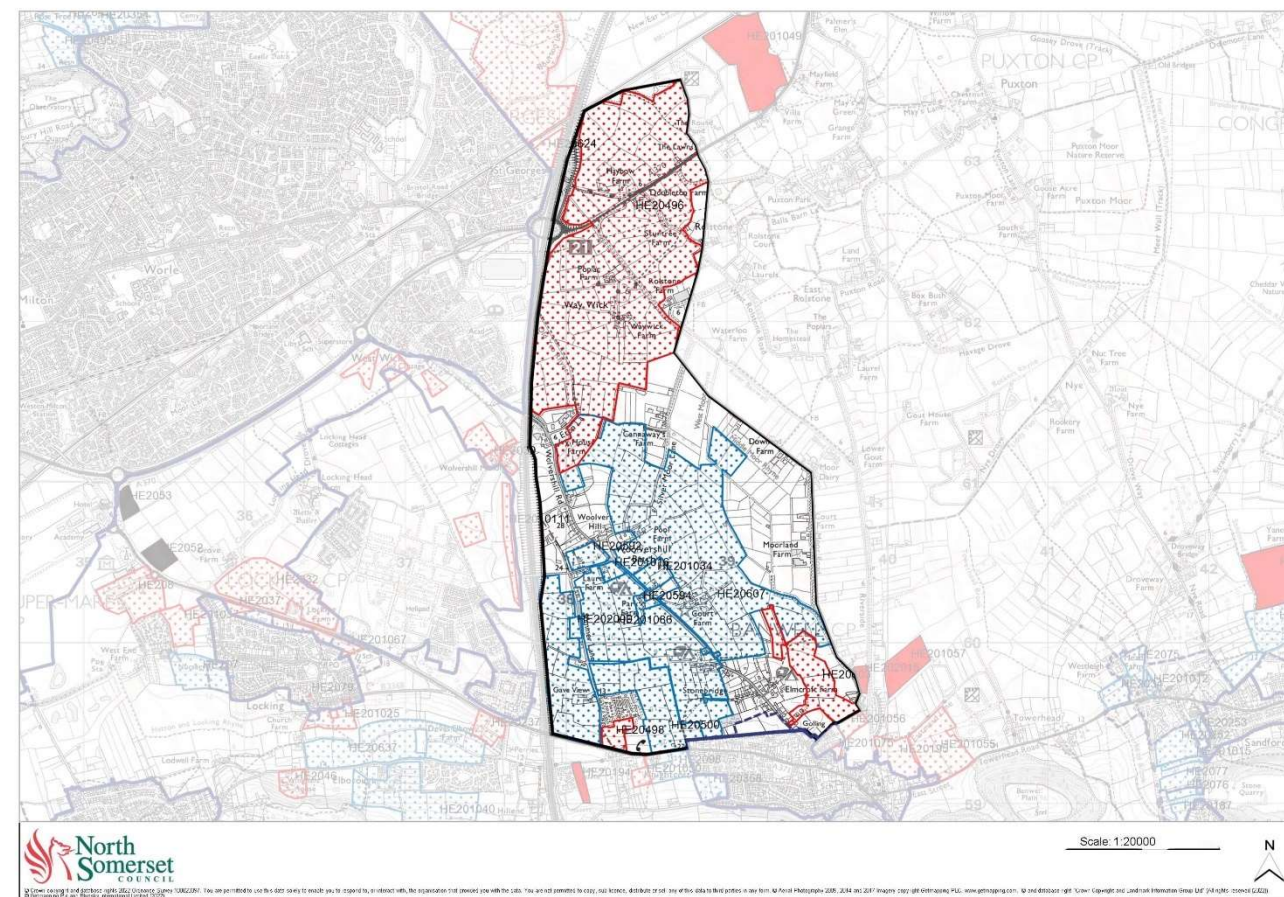
Development potential in this area needs to consider the Banwell Bypass project, the alignment of which would cross some of the site parcels, and in some cases may affect the detailed suitability of specific areas within.

Prospects for delivery

The Wolvershill location has been considered as a strategic location for growth. Therefore potential sites identified through this assessment should be considered in terms of their potential to contribute to a strategic growth opportunity, and as such they may be more suitable to accommodate other, non-residential uses required as part of the overall

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development. Delivery should therefore be considered across the wider site taking into account appropriate phasing linked to a wider masterplan. The majority of the area is assembled for development, with developers or land promoters engaged. No evidence at this stage of viability concerns however further viability assessment is proposed in due course.



Discounted - primary constraints
 Discounted outside area of search
 Discounted following assessment
 Site identified as having potential for consideration

Clevedon

Summary of potential

7 sites have been considered in greater detail. 6 of these were discounted following this assessment, leaving 1 site with potential for further consideration through plan making accounting for around 3.5ha. The assessment indicates very little opportunity for any further large-scale allocation on land that is not subject to significant constraint. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

The availability of the site indicated to have potential is not confirmed with the site not having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE20328	No	North of Nortons Wood Lane, Clevedon	3.46

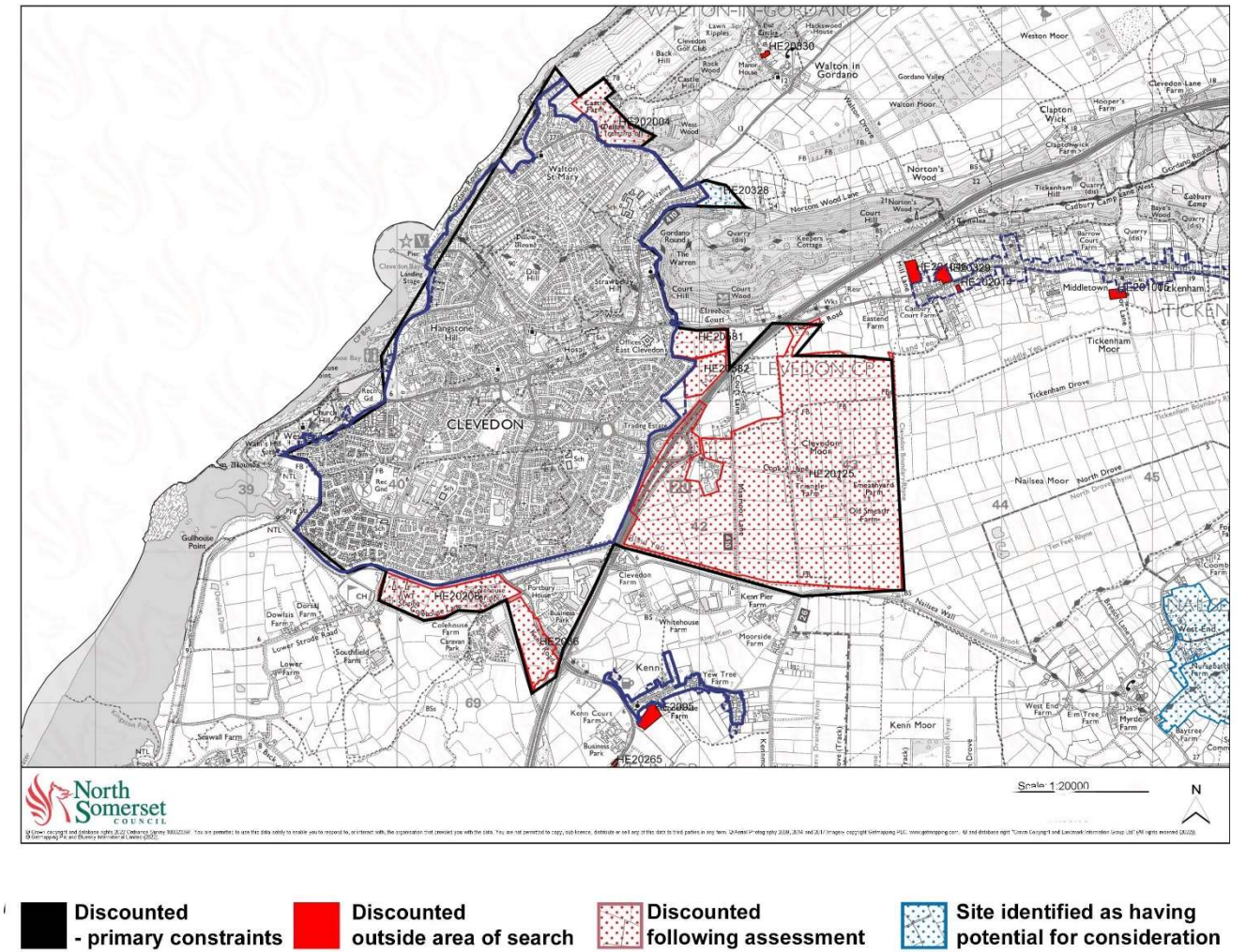
Key constraints

The large site HE20125 is located to the east of M5, J20, entirely within flood zone 3a, with a small part in zone 3b.

Key constraints affecting the sites across this location include extensive areas of land within flood zone 3, particularly to the east and south of the town, environmentally sensitive areas to the east, and ecology. Parts of sites have woodland likely of ecological value and site HE202004 has a sport and recreation use. This site is also within the Green Belt.

Prospects for delivery

Potential development land considered through the SHLAA is very limited for Clevedon given the range of constraints present.



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Portishead

Summary of potential

11 sites have been considered in greater detail. 2 of these (HE20156, and 1089) were smaller duplicate sites assessed as part of larger site records. Of the remaining 9 sites, 4 were discounted following this assessment leaving 5 sites with potential for further consideration through plan making accounting for around 44.4haha. The range of sites with potential form a distinct set of site opportunities broadly to the south of Portishead. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Three of the five 'potential' sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

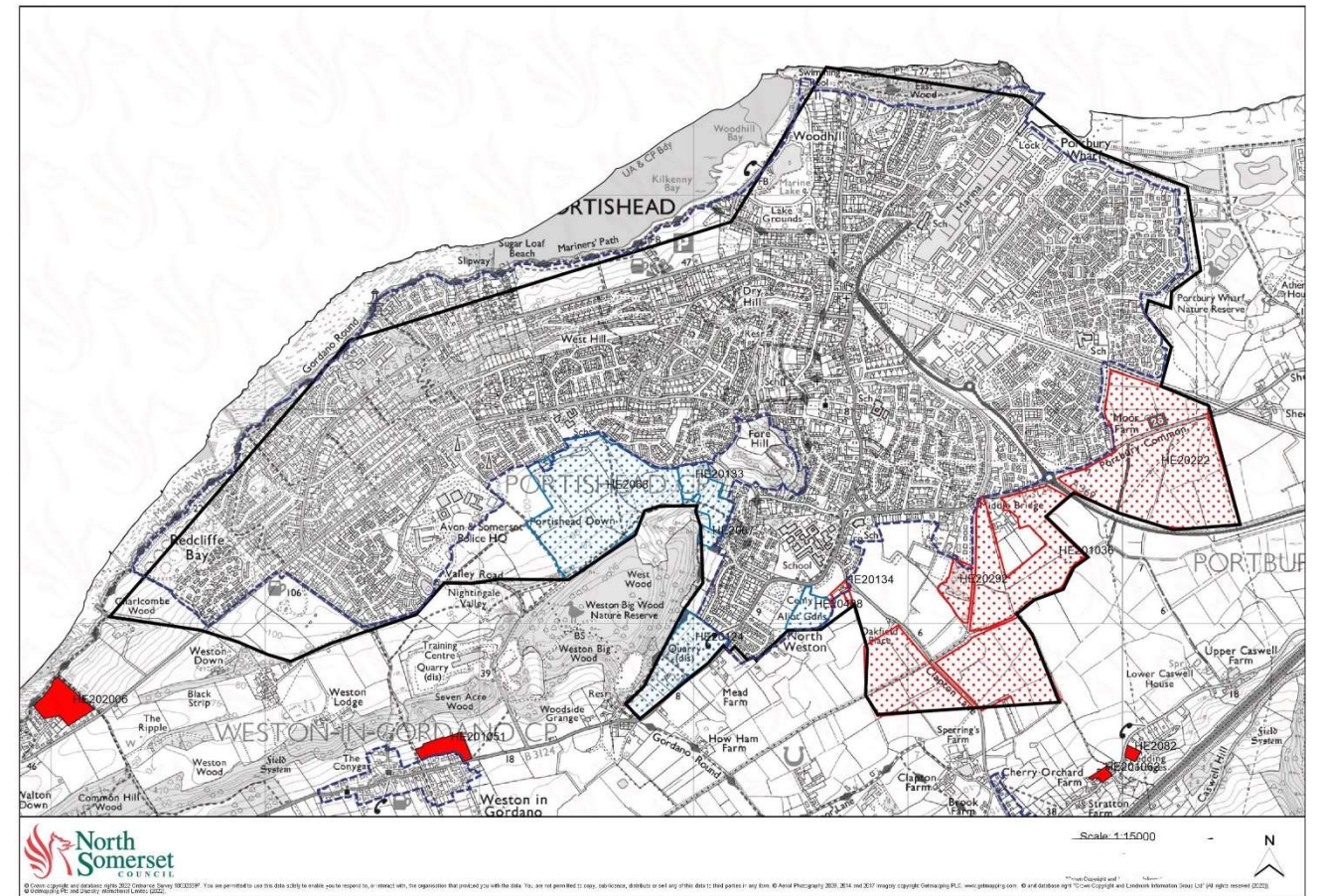
Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2067	No	West of Weston Wood Road, Portishead	0.74
HE2068	Yes	Tower Farm Portishead	27.97
HE20124	Yes	North of Clevedon Road, Portishead	8.58
HE20133	No	South of Cedar Way, Portishead	4.47
HE20488	Yes	Land south of Clevedon Road	2.67

Key constraints

Key constraints affecting the sites across this location include large areas of land within flood zone 3 to the east and south of the town, and ecologically sensitive features including Weston Big Wood. Potential constraints resulting from nearby heritage assets to sites where there may be an impact upon setting. Potential for this to be mitigated through site design and layout of development.

Prospects for delivery

A range of site opportunities have been assessed as having potential for further consideration. The larger sites are indicated to be available, and there are no indications of viability constraint.



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Nailsea and Backwell

Summary of potential

38 sites have been considered in greater detail. 6 of these (HE20492, 1011, 1078, 1087, 10100, and 10104) were duplicate sites assessed as part of larger site records. Of the remaining 31 sites, 10 were discounted following this assessment leaving 22 sites with potential for further consideration through plan making accounting for 360ha. The range of sites with potential form a distinct set of site opportunities broadly organised into land north of Nailsea; land south/southwest of Nailsea; land east of Backwell; and land west of Backwell. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Approximately 96% of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE209	Yes	Backwell Hill Road A	0.53
HE2011	No	Land south of Uncombe Close	1.64
HE2062	Yes	Land at Flax Bourton/east of Backwell	71.35
HE20136	Yes	Land to the north of Nailsea	25.23
HE20212	Yes	Farleigh fields, Backwell	20.66
HE20213	No	South east of Church Lane, Backwell	2.67
HE20214	No	South east of St Andrew's Church, Backwell	3.15
HE20273	Yes	Land at north west Nailsea	17.96
HE20591	Yes	Land south of Nailsea	4.68
HE20595	Yes	Land around Grove Farm	43.07
HE20611	No	West of Netherton Wood Lane, Nailsea	45.66
HE20612	Yes	North and south of Youngwood Lane, Nailsea	37.05
HE20633	No	Land at Dark Lane, Backwell	3.68
HE20504	Yes	Land at West End	22.69
HE20501	Yes	Land off Moor Lane	1.41
HE20703	No	The Uplands	2.05
HE201080	Yes	North of Youngwood Lane	1.98
HE201061	Yes	Wooleys farm	3
HE201068	Yes	Hilldale Road	4.47
HE202008	Yes	Land off Rushmoor Lane	0.64
HE202012	Yes	Land east of Backwell	46.1
HE202016	Yes	Land at Youngwood Lane	2.2

Key constraints

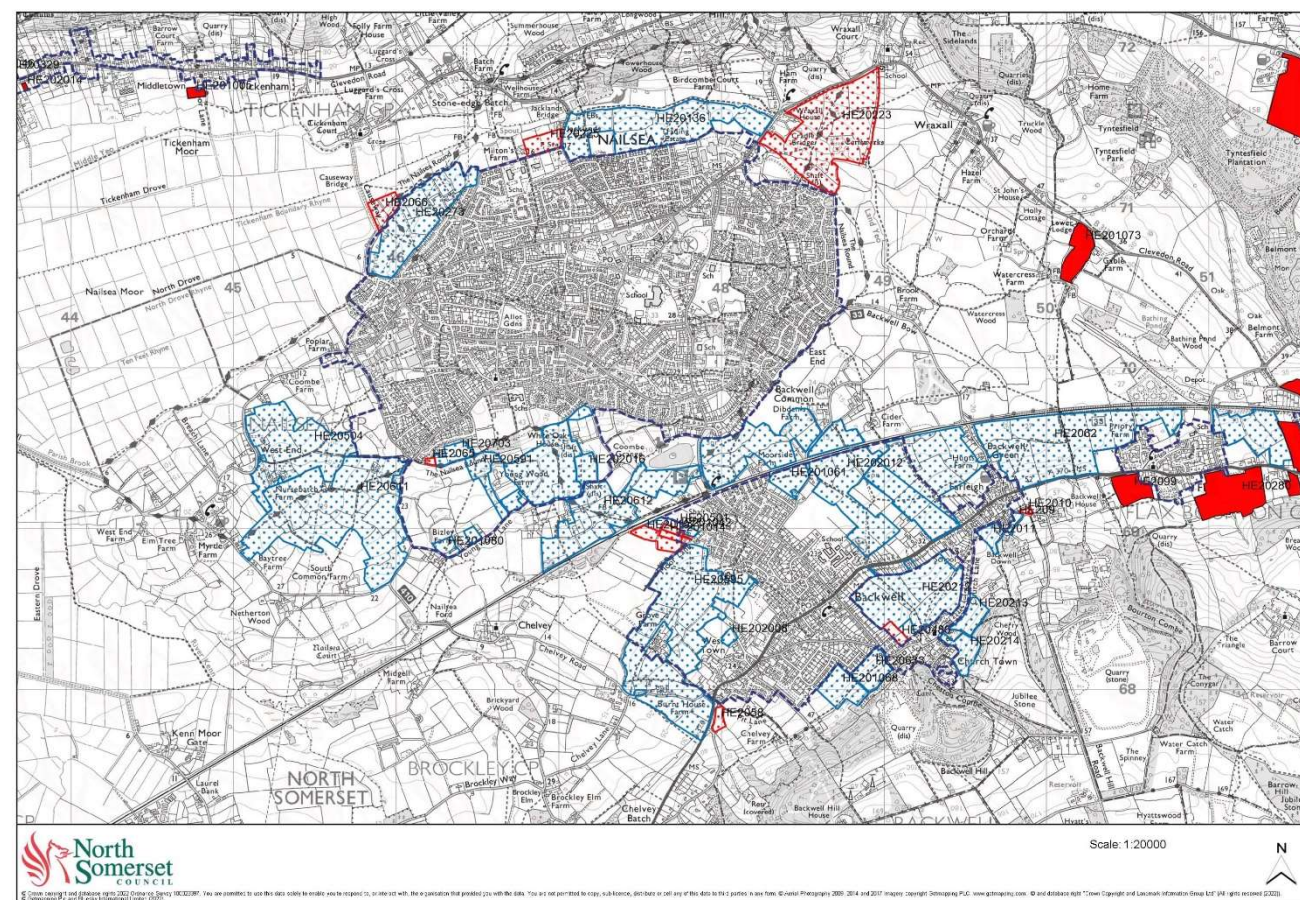
Key constraints affecting the sites across this location include areas of land within flood zone 3 surrounding Nailsea on lower lying ground, sensitive environmental designations to the west including SSSI, heritage features including listed buildings and conservation areas, and horseshoe bats. An important bat foraging area is located to the south west of Backwell.

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Transport issues, impacts, and required mitigation schemes is being considered through transport assessment.

Prospects for delivery

Large-scale development in the Nailsea and Backwell area requires a strategic approach to transport infrastructure as identified through the transport evidence, so site suitability and delivery would be dependant and linked to delivery of any identified mitigations. Land availability is high, and multiple developers can help to ensure delivery providing the necessary coordination is in secured. High levels of site promotion indicate viability that will be subject to viability review taking into account the full range of infrastructure.



Yatton and Claverham

Summary of potential

19 sites have been considered in greater detail. 4 of these were smaller duplicate sites assessed as part of larger site records. Of the remaining 15 sites, 5 were discounted following this assessment leaving 10 sites with potential for further consideration through plan making accounting for around 28ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Approximately 63% of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

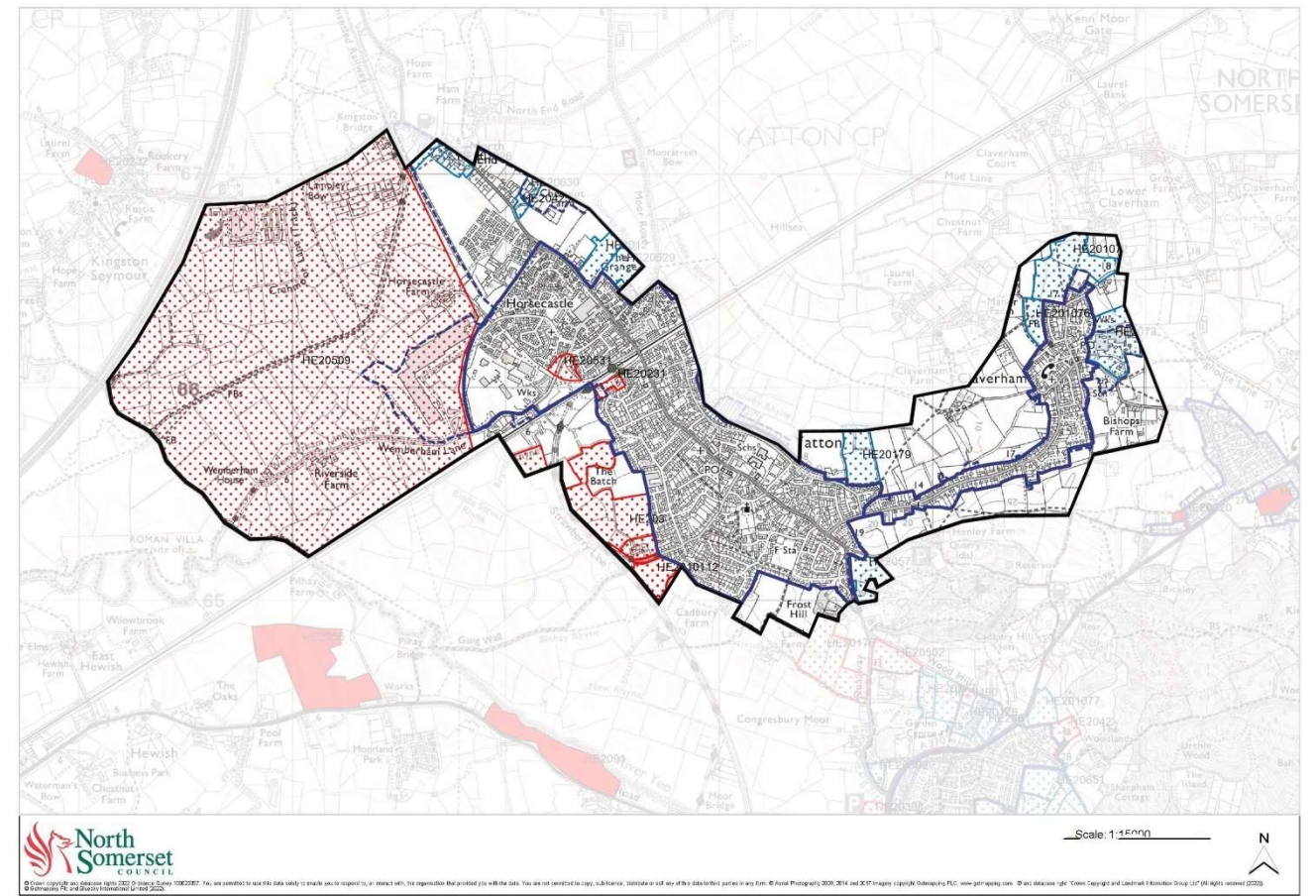
Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2012	Yes	Yatton Rugby Ground	2.35
HE2057	No	East of Frost Hill, Yatton	2.51
HE2073	No	UTAS site and Claverham village hall	5.57
HE20179	Yes	Stowey Road, Yatton	3.98
HE20425	No	Land at Northend Farm, Yatton	0.45
HE20529	No	Moor Road, Yatton	1.87
HE20630	Yes	Land at Chestnut Farm (Area 2), Yatton	0.84
HE201026	Yes	North End Road	1.77
HE201072	Yes	North of Brockley Way	6.8
HE201076	Yes	Dunsters Road	1.73

Key constraints

Key constraints affecting the sites across this location include large areas of land within flood zone 3, poor surface water drainage, and ecological constraints to the east that may impact upon the suitability of sites.

Prospects for delivery

A reasonable indication of delivery is provided taking into account the range of available sites. there is no indication of adverse viability and schemes currently being delivered support this.



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Banwell

Summary of potential

8 sites have been considered in greater detail. 1 of these were smaller duplicate sites assessed as part of larger site records. Of the remaining 7 sites, 6 were discounted following this assessment leaving 1 sites with potential for further consideration through plan making accounting for around 2.8ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Site identified as potential considered available having been submitted to the local plan process either through the call for sites or previous stages of consultation. Part of HE20358 is consented for 26 units.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE20358	Yes	Land south of Knightcott Gardens, Banwell	2.82

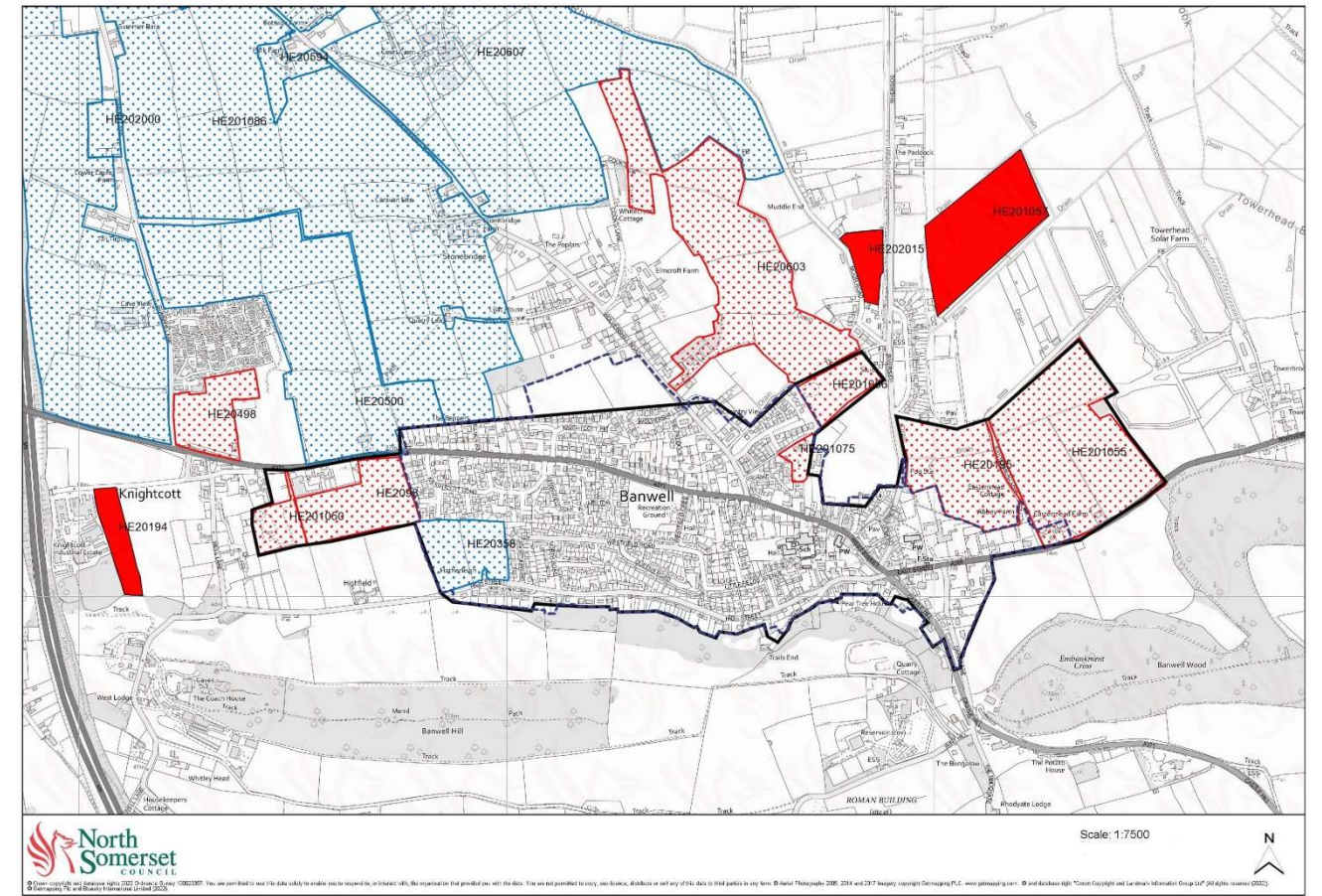
Key constraints

Key constraints affecting the sites across this location include ecological, heritage, flood risk, and potential constraint linked to the proposed Banwell Bypass.

Ecology constraint including in relation to nearby features and Horseshoe bats however potential for mitigation anticipated.

Prospects for delivery

HE20358 identified as having potential for further consideration recently submitted to the Choices consultation, indicating site availability. Part also consented.



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Bleadon

Summary of potential

5 sites have been considered in greater detail. 2 were discounted following this assessment leaving 3 sites with potential for further consideration through plan making accounting for around 5.4ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Two of the three sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

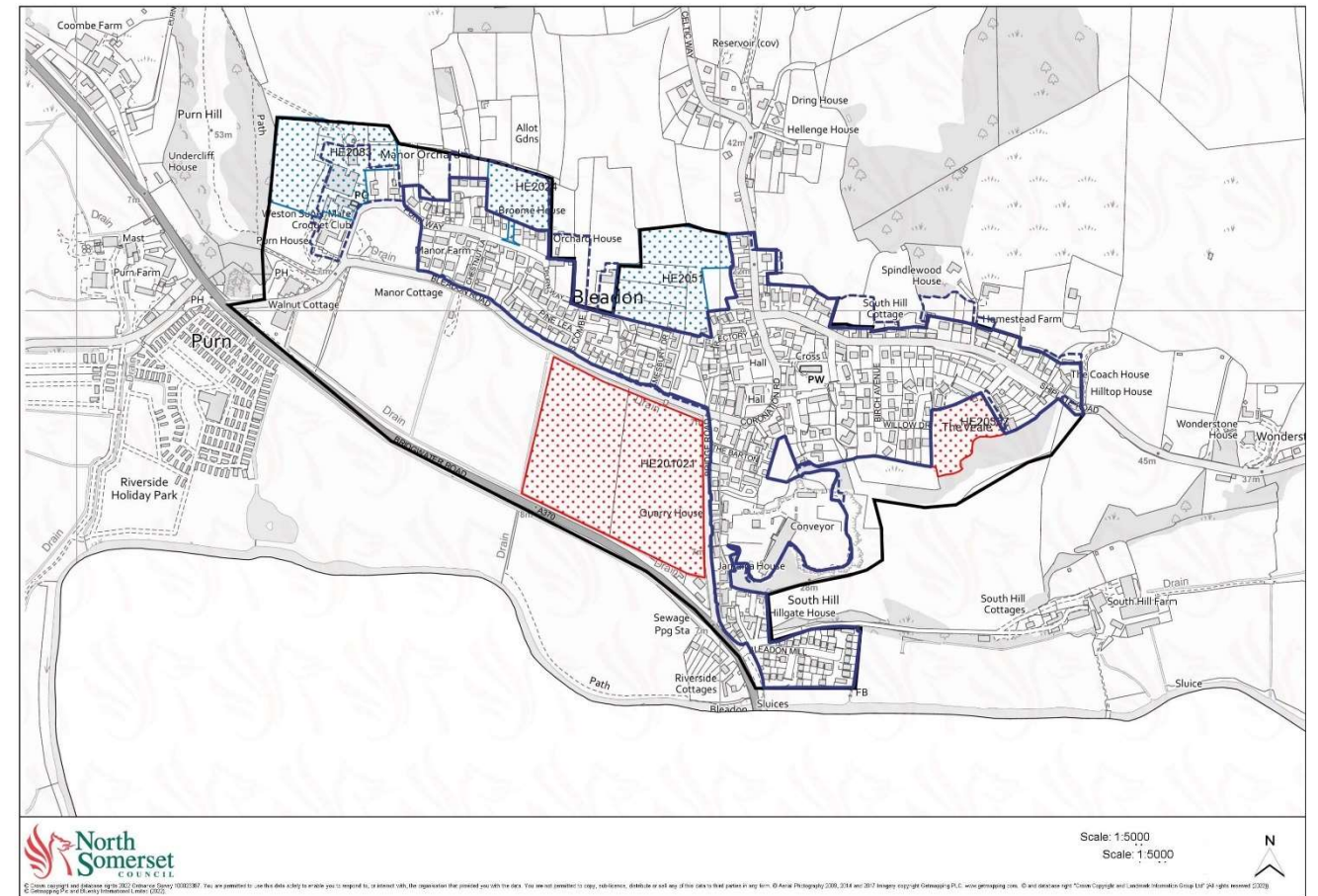
Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2024	Yes	Land to north of Purn Way, Bleadon	0.82
HE2051	No	North of Amesbury Drive, Bleadon	2.18
HE2083	Yes	Purn House Farm industrial estate	2.4

Key constraints

Key constraints affecting the sites across this location include flood risk, and ecology. Site HE20357 is a designated wildlife site. Potential harm to heritage asset in relation to site HE2083 and further consideration would be required to investigate this. Heritage risk also indicated across other sites at Bleadon that in some cases could be mitigated.

Prospects for delivery

Reasonable indication of delivery at this stage. Sites are fairly small-scale and could, subject to plan making, be delivered fairly quickly within the plan period.



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Churchill and Langford

Summary of potential

13 sites have been considered in greater detail. 2 were duplicate sites assessed as part of larger sites. 8 were discounted following this assessment leaving 3 sites with potential for further consideration through plan making accounting for around 8ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Two of the three sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

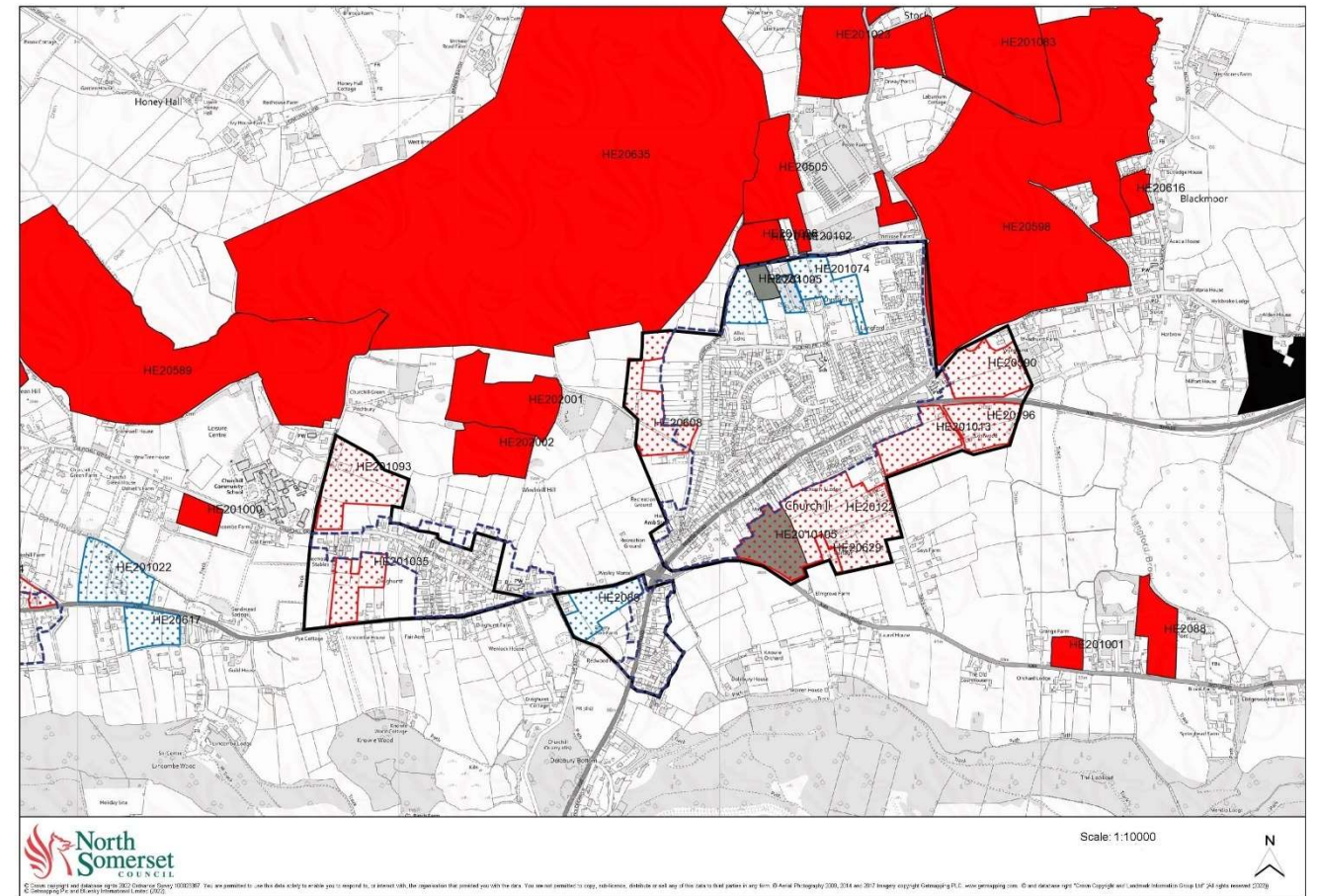
Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2023	Yes	Land east of Ladymead Lane, Churchill	3.45
HE2089	No	Skinners Lane, Churchill	2.23
HE201074	Yes	North of Pudding Pie Lane	2.41

Key constraints

Key constraints affecting the sites across this location include heritage, and the A38 that creates a degree a separation between the main settlement of Langford and land to the south. Whilst there is already development to the south of the A38, it is not considered suitable to allocate further significant growth, including due to potential impact on AONB.

Prospects for delivery

Three fairly small sites are identified as having potential, two of which are indicated to be available. Current schemes are being delivered in the area e.g. at Pudding Pie Lane indicating scheme viability.



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Congresbury

Summary of potential

24 sites have been considered in greater detail. 15 were discounted following this assessment leaving 9 sites with potential for further consideration through plan making accounting for around 33.6ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Five of the nine sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2061	No	Allotments near Woodhill Nurseries	1.17
HE2092	Yes	North of Rookery Farm, Congresbury	0.6
HE20178	No	Woodhill Nurseries, Congresbury	2
HE20307	Yes	Park Farm, Congresbury	5.69
HE20309	No	East of Smallway, Congresbury	0.64
HE20375	Yes	Land east of Congresbury	3.31
HE20651	No	Land off Wrington Road, Congresbury	3.42
HE201077	Yes	North of Wrington Mead	1.87
HE202010	Yes	Land at Cobthorn Farm	14.87

Key constraints

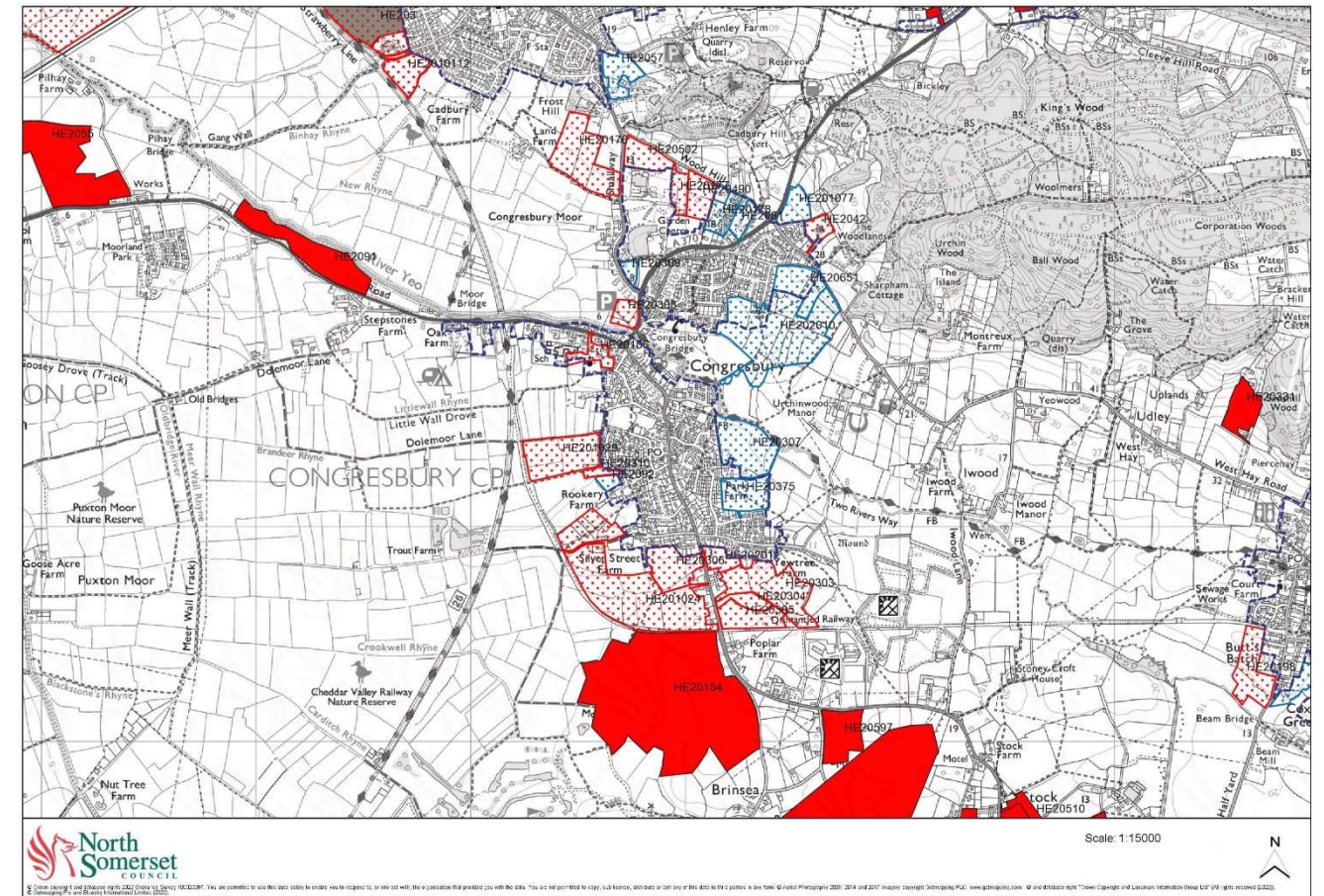
Key constraints affecting the sites across this location include large areas of land within flood zone 3 to the west, ecology constraints, and heritage. Potential/likely to harm the setting of key heritage features e.g. on sites HE20490, HE20106, HE20308.

Key habitats are located in the area including low-lying land to the west of the village and woodland features to the north. These habitats are likely to be important to Horseshoe Bats and their foraging and commuting between these requires consideration.

The Congresbury Yeo is likely to form a key ecological corridor running through the village that may link to other nearby habitat features including the nearby woodland to the north of the village. This feature also has an area of flood zone 3b associated with it.

Prospects for delivery

A range of sites are identified as having potential, many of which indicated to be available. Current schemes being delivered in the area indicate scheme viability.



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Edge of Bristol

Summary of potential

16 sites have been considered in greater detail. 10 were discounted following this assessment leaving 6 sites with potential for further consideration through plan making accounting for 427ha. On these sites an illustrative dwelling potential of 2685 units is indicated. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

All of the land accounted for across the 'potential' sites is available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2043	Yes	Builders Yard, Weston Road, Long Ashton	1.4
HE20110	Yes	The Vale, south west Bristol	290.36
HE20139	Yes	South of Long Ashton, between railway and bypass	50.27
HE20286	Yes	South east of A38/A4174 roundabout, Dundry	2.7
HE20615	Yes	Land west of A4174, Highridge, Dundry	7.05
HE201059	Yes	Barrow Wood	75.43

Key constraints

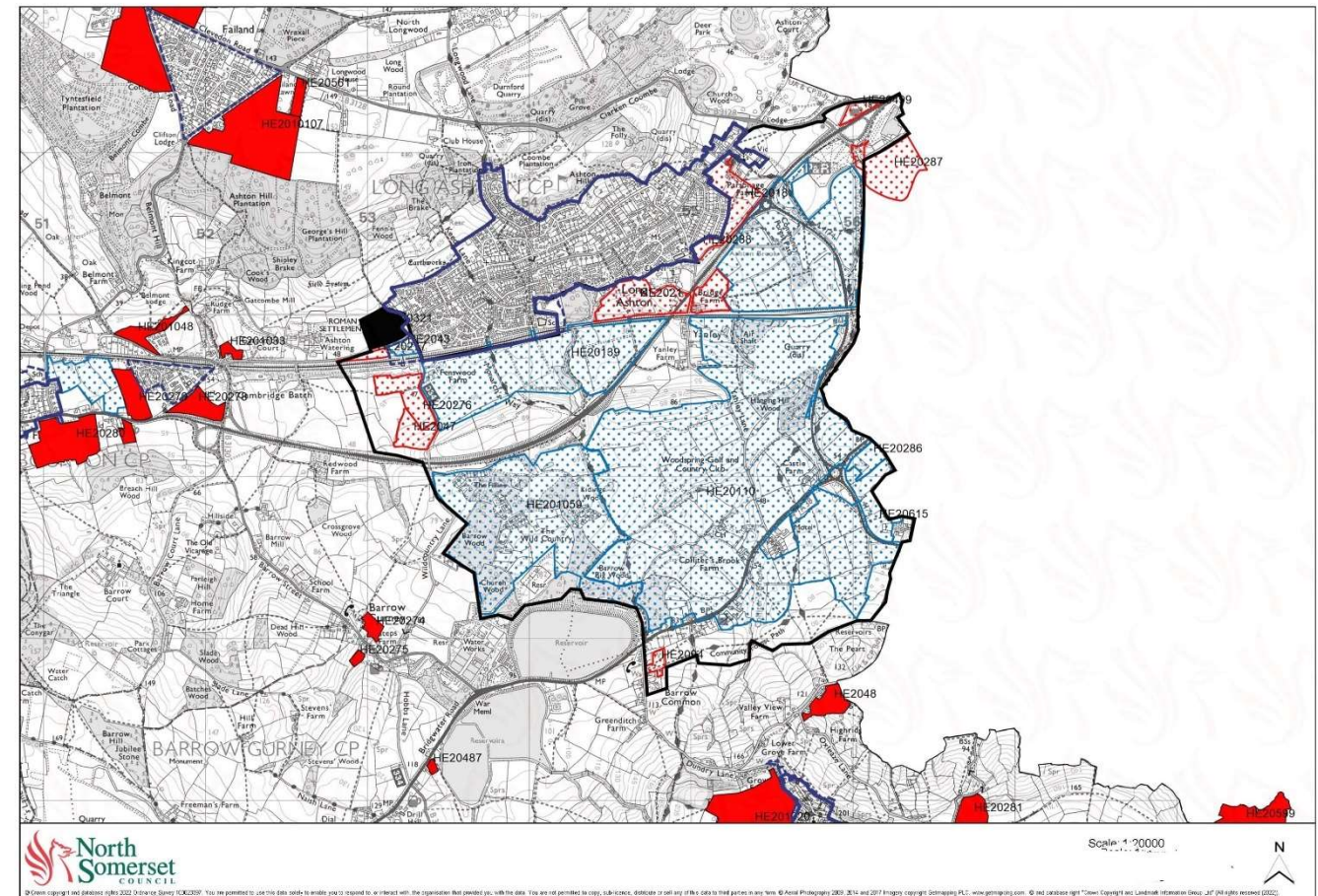
Key constraints affecting the sites across this location include flood zone 2 affecting the northern part of the site, areas of ancient woodland, heritage features, topography, ecology, and reservoir flood risk. There is also a former landfill to the south of the railway ruling out this area for development potential.

The triangular area of land between Long Ashton, the railway, and the A370 is not considered to offer suitable potential as it is identified as having a significant role in Green Belt terms. It is also located within flood zone 2 with potential to increase to flood zone 3 once the effects of climate change on hydrology are considered.

Transport issues are being addressed by AECOM, published separately.

Prospects for delivery

The largest site in this area is controlled by a single developer and this has reflected in the potential dwelling capacity. No evidence at this stage of viability concerns however further viability assessment is proposed in due course.



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Sandford

Summary of potential

10 sites have been considered in greater detail. 4 sites were discounted following this assessment leaving 6 sites with potential for further consideration through plan making accounting for around 11.4ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Four of the six sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2034	Yes	Land at Mead Lane, Sandford	2.34
HE2075	Yes	Land at Mead Farm, Sandford	2.21
HE20252	No	South of Sherwood, Sandford	4.68
HE20253	No	South of Roman Road, Sandford	0.59
HE201012	Yes	Land west of Sandford	0.63
HE201015	Yes	Land off Hill Road	0.97

Key constraints

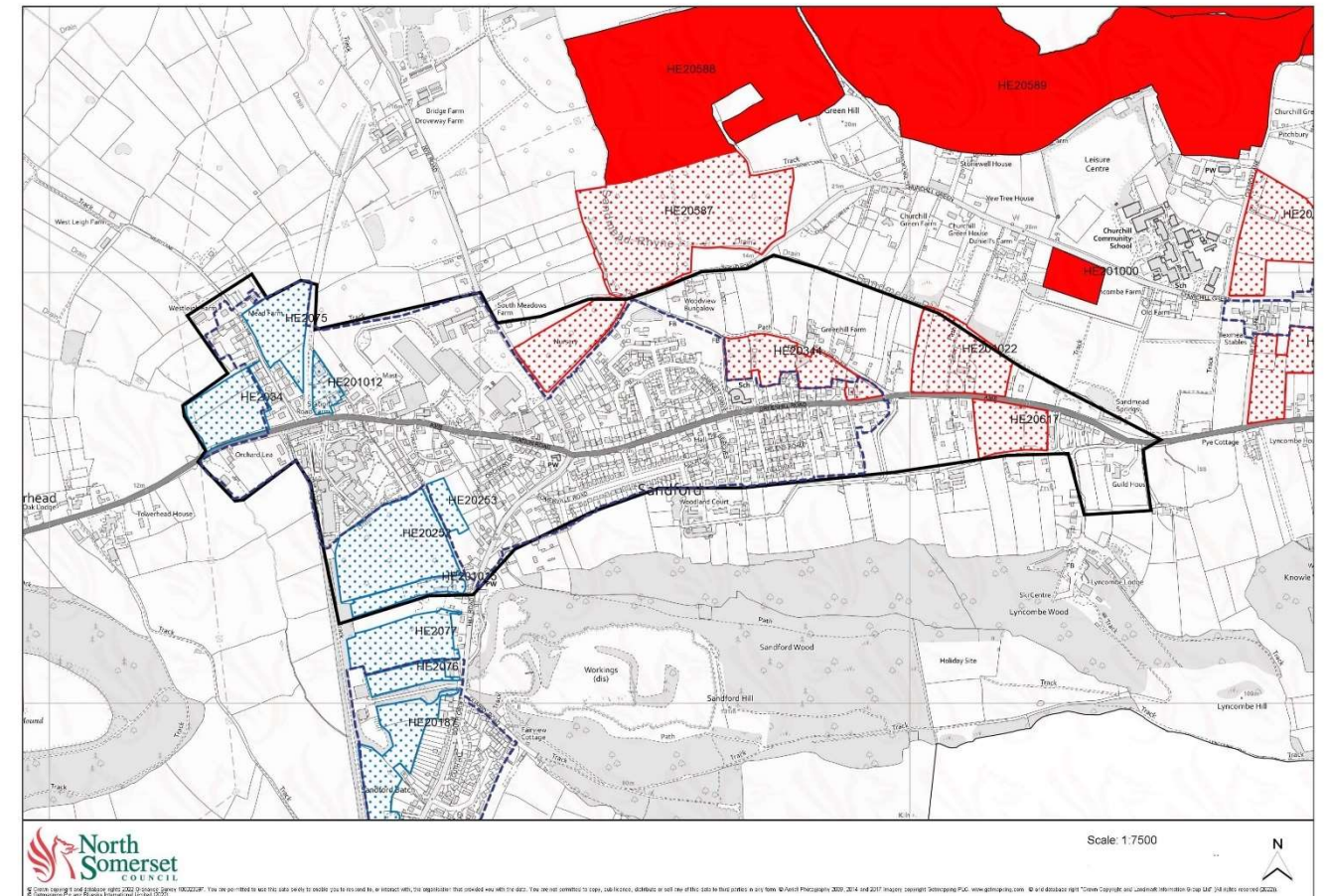
Key constraints affecting the sites across this location include potential impacts upon the setting of the AONB, ecology and extensive areas of critical drainage. Sites to the east of the settlement are also detached from the main part of settlement with potential to extend ribbon form of development along the A368.

A band of land indicated to be Grade 1 agricultural land covers much of Sandford and surrounding land.

Some of the sites considered are discounted as they are not considered to offer logical additions to the existing settlement e.g. extending a ribbon form of development.

Prospects for delivery

A range of sites are identified as having potential, many of which indicated to be available. Current schemes being delivered in the area indicate scheme viability.



Note: The SHLAA is an evidence source providing an overall assessment of housing potential including appraisal of specific sites. It is not part of the development plan and does not in itself allocate sites. The identification of a particular site does not imply that there is a presumption in favour of any development proposal, or that planning permission will be granted or refused should an application be submitted.

Winscombe

Summary of potential

9 sites have been considered in greater detail. 4 were discounted following this assessment leaving 5 sites with potential for further consideration through plan making accounting for around 10.7ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

Three of the five sites are available having been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2076	Yes	West of Hill Road, Winscombe	0.9
HE2077	Yes	Hill Road, Sandford	2.53
HE20187	Yes	Sandford Batch, Winscombe	3.17
HE20716	No	Land east of Winscombe	0.81
HE20717	No	Land south of Coombe Farm	3.3

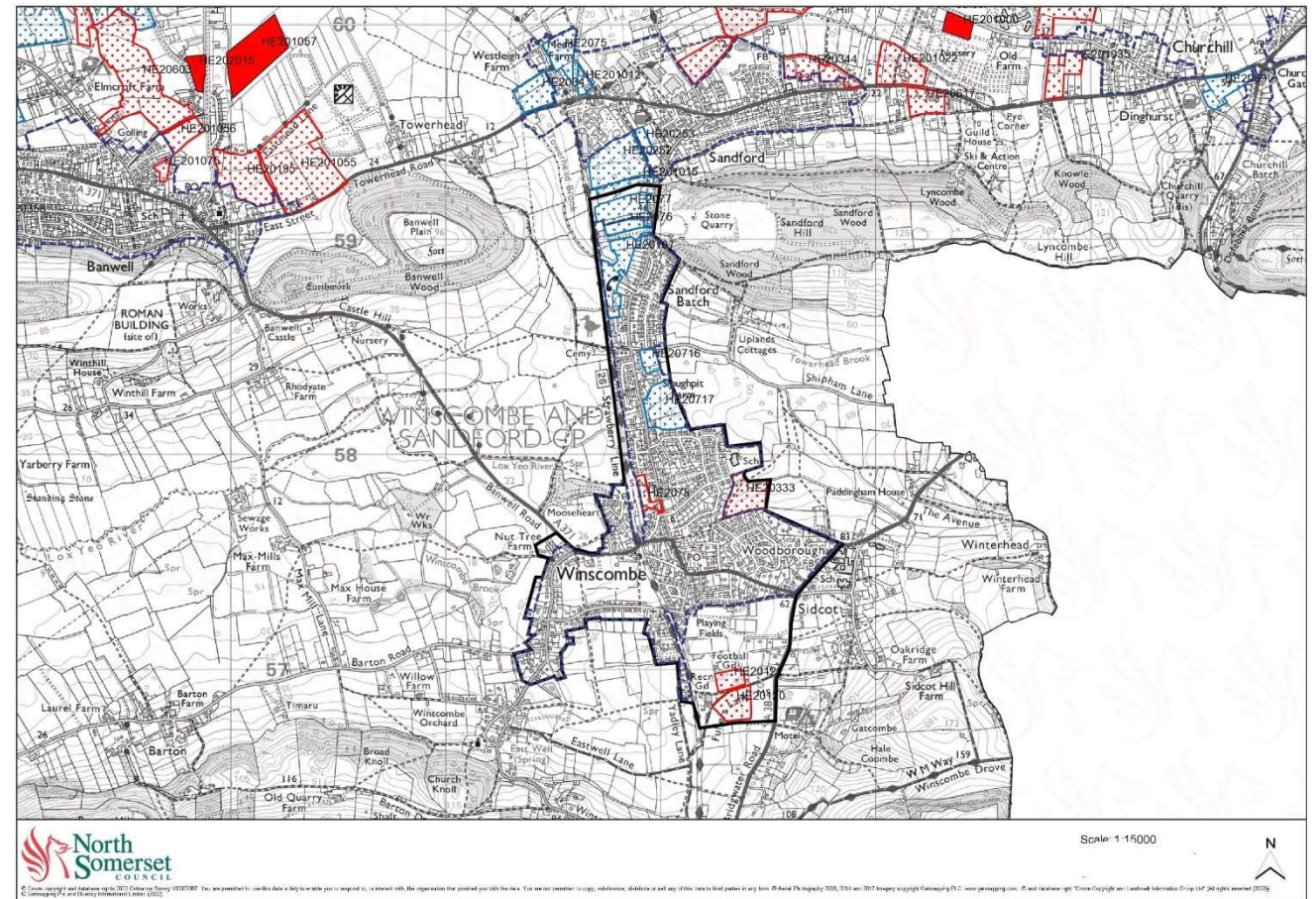
Key constraints

Key constraints affecting the sites across this location include AONB, ecology, and sites being detached from the main area of settlement. Some sites also coincide with a water source protection zone.

Site HE20120 is partly within an area indicated to be within Grade 1 agricultural land, a band of which sweeps around the south of Winscombe.

Prospects for delivery

A range of sites are identified as having potential, many of which indicated to be available. Current schemes being delivered in the area indicate scheme viability.



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Wrington

Summary of potential

4 sites have been considered in greater detail. 2 sites were discounted following this assessment leaving 2 sites with potential for further consideration through plan making accounting for around 10.5ha. Nb. In some cases, parts of the potential sites will not be suitable for development e.g. parts of the sites within flood zone.

None of the sites identified as potential are confirmed to be available having not been submitted to the local plan process either through the call for sites or previous stages of consultation.

Sites identified with potential for consideration in plan making			
Site Reference	Submitted to local plan 2038	Site name	Area (ha)
HE2033	No	Ridings Farm, East of Silver St, Wrington	7.88
HE20155	No	South of sports ground north of Cox's Green, Wrington	2.64

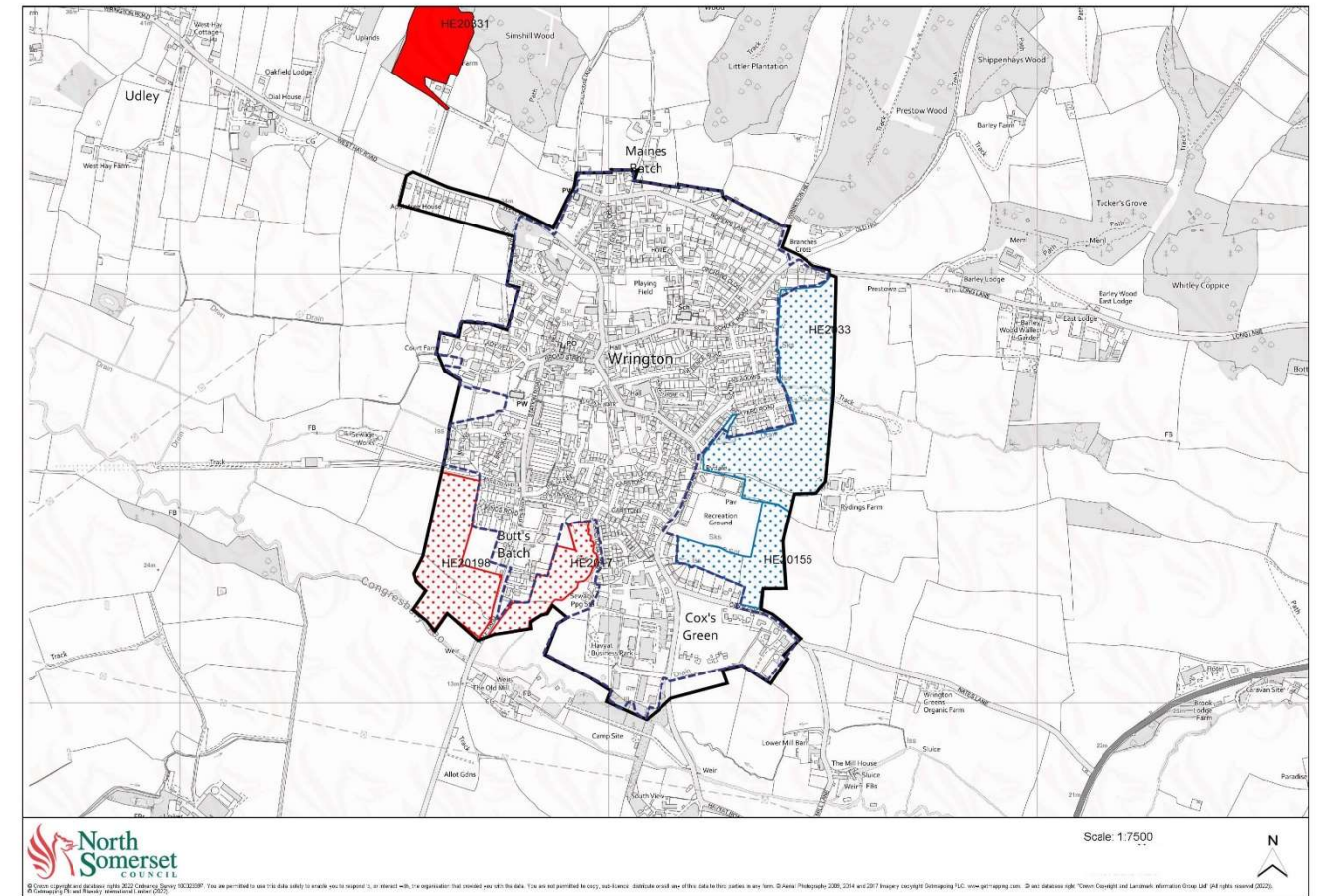
Key constraints

Key constraints affecting the sites across this location include flood risk, heritage, ecology and Green Belt status. Sites HE2033, whilst identified as having potential for consideration, has part that is subject to flood zone 3b that is not considered suitable so any potential would be considered avoiding this part. Two bands of flood zone 3 extend northwards from the Congresbury Yeo into the Village.

Potential for adverse impact upon setting of heritage features including listed buildings and Conservation Area.

Prospects for delivery

Prospects for delivery are generally assessed as poor on the sites identified as having potential for consideration mainly due to these sites not having confirmed availability.



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