

Land at Lynchmead Farm, Weston-super-Mare (LPA Ref: 20/P/1579/OUT): Additional Site Assessments 2022 SHLAA

LPA reference	Address	Size (ha)	No. of Units	Status	Preferrable? (Yes/No)
HE20328	North of Nortons Wood Lane, Clevedon	3.46	104	Greenbelt, High Grade agricultural land, part of site area of critical drainage/groundwater source protection zone & part of site part of priority habitat. The site has woodland on roughly half of the site and is directly adjacent to woodland to the south. Site not likely to yield significant capacity due to constraints.	No
HE201034	Land east of Wolvershill Road	2.8	84	The 2022 SHLAA confirms that lead in time are around 3 years from allocation therefore the site is not reasonably available to the applicant at this time and additional houses are required within the next 5 years.	No
HE20592	Summer Lane, Banwell	2.9	87	On-site constraints include a PROW & existing building, further below and above ground heritage assessment being required. The 2022 SHLAA confirms that noise and other amenity issues related to the M5 that will influence suitability of development on the Summer Lane side. The site does not have planning permission, no active application and was not submitted to local plan 2038 process and there is no evidence the site is reasonably available to the applicant.	No
HE20133	South of Cedar Way, Portishead	4.5	134	Further highways investigation required. Buffer to adjoining Wildlife Site may be needed. Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission and was not submitted to 2038 Local Plan Process and there is no evidence the site is reasonably available to the applicant.	No
HE20488	Land south of Clevedon Road	2.7	80	Greenbelt; High Grade agricultural land; area of critical drainage on part; site designated Priority Habitat, Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission and there is no evidence the site is reasonably available to the applicant.	No
HE201061	Wooleys farm	3.0	90	Greenbelt, Site within or partly with a Groundwater Source Protection Zone and there is a Grade II listed building on the site. The site does not have planning permission, is currently in agricultural use, there is no evidence the site is for sale or that the site is reasonably available to the applicant.	No
HE201068	Hilldale Road	4.5	134	Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging, Site within or partly within a Groundwater Source Protection Zone Potential capacity confined to 1.6ha north of the underground main pipeline utilities route, and the site is not suitable to accommodate the proposals.	No
HE201080	North of Youngwood Lane	2.0	71	Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging. Site within or partly within a Groundwater Source Protection Zone, Area of critical drainage on part. Potential ecological constraint. Further investigation of ecology including in relation to bats. The SHLAA 2022 concludes that it is considered that a strategic approach to mitigation is required in this area, and the site is not suitable to accommodate the proposals.	No
HE20213	South east of Church Lane, Backwell	2.7	80	Greenbelt; part flood zone 3a; High grade agricultural land, the site is adjacent to an ancient woodland and in close proximity to a conservation area and several listed building. Underground main pipeline utilities route runs through the site, and the site is not suitable to accommodate the proposals. The site was also not submitted to the emerging local plan process and there is no evidence the site is reasonably available.	No
HE20591	Land south of Nailsea	4.7	140	Part Priority Habitat, Site within or partly within a Groundwater Source Protection Zone, Site has woodland part of site. Some existing buildings and structures and PROW on site. Site is also located nearby a heritage asset to the southeast. The site is discounted from existing settlements in a less sustainable location than is proposed by the applicant, the site does not have planning permission and there is no evidence the site is reasonably available.	No

HE20633	Land at Dark Lane, Backwell	3.7	110	The site was previously discounted in the 2018 SHLAA due to its location in the Greenbelt, Site within or partly within a Groundwater Source Protection Zone. There is a Grade II* Listed Building (Sores Court Hillside Road) to southwest of the site. Capacity more likely 50/1.4ha, and the site is not suitable to accommodate the proposals. There are strategic water treatment pipelines running through the site and the site is located adjacent to a recycling centre. The site does not have planning permission, no active application and was not submitted to local plan 2038 process and there is no evidence the site is reasonably available to the applicant.	No
HE202016	Land at Youngwood Lane	2.2	66	The 2038 states that access onto Youngwood Lane and potential ecology impact could be an issue. The sites potential is only to be considered as part of wider strategic growth opportunity in the area as it is currently discounted from the existing settlement. This site is not available in the short term as the 2022 SHLAA confirms that lead in time are around 3 years from allocation therefore the site is not reasonably available to the applicant at this time and additional houses are required within the next 5 years.	No
HE201030	Leighton Crescent	2.7	81	Site is in close proximity to an Ancient Woodland and Wildlife site (SSSI). The site adjacent has had 2 outline refusals for residential development one for 79 units which was also dismissed at appeal due to harm on the character and appearance of the area and failing to conserve and enhance the setting and thereby the natural beauty of the AONB and would cause material harm to a valued landscape. This site is similarly restricted and is not suitable to accommodate the proposed development. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	No
HE20354	South of Manor Farm, North of Lyefield Road	2.6	77	The site is partially within flood zone 3a; High grade agricultural land, woodland on part of site and the site was not submitted to local plan 2038 process and was discounted through the 2018 SHLAA, there is no evidence to suggest the site is reasonably available to the applicant.	No
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	3.6	109	The site is partially within flood zone 3a; the Rose Tree Farmhouse itself is a Grade II Listed Building, High grade agricultural land, is in close proximity to a wildlife site and the site was not submitted to local plan 2038 process and was discounted through the 2018 SHLAA, the site is disconnected from the existing settlement boundary and landscape impact is likely to be an issue there is no evidence to suggest the site is reasonably available to the applicant.	No
HE20495	Land to west of Anson Road	4.0	119	A planning application for 70 dwellings is currently with North Somerset for consideration but no decision has been reached. Even if the LPA were to consider this site suitable for development, North Somerset do not have a five-year land supply as confirmed by planning appeal: APP/D0121/W/21/3285343 and additional dwellings are required within the next 5 years.	No (subject to planning approval)
HE202017	Grange Farm, Hutton	4.4	132	Developing the site would have implications for the existing Strategic Gap designation, site prone to surface water flooding, Farmhouse is a listed building and is adjacent to a conservation area, site is adjacent to the AONB with landscape impact likely to be key and the site located in close proximity to a site of nature conservation interest. There is no evidence to suggest the site is reasonably available to the applicant.	No
HE2012	Yatton Rugby Ground	2.4	71	Part flood zone 3a, Site or part of site currently used for sport and/or recreation. Consider that northern part FZ 3a tidal, but mostly non-zone 3. Avoid built development on FZ 3a part. Site or part of site currently used for sport and/or recreation, the rugby ground would need prior relocation and the site is not reasonably available.	No
HE2057	East of Frost Hill, Yatton	2.5	75	Greenbelt; High Grade agricultural land, Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging with a Wildlife Site adjoining to the east, requirements for further survey work and assessment of impacts would be required. The site was not submitted to local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	No
HE20358	Land south of Knightcott Gardens, Banwell	2.8	85	Walsingham Planning are representing Newland Homes on this site which has been included as a preferred allocation in the emerging local plan. Part of the site is consented, and the additional land is in the latter stages of a planning application with S106 in progress. This site is not reasonably available to our client as Newland Homes have every intention of building out the site in the near future and the site is not for sale.	No
HE2051	North of Amesbury Drive, Bleadon	2.2	65	The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	No

HE2083	Purn House Farm industrial estate	2.4	72	Site adjoin SSSI and nature reserve on the western boundary and was previously discounted from the 2018 SHLAA. Capacity is more likely around 50 units. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	No
HE201074	North of Pudding Pie Lane	2.4	72	Part Priority Habitat, further ecological mitigation would be required. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	No
HE2089	Skidders Lane, Churchill	2.2	67	High Grade agricultural land, Site within or partly with a Groundwater Source Protection Zone. An outline application for 25 dwellings was submitted in July 2021 and has officer's recommendation for approval at the upcoming May planning committee. The sites capacity is clearly far below 75 units and could not accommodate the applicant's proposals as the original quantum of development was 48 and was subsequently reduced to 25. The applicant is a housebuilder who have clear intentions of building out the site, the site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	No
HE201077	North of Wroughton Mead	1.9	67	High Grade agricultural land; area of critical drainage on part, Site located within Zone A and adjoins Juvenile Sustenance Zone to east. therefore, may have greater sensitivity in terms of impacts on habitat for bat foraging. Mitigation for bats likely to be needed and additional survey requirements. The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	No
HE20375	Land east of Congresbury	3.3	99	Part of site is within flood zone 3b, it also adjoins the curtilage of a Listed building (Park Farmhouse) and is within Bats SAC zone A. Mitigation for bats likely to be needed and additional survey requirements in line with Bats SPD. Access to the site is unclear and could be problematic, with highways needing to be consulted. The site has been included as a draft allocation and the emerging local plan is still short of housing allocations. An outline application for 90 dwellings was submitted in January 2022 and is pending consideration, the site is not for sale or reasonably available to the applicant.	No
HE20651	Land off Wroughton Road, Congresbury	3.4	30	Site located within Bat SAC Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging. Site not submitted to local plan 2038 process but has reserved matters consent subject for up to 50 dwellings and is not for sale or reasonably available to the applicant as Gladman Development are bringing the development forward.	No
HE20187	Sandford Batch, Winscombe	3.2	95	High Grade agricultural land; area of critical drainage on part, Site within or partly with a Groundwater Source Protection Zone, Site bisected by Towerhead Brook wildlife site and adjacent to the AONB with further consideration of landscape issues required. Access to site uncertain and would possibly need to use council owned access to adjoining depot. The 2022 SHLAA concluded that the site requires further investigation of ecology and highways issues. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	No
HE20717	Land south of Coombe Farm	3.3	99	Site within or partly with a Groundwater Source Protection Zone. Site has woodland on all or part of site. Site adjacent to the AoNB and requires further consideration of landscape issues. The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	No
HE2077	Hill Road, Sandford	2.5	76	High Grade agricultural land, Site within or partly with a Groundwater Source Protection Zone. The 2022 SHLAA assessment concludes that the site does not appear to extend all the way to Hill Road for access but does go up to a track leading off it which may be in a different ownership therefore further investigation of site access is required. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	No
HE20155	South of sports ground north of Cox's Green, Wroughton	2.6	79	Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission, was not submitted to the local plan 2038 process and there is no evidence the site is reasonably available to the applicant.	No