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**WALSINGHAM PLANNING**  
SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

# Proof of Evidence Appendix 1 & 2

Alban Henderson

Sequential Assessment of NSC Disputed Sites  
Location plan for the 39 disputed sites

APRIL 2023

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# CONTENTS

<b>ST SITE ASSESSMENTS .....</b>	<b>1</b>
ST5: LAND AT BRIDGWATER ROAD .....	1
ST8: WALLISCOTE PLACE, BS23 1EE .....	3
ST9: DOLPHIN SQUARE.....	5
ST10: FORMER TJ HUGHES STORE, HIGH ST, BS23 1ST.....	7
ST14: LEIGHTON CRESCENT.....	9
ST16: ROSE TREE FARM, NORTH OF LOWER NORTON LANE/LYEFIELD ROAD, WSM .....	11
ST17: LAND TO WEST OF ANSON ROAD .....	13
ST18: GRANGE FARM, HUTTON.....	15
ST21: LAND AT NORTH WEST NAILSEA, BS48 2AS .....	17
ST24: LAND SOUTH OF THE UPLANDS NAILSEA, BS48 4RR .....	19
ST26: TRENDLEWOOD WAY, NAILSEA, BS48 4PQ.....	21
ST29: LAND SOUTH OF DOWNSIDE, PORTISHEAD, BS20 6JH.....	23
ST33: LAND OFF WRINGTON LANE, CONGRESBURY.....	25
ST34: BROADLEAZE FARM, WINSCOMBE, BS25 1JJ.....	27
ST35: LAND AT SHIPHAM LANE, WINSCOMBE, BS25.....	29
ST36: LAND ADJOINING COOMBE FARM, WISCOMBE, BS25 1JF .....	31
ST40: MOOR ROAD, YATTON .....	33
ST41: OXFORD PLASMA, YATTON.....	35
ST47: LAND SOUTH OF NAILSEA.....	36
ST48: YATTON RUGBY GROUND .....	38
ST51: NORTH OF PUDDING PIE LANE.....	40
ST52: SKINNERS LANE, CHURCHILL.....	42
ST55: LAND EAST OF CONGRESBURY.....	44
ST56: LAND EAST OF WOLVERSHILL ROAD, BANWELL .....	46
ST57: SUMMER LANE, BANWELL.....	48
ST68: LAND AT FARLEIGH FARM AND 54 AND 56 FARLEIGH ROAD BACKWELL.....	50
ST69: LAND AT RECTORY FARM.....	52
<b>AS SITE ASSESSMENTS.....</b>	<b>54</b>
AS1: WOLVERSHILL STRATEGIC GROWTH AREA.....	54
AS2: LAND AT MEAD FARM.....	56
AS3: LAND WEST OF SANDFORD .....	58
AS4: WEST OF HILL ROAD, WINSCOMBE.....	60
AS5: LAND EAST OF LADYMEAD LANE.....	62
AS6: NORTH AND SOUTH OF YOUNGWOOD LANE .....	63

AS7: GROVE FARM, BACKWELL .....	65
AS8: GREENHILL RD, SANDFORD .....	67
AS9: LAND WEST OF TRENCHARD ROAD .....	69
AS10: PUDDING PIE LANE (WEST), CHURCHILL .....	71
AS11: WESTON COLLEGE SITE, SOMERSET SQUARE, NAILSEA.....	73
AS12: ELM GROVE NURSERY, LOCKING.....	75
<b>APPENDIX 2: LOCATION PLAN FOR THE 39 DISPUTED SITES.....</b>	<b>77</b>


# ST SITE ASSESSMENTS

## ST5: LAND AT BRIDGWATER ROAD

<b>Site Plan</b>	
<b>Settlement</b>	Weston-super-Mare
<b>Site Size (ha)</b>	2.62
<b>Flood Risk</b>	Flood Zone 1
<b>NSC Allocation</b>	Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026 (70 dwellings).  Allocated in Draft Local Plan 2038 (60 dwellings).
<b>SHLAA Ref</b>	N/A
<b>Number of Units</b>	70 (adopted Local Plan) 60 (extant consent - 22/P/0492/R, Draft Local Plan 2038)
<b>Delivery Timescale</b>	NSC Housing trajectory April 2021: 30 in 2024/2025 30 in 2025/2026
<b>Planning History</b>	<p>Planning Permission: 17/P/1138/O, Granted 22/07/2019.  <i>Outline application for the erection of up to 60 dwellings with associated public open space. All matters reserved for subsequent approval except highway and pedestrian access.</i></p> <p>Planning Permission: 22/P/0492/R, Granted: 19/10/2022.  <i>Reserved matters application for appearance, landscaping, layout, and scale for the erection of 60no. dwellings pursuant to outline permission 17/P/1138/O (erection of up to 60 dwellings with associated public open space. All matters reserved for subsequent approval except highway and pedestrian access).</i></p> <p>21/P/2108/AOC, Approved 21/07/2021          21/P/2345/AOC, Approved 15/12/2021          22/P/0414/AOC, Approved 12/04/2022          22/P/0792/AOC, Approved 17/01/2023          22/P/2512/AOC, Approved 02/03/2023</p> <p>23/P/0195/NMA, Approved: 09/03/2023  <i>Non material amendment to application 22/P/0492/RM to amend the approved affordable Housing Plan.</i></p>
<b>First assessed by WP</b>	April 2021
<b>NSC Interim Position</b>	1. Consented. Object to site's rejection as a reasonable alternative.
<b>WP Response</b>	The site benefits from an extant full planning consent for 60 units following approval of 22/P/0492/R in October 2022. The site is being actively progressed by Vistry


	<p>Partnerships West and Sovereign Housing Association as evidenced by a series of discharge of conditions submissions and NMA application approved on 9<sup>th</sup> March 2023. <b>Therefore, the site is not reasonably available to the applicant.</b></p> <p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sequentially preferable sites which included sites which were able to accommodate 65 to 85 dwellings. This is considered to represent a similar scale of development to the appeal proposal while providing an appropriate level of flexibility.</p> <p>The site ST5 was allocated for 70 units in the adopted local plan and this figure has been reduced to 60 units under the extant planning consent on the site. The reduction was required by the LPA as part of the planning application process to ensure the development achieved adopted design standards. Consequently, it is considered reasonable that the maximum capacity of the site is 60 units.</p> <p>The emerging Local Plan 2038 proposes allocation of the site for 60 units.</p> <p>The approved site capacity of 60 units falls outside the methodology scope for the sequential test. <b>Therefore, the approved development is not considered to be similar in scale to the appeal proposal.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
		<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p> <p>Site has a valid planning permission.</p>	<p>Does not meet the requirements of the proposed development.</p>

ST8: WALLISCOTE PLACE, BS23 1EE

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Weston-super-Mare</p>
<p><b>Site Size (ha)</b></p>	<p>0.42</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 3a</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026.  Allocated in draft Local Plan 2038.</p>
<p><b>SHLAA Ref</b></p>	<p>N/A</p>
<p><b>Number of Units</b></p>	<p>70 (SAP and Draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 70 in 2025/2026</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>April 2021</p>
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The appeal application is for a residential development up to 75 units which is characterised by a mix of housing types. The sequential test methodology sets the search parameters for the assessment and restricts the size of sites to between 3 to 6 hectares. This ensures the sites identified can deliver a development of a similar character and scale to the appeal proposal. Site ST8 is 0.46ha, to achieve a similar site density the type of housing would need to be significantly different in character to the appeal proposal. A predominantly 2-storey mixed housing scheme would be unable to achieve a density similar to the appeal proposal. A housing scheme on ST8 would need to be led by flatted residential development to achieve the required density on site and would not provide the type of open space provision included within the appeal proposal. <b>Consequently, ST8 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>In addition, the LPA's website has previously stated the Council purchased the site through a funding agreement with the Homes and Communities Agency. The aim of the project was to provide high quality apartments. We are not aware the site is being actively marketed by the Council. <b>Therefore, it is considered ST8 is not reasonably available.</b></p> <p>The latest housing trajectory was released in April 2021 which predicted ST8 would be delivered in full by 2025/26. However, since the publication of the Housing Trajectory no application has been submitted to the Council to develop the site. It is also noted that the allocation includes the Grade II Listed Building known as Magistrates Court, Walliscote Road. The adopted Local Plan identifies the building for conversion to achieve the allocated site capacity. There is no realistic likelihood</p>

	of securing the acquisition of the site and the necessary consents to enable redevelopment of the site and delivery of 70 units by 2025/26. <b>Therefore, ST8 would not be delivered within the same timeframe as the proposed development.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not meet the requirements of the proposed development.


ST9: DOLPHIN SQUARE

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Weston-super-Mare</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 3a</p>
<p><b>Site Size (ha)</b></p>	<p>0.74</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026.  Allocated in draft Local Plan 2038.</p>
<p><b>SHLAA Reference</b></p>	<p>N/A</p>
<p><b>Number of Units</b></p>	<p>220 units allocated in adopted Local Plan 183 units identified in Housing Trajectory 2021 80 units allocated in draft Local Plan 2038</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 33 in 2023/2024 50 in 2024/2025 50 in 2025/2026 50 anticipated beyond plan period</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>April 2021</p>
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The appeal development is for a residential scheme up to 75 units which is characterised by a mix of housing types which are predominantly 2-storey in nature. The sequential test methodology sets the search parameters for the assessment which only includes sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a similar character and scale to the appeal proposal. Site ST9 is 0.74ha, to achieve a similar site density the type of housing would be significantly different in character to the appeal proposal and would need to be led by flatted residential development with limited open space provision. <b>Consequently, ST9 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>In addition, the LPA's website previously stated that the Council were working with Homes England to bring forward the development on the site. The aim of the project was to provide approximately 180 new high-quality homes on the site. The site is not being actively marketed indicating the Council still aim to bring forward the site as part of their development programme. <b>Therefore, it is considered ST9 is not reasonably available.</b></p> <p>The latest housing trajectory was released in April 2021 which predicted ST9 would commence on site in 2023/24, with the site being fully delivered beyond the plan</p>




	<p>period. However, since the publication of the Housing Trajectory, no application has been submitted to the Council to develop the site. Consequently, as there is no active or extant planning consent on the site it is considered the site is unlikely to commence in 2023/24. There are several known constraints on the site which include service utilities. Realistic timeframe for development would be beyond 2026/27. <b>Therefore, ST9 would not be delivered within the same timeframe as the proposed development.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p>	<p>Does not meet the requirements of the proposed development.</p>

ST10: FORMER TJ HUGHES STORE, HIGH ST, BS23 1ST

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Weston-super-Mare</p>
<p><b>Site Size (ha)</b></p>	<p>0.12</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 3a</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026. Allocated in the draft Local Plan 2038.</p>
<p><b>SHLAA Ref</b></p>	<p>N/A</p>
<p><b>Number of Units</b></p>	<p>18 units (allocated in adopted Local Plan) 19 units (under extant consent 17/P/1832/F and allocated in draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 18 in 2025/2026</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 17/P/1832/F, Granted 29/06/2018. <i>Re-development of the building to include subdivision of the ground floor retail and use of first floor for retail storage together with conversion of the second and third floors to residential apartments. Change of use class from retail A1) to 3 no units for (A1) retail, (A3) Food &amp; Drink, (A4) Drinking Establishment and (A5) Hot Food Takeaway uses and 5no. garages on ground floor. Change of use from (A1) retail and demolition of 2 existing flats and creation of 19 no. flats for private sale on second and third floors.</i></p>
<p><b>First assessed by WP</b></p>	<p>April 2021</p>
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sites which included sites which were able to accommodate 65 to 85 dwellings. This approach demonstrates an appropriate level of flexibility while maintaining a similar scale of development to the appeal proposal. The site ST10 was allocated for 18 units in the adopted local plan and 19 units under the extant consent / draft allocation. A site capacity of 18 or 19 units falls outside the methodology of the sequential test. <b>Consequently, the site and approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The proposal on the appeal site is for a residential development up to 75 units which is characterised by a mix of housing types that are predominantly 2-storey in nature. The sequential test methodology sets the search parameters for the assessment to include sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a similar character and scale to the appeal proposal. Site ST10 is 0.12ha, to achieve a similar site density the type of housing would be significantly different in character to the appeal proposal and likely to be considered inappropriate in planning terms as it would not be able to achieve the adopted</p>


	<p>design standards. <b>Therefore, ST10 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>ST10 has an expired planning consent for 19 units under application 17/P/1832/F which expired on 31<sup>st</sup> March 2020. No further planning applications have been submitted for residential development. There is no evidence that the site could realistic be developed in the same timeframe as the appeal proposal. <b>Therefore, ST10 would not be delivered within the same timeframe as the appeal proposal.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on Housing Trajectory 2021.</p> <p>No valid planning permission.</p>

ST14: LEIGHTON CRESCENT

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Weston-super-Mare</p>
<p><b>Site Size (ha)</b></p>	<p>2.7</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>NSC Allocation</b></p>	<p>Not allocated.</p>
<p><b>SHLAA Ref</b></p>	<p>HE201030</p>
<p><b>Number of Units</b></p>	<p>81 (SHLAA 2022)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation. 81 in first 5 years according to SHLAA</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>4. Potential in SHLAA; in conformity with current Development Plan. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site ST14 has no extant planning consents or relevant planning history for residential development. The site was submitted under the 2022 SHLAA and although identified as having potential to be allocated in the emerging Local Plan 2038, the site was not included in the draft plan. In terms of delivery, the SHLAA estimated the site would be delivered in the first 5 years following adoption, if included as an allocation in the local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in approximately 2027/28. <b>Therefore, ST14 would not be delivered within the same timeframe as the appeal proposal.</b></p> <p>In terms of Site ST14 being developed as a windfall site, it does adjoin the settlement boundary of Weston-super-Mare. Policy CS28 – Weston-super-Mare of the adopted Plan allows residential development up to 75 dwellings to be considered as windfall sites adjoining the settlement boundary, with larger schemes being required to be brought forward as allocations. Based on Policy CS28, the site could be considered appropriate for residential development. However, the site would unlikely come forward by 2024/25. A planning application for residential development up to 75 dwellings would need to be supported by the relevant ecology information and various technical surveys/assessments. Although there are no ecology designations on or adjoining the site, there is Ancient Woodland and Wildlife sites (SSSI) in the vicinity. Based on the proximity of the designated areas to the site it is likely a number of ecology surveys would be required to support an application.</p>


	<p>The site is an unallocated site outside of a settlement boundary and it is considered likely an outline application process would be more appropriate to reduce the associated planning risk, with reserved matters following.</p> <p>Based on the above it is considered reasonable to assume an 18-month period to acquire the relevant planning consents for the site. This excludes any consideration of pre-application discussions with the LPA. The applicant would also need to acquire the site which could further delay commencement on site. This would result in the site not being delivered by 2025/26. <b>Therefore, ST14 would not be delivered within the same timeframe as the appeal proposal.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not have development potential within the required timescale based on the SHLAA 2022.</p> <p>No valid planning permission.</p>

ST16: ROSE TREE FARM, NORTH OF LOWER NORTON LANE/LYEFIELD ROAD, WSM

<p><b>Site plan</b></p>	
<p><b>Settlement</b></p>	<p>Weston-super-Mare</p>
<p><b>Site Size (ha)</b></p>	<p>3.6</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1 (and partly Flood Zone 2 and 3a)</p>
<p><b>NSC Allocation</b></p>	<p>Not Allocated</p>
<p><b>SHLAA Ref</b></p>	<p>HE20471</p>
<p><b>Number of Units</b></p>	<p>109 (SHLAA 2022)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation. 109 in first 5 years according to SHLAA</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>4. Potential in SHLAA; in conformity with current Development Plan. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site ST16 has no extant planning consents or relevant planning history for residential development. The site was submitted under the 2022 SHLAA and although identified as having potential to be allocated in the new Local Plan 2038, the site was not included in the draft plan. In terms of delivery, the SHLAA estimated the site would be delivered in the first 5 years following adoption if the site was included as an allocation in the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in approximately 2027/28.</p> <p><b>Therefore, ST16 would not be delivered within the same timeframe as the proposed development.</b></p> <p>In terms of Site ST16 being developed as a windfall site, it does partially adjoin the settlement boundary of Weston-super-Mare to the south east. Policy CS28 – Weston-super-Mare of the adopted Plan allows developments up to 75 dwellings to be considered as windfall sites where they adjoin the settlement boundary, with larger schemes being required to be brought forward as allocations. Based on Policy CS28, the site could be considered appropriate for residential development. However, the site would unlikely come forward by 2024/25. A planning application for residential development up to 75 dwellings would need to be supported by the relevant ecology information and various technical surveys/assessments. The site is partially within flood zone 3a and within close proximity to heritage assets likely increasing the time required to acquire all the relevant supporting information for an application.</p>

	<p>The site is an unallocated site outside of a settlement boundary and it is considered likely an outline application process would be more appropriate to reduce the associated planning risk on the site, and a reserved matters application following.</p> <p>Based on the above it is considered reasonable to assume an 18-month period to acquire the relevant planning consents for the site. This excludes any consideration of pre-application discussions with the LPA. Additionally, the applicant would also need to acquire the site, which could further delay commencement on site. This would result in the site not being delivered by 2025/26. <b>Therefore, ST16 would not be delivered within the same timeframe as the proposed development.</b></p> <p>We understand the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy CS3</b>	<b>NSC Advice Note</b>
	Not available at point in time.	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not have development potential within the required timescale based on SHLAA 2022 and site assessment (supporting evidence).</p> <p>No valid planning permission.</p>

## ST17: LAND TO WEST OF ANSON ROAD

<b>Site Plan</b>		
<b>Settlement</b>	Weston-super-Mare	
<b>Site Size (ha)</b>	4	
<b>Area of Flood Risk</b>	Flood Zone 1 (and partly Flood Zone 2 and 3a)	
<b>NSC Allocation</b>	Not allocated.	
<b>SHLAA Ref</b>	HE20495	
<b>Number of Units</b>	119 (SHLAA 2022)	
<b>Delivery Timescale</b>	Estimated allocation in 2023 - 3-year lead in time from allocation. 110 in first 5 years according to SHLAA	
<b>Planning History</b>	Planning Permission: 21/P/3529/OUT, Awaiting Decision. <i>Outline planning application for a residential development of up to 70no. dwellings and associated infrastructure and landscaping, with access for detailed approval and matters of appearance, scale, layout and landscaping reserved for subsequent approval.</i>	
<b>First assessed by WP</b>	May 2022	
<b>NSC Interim Position</b>	1. Consented. Object to sites rejection as a reasonable alternative.	
<b>WP Response</b>	<p>Currently an outline application is being considered by the LPA for a residential development of up to 70no. dwellings (ref:21/P/3529/OUT) on Site ST17. The Council have confirmed there is a resolution to approve the proposal subject to the relevant legal agreements being completed. The relevant reserved matters and discharge of conditions would need to be completed prior to commencement on site. A 12-month period is considered a reasonable period to gain the outstanding consents on the site accounting for the relevant determination periods for applications and the required lead in times for supporting technical information. This would result in delivery timeframe of 2025/26. However, the landowner has confirmed that the site is crossed by a major national grid asset which serves the area of Kewstoke. National Grid have indicated that works to move the asset would take 18 months to 2 years to allow for the development of the site. Considering the additional time required to prepare the site for development, this would result in the site not being reasonably available for development within the 2025 timeframe. <b>Therefore, ST17 would not be delivered within the same timeframe as the proposed development.</b></p> <p>In addition, the site is owned by Mead Realisations Ltd. They have confirmed the site is not for sale. <b>Consequently, the site is not considered to be reasonably available.</b></p>	
<b>Conclusion</b>	Site discounted.	



<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy CS3</b>	<b>NSC Advice Note</b>
	Not available at point in time.		Does not have development potential within the required timescale based on SHLAA 2022.

ST18: GRANGE FARM, HUTTON


<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Hutton</p>
<p><b>Site Size (ha)</b></p>	<p>4.4</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1 (and partly Flood Zone 2 and 3a)</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in draft Local Plan 2038</p>
<p><b>SHLAA Ref</b></p>	<p>HE202017</p>
<p><b>Number of Units</b></p>	<p>132 (SHLAA 2022) 100 (Draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Following allocation in the new Plan, 110 in first 5 years with 3-year lead in time from allocation according to SHLAA</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site ST18 is not allocated in the adopted Local Plan. The site adjoins the residential boundary of Hutton. Policy CS33 - Infill villages, smaller settlements and countryside confirms residential development outside the settlement boundaries of infill villages would not be appropriate. In addition, the site is located in a Strategic gap, where new forms of development would be resisted to prevent the coalescence of Hutton with Weston-super-Mare. <b>The development of the site for residential would not be considered an appropriate form of development under the current adopted plan.</b></p> <p>The site is allocated in the draft Local Plan 2038 for 100 units. The plan was predicted to be adopted in 2023. However, based on the LPA’s position in the plan making process, it is considered the plan would unlikely be adopted in 2023. It is expected the site will be delivered in the first 5 years of the new plan following adoption with an expected 3-year lead in time from allocation. If the new plan is adopted and the site remains an allocation, it is considered reasonable that a full planning application would be submitted rather than an outline due to the site benefiting from allocated status for residential development. Based on a minimum 12-month process the site would not be ready for development until at least 2027. <b>Consequently, the site would not be delivered within the required timeframe.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Therefore, it is not considered to be reasonably available.</b></p>
<p><b>Conclusion</b></p>	<p>Site discounted.</p>

<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy CS3</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not have development potential within the required timescale based on SHLAA 2022.</p>




	The site is in control of Vistry Homes Western. The site is not being actively marketed by the owner and is being advanced by Vistry as the developer of the site. <b>Therefore, the site is not reasonably available.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.	Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	

ST24: LAND SOUTH OF THE UPLANDS NAILSEA, BS48 4RR

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Nailsea</p>
<p><b>Site Size (ha)</b></p>	<p>2.5</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026. Allocated in draft Local Plan 2038.</p>
<p><b>SHLAA Ref</b></p>	<p>N/A</p>
<p><b>Number of Units</b></p>	<p>50 (SAP) 52 (extant consent 20/P/2000/R3 and draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 26 in 2023/2024 26 in 2024/2025</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 20/P/2000/R3, Approve 25/10/2021. <i>Erection of 52no. new dwellings and one substation building, with the provision of car parking, landscaping and other associated works.</i></p>
<p><b>First assessed by WP</b></p>	<p>July 2021</p>
<p><b>NSC Interim Position</b></p>	<p>I. Consented. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters outlined in the sequential test methodology. This included limiting the site search to sites which could accommodate 65 to 85 dwellings. This is considered to represent a similar scale of development to the appeal proposal. The site ST24 was allocated for 50 units in the adopted local plan. The site capacity of 50 units falls outside the scope for the sequential test. The draft Local Plan 2038 has included the allocation in the draft Plan for 52 units which reflects the extant permission on the site (20/P/2000/R3). However, this is still below the threshold of what is defined as a similar development for the purposes of the sequential test. <b>Consequently, the Site ST24 is not considered to be similar in scale to the appeal proposal.</b></p> <p>The appeal proposal is for a residential development up to 75 units which is characterised by a mix of housing types, predominantly 2-storey in nature and providing substantial open space provision. The sequential test methodology includes sites between 3 to 6 hectares to ensure they can deliver a development of a similar character and scale to the appeal proposal. Site ST24 is 2.5ha, to achieve a similar site density and open space provision, the type of housing would be different in character to the appeal proposal. <b>Consequently, ST24 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>Stonewood Homes are actively progressing the extant consent under application 20/P/2000/R3. The development is advertised as an upcoming housing site on the</p>

	company's website. The site is not being actively marketed by the owner. <b>Therefore, the site is not considered to be reasonably available.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not suitable for type of development.	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not meet the requirements of the proposed development.


ST26: TRENDLEWOOD WAY, NAILSEA, BS48 4PQ

<p><b>Site Plan</b></p>		
<p><b>Settlement</b></p>	<p>Nailsea</p>	
<p><b>Site Size (ha)</b></p>	<p>1.05</p>	
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>	
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026. Allocated in draft Local Plan 2038.</p>	
<p><b>SHLAA Ref</b></p>	<p>N/A</p>	
<p><b>Number of Units</b></p>	<p>30 (SAP) 24 (extant consent 22/P/1295/RM and draft Local Plan 2038)</p>	
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 24 anticipated in 2023/2024</p>	
<p><b>Planning History</b></p>	<p>Planning Permission: 18/P/5234/OUT, Approve 12/08/2021. <i>Outline application for up to 24no. residential dwellings and associated development with details of access for approval and other matters of scale, appearance, landscaping and layout reserved for subsequent approval.</i></p> <p>Planning Permission: 22/P/1295/RM, Approve 15/03/2023. <i>Reserved matters application for scale, appearance, landscaping and layout pursuant to outline approval 18/P/5234/OUT (Outline application for up to 24no. residential dwellings and associated development with details of access for approval) for the erection of 24no. dwellings</i></p>	
<p><b>First assessed by WP</b></p>	<p>July 2021</p>	
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for the site search which considered sites that were able to accommodate 65 to 85 dwellings. This is considered to represent a similar scale of development to the appeal proposal. The site ST26 was allocated for 30 units in the adopted local plan. A subsequent planning application (18/P/5234/OUT) was approved for 24 units. The site capacity of 24 units falls outside the scope for the sequential test. <b>Consequently, the approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The application is for a residential development up to 75 units which is characterised by a mix of housing types, predominantly 2-storey in nature and with substantial open space provision included within the site layout. The sequential test methodology includes sites between 3 to 6 hectares to ensure they can deliver a development of a similar character and scale to the appeal proposal. Site ST26 is 1.05ha, to achieve a similar site density and open space provision the type of</p>	



	<p>housing would be significantly different in character to the appeal proposal and likely to be considered inappropriate in planning terms as it would not be able to achieve the adopted design standards. <b>Consequently, ST26 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>Acorn Property Group are actively progressing the extant consent demonstrated by the recent approval of a reserved matter application (22/P/1295/RM). The site is not being actively marketed by the owner. <b>Therefore, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not suitable for type of development.	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	Does not meet the requirements of the proposed development.

ST29: LAND SOUTH OF DOWNSIDE, PORTISHEAD, BS20 6JH

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Portishead</p>		
<p><b>Site Size (ha)</b></p>	<p>0.59</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>		
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026 (2018).</p> <p>Allocated in draft Local Plan 2038.</p>		
<p><b>SHLAA Reference</b></p>	<p>N/A</p>		
<p><b>Number of Units</b></p>	<p>23 (SAP and draft Local Plan 2038)</p>		
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 23 units in 2024/2025</p>		
<p><b>Planning History</b></p>	<p>N/A</p>		
<p><b>First assessed by WP</b></p>	<p>July 2021</p>		
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>Site is an existing allocated site, with identified capacity of 23 units. There is no additional site or combination of sites in close proximity which could provide a similar density to the appeal proposal. <b>Therefore, the site is not suitable for type of development proposed under this appeal.</b></p> <p>There is no record of any planning application being progressed for the site. We are not aware of any pending development proposals for the site, and any application /permission is likely to fall outside of the timescale for the appeal site. <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b></p> <p>There is no evidence that we are aware of that the site is, or would be, for sale. <b>Therefore, the site is not reasonably available.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b></p> <p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p>


		<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not have development potential within the required timescale based on site assessment (supporting evidence).</p>
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ST33: LAND OFF WRINGTON LANE, CONGRESBURY

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Congresbury</p>
<p><b>Site Size (ha)</b></p>	<p>3.46</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026. Allocated in draft Local Plan 2038 (site size reduced).</p>
<p><b>SHLAA Ref</b></p>	<p>Schedule 1</p>
<p><b>Number of Units</b></p>	<p>50 (SAP, extant consent 19/P/1657/RM and draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 50 units in 2025/2026</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 16/P/1521/O, Granted 24/03/2017. <i>Outline planning application for the erection of up to 50 residential dwellings (including up to 30% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Wrington Lane and associated ancillary works. All matters reserved with the exception of the main site access point.</i></p> <p>Planning Permission: 19/P/1657/RM, Granted 21/12/2021. <i>Reserved Matters application for appearance, landscaping, layout and scale for the erection of 50no. dwellings and associated work pursuant to outline permission 16/P/1521/O.</i></p> <p>Planning Permission: 20/P/0728/RM, Withdrawn 01/04/2022. <i>Reserved Matters application for appearance, landscaping, layout and scale for the erection of 50no. dwellings and associated work pursuant to outline permission 16/P/1521/O (outline planning application for the erection of up to 50 residential dwellings (including up to 30% affordable housing), structural planting and landscaping, informal public open space, surface water attenuation, vehicular access point from Wrington Lane and associated ancillary works. All matters reserved with the exception of the main site access point).</i></p> <p>Planning Permission: 20/P/0751/RDC, Granted 15/04/2020. <i>Discharge condition 23 (Archaeology Report) of 16/P/1521/O</i></p> <p>Planning Permission: 21/P/0537/AOC, Granted 10/01/2022.</p>


	Request to discharge condition numbers 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24 25 and 26 of planning application 16/P/1521/O		
	Planning Permission: 23/P/0358/NMA, Granted 30/03/2023. Non material amendment to application 19/P/1657/IRM		
<b>First assessed by WP</b>	July 2021		
<b>NSC Interim Position</b>	I. Consented Object to sites rejection as a reasonable alternative.		
<b>WP Response</b>	Site is being progressed by Vistry Homes (ex-Bovis Homes). Recent application for detailed design amendments to scheme materials approved by NSC on 30 <sup>th</sup> March 23. <b>Therefore, the site is not reasonably available.</b>  Council's expected quantum of units to be delivered by the site allocation is 50. Planning permission secured by Vistry Homes & being taken forward is for 50 units. This is significantly fewer than the appeal scheme. <b>Therefore, the site is not suitable for type of development proposed.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not suitable for type of development.	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not meet the requirements of the proposed development.

ST34: BROADLEAZE FARM, WINSCOMBE, BS25 1JJ

<p><b>Site plan</b></p>			
<p><b>Settlement</b></p>	<p>Winscombe</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 3a</p>		
<p><b>Site Size (ha)</b></p>	<p>2.46</p>		
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026.  Allocated in draft Local Plan 2038.</p>		
<p><b>SHLAA Ref</b></p>	<p>N/A</p>		
<p><b>Planning History</b></p>	<p>Planning Permission: 16/P/2795/O, Withdrawn 12/04/2018. <i>Outline application with details of access and layout for the erection of up to 73 Units of residential accommodation and associated infrastructure. All other matters of appearance, landscaping and scale are reserved for subsequent approval.</i></p>		
<p><b>Number of Units</b></p>	<p>74 (SAP and draft Local Plan 2038)</p>		
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: Anticipated beyond plan period</p>		
<p><b>First assessed by WP</b></p>	<p>July 2021</p>		
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>Site is owned by Mead Realisations. Owner has confirmed that the site contains existing power infrastructure and that they are working with Western Power Distribution to facilitate removal of the infrastructure by 2024. Thereafter the owner intends to instruct ecology surveys of the site, to inform preparation of development proposals and submission of an outline planning application in 2025.</p> <p>The Council's Housing Trajectory (2021) also identifies that the site would not be delivered within the adopted plan period (2026). <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b></p>	<p><b>NSC Core Strategy</b></p>	<p><b>NSC Advice Note</b></p>
	<p>Not available at point in time.</p>		<p>Does not have development potential within the required</p>

			timescale based on Housing Trajectory (2021).
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ST35: LAND AT SHIPHAM LANE, WINSCOMBE, BS25

<p><b>Site Plan</b></p>		
<p><b>Settlement</b></p>	<p>Winscombe</p>	
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>	
<p><b>Site Size (ha)</b></p>	<p>1.3</p>	
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026</p> <p>Allocated in draft Local Plan 2038</p>	
<p><b>SHLAA Ref</b></p>	<p>HE20716</p>	
<p><b>Planning History</b></p>	<p>Planning Permission: 20/P/2724/FUL, Withdrawn 07/02/2022.  <i>Change of use of land for the stationing of 55no. residential park home bungalows.</i></p> <p>Planning Permission: 22/P/2105/FUL, Awaiting decision.  <i>Demolition of existing buildings on site (self-storage) and construction of residential development comprising 71 no. dwellings, with existing access off Sandford Road and creation of new access off Shipham Lane and associated works.</i></p>	
<p><b>Number of Units</b></p>	<p>28 (SAP and draft Local Plan 2038)          (25 under 22/P/2105/FUL)</p>	
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021:          28 units in 2024/2025</p>	
<p><b>First assessed by WP</b></p>	<p>July 2021</p>	
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>Site is not available. Planning application (22/P/2105/FUL) submitted by Woodstock Homes (Winscombe) Ltd. We would expect Woodstock Homes to progress the site if planning permission is achieved. <b>Therefore, the site is not reasonably available.</b></p> <p>The current submitted application proposes a total of 71 dwellings across sites ST35 (Land at Shipham Lane) and ST36 (Land adjoining Coombe Farm), including land not currently allocated. The sites' combined allocation within the adopted Local Plan is for 52 units (28 + 24 units). The emerging draft Local Plan allocation anticipates a similar quantum of development.</p> <p>Should the existing planning application be refused the Council's expected quantum of units to be delivered by the allocations would therefore be 52 dwellings. This is significantly fewer than the appeal scheme. <b>Therefore, the site is not suitable for type of development proposed.</b></p>	
<p><b>Conclusion</b></p>	<p>Site discounted.</p>	




<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not suitable for type of development.	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	Does not meet the requirements of the proposed development.

ST36: LAND ADJOINING COOMBE FARM, WISCOMBE, BS25 1JF

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Winscombe</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>		
<p><b>Site Size (ha)</b></p>	<p>3.56</p>		
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026</p> <p>Allocated in draft Local Plan 2038</p>		
<p><b>SHLAA Ref</b></p>	<p>HE20717</p>		
<p><b>Planning History</b></p>	<p>Planning Permission: 20/P/2724/FUL, Withdrawn 07/02/2022. <i>Change of use of land for the stationing of 55no. residential park home bungalows.</i></p> <p>Planning Permission: 22/P/2105/FUL, Awaiting decision. <i>Demolition of existing buildings on site (self-storage) and construction of residential development comprising 71 no. dwellings, with existing access off Sandford Road and creation of new access off Shipham Lane and associated works.</i></p>		
<p><b>Number of Units</b></p>	<p>24 (SAP and draft Local Plan 2038) (46 under 22/P/2105/FUL)</p>		
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 24 units in 2025/2026</p>		
<p><b>First assessed by WP</b></p>	<p>July 2021</p>		
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>Site is not available. Planning application (22/P/2105/FUL) submitted by Woodstock Homes (Winscombe) Ltd. We would expect Woodstock Homes to progress the site if planning permission is achieved. <b>Therefore, the site is not reasonably available.</b></p> <p>The current submitted application proposes a total 71 dwellings, including on land outside of the site allocation boundary. The number of units proposed within the allocation boundary is 46. This is significantly fewer than the appeal scheme. <b>Therefore, the site is not suitable for type of development proposed.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b></p> <p>Not suitable for type of development.</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p>


		Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	
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## ST40: MOOR ROAD, YATTON


<b>Site Plan</b>			
<b>Settlement</b>	Yatton		
<b>Area of Flood Risk</b>	Partially within flood zone 3		
<b>Site Size (ha)</b>	1.93		
<b>NSC Allocation</b>	Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026  Allocated in draft Local Plan 2038 (as part of larger allocation)		
<b>SHLAA Ref</b>	N/A		
<b>Planning History</b>	Planning Permission: 16/P/0888/F, Refuse 24/07/2019. <i>Residential development of 66no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping, and drainage infrastructure on land off Moor Road, Yatton.</i>  Planning Permission: 19/P/3197/FUL, Approve 06/07/2021. <i>Residential development of 60no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping, and drainage infrastructure.</i>		
<b>Number of Units</b>	60 (SAP and extant consent 19/P/3197/FUL) (160 in draft Local Plan 2038 as a larger allocation)		
<b>Delivery Timescale</b>	Not specified in Trajectory		
<b>First assessed by WP</b>	July 2021		
<b>NSC Interim Position</b>	1. Consented Object to sites rejection as a reasonable alternative.		
<b>WP Response</b>	<p>Site is not available. The approved residential scheme (19/P/3197/FUL) is being progressed by Persimmon Homes. Discharge of Conditions application submitted 10<sup>th</sup> March 23 (ref: 23/P/0524/AOC). <b>Therefore, the site is not reasonably available.</b></p> <p>The approved scheme is for 60 units only. This is below the sequential test methodology for identifying similar sites classified as sites with a capacity of between 65 – 85 units.</p> <p>In addition, the draft Local Plan identifies the site as part of larger site (including Yatton Rugby Club) for 160 units. Proposed timetable for Local Plan adoption is unclear but there is no realistic likelihood of Local Plan adoption and planning application submission and approval by 2025/26. <b>Therefore, the site is not suitable for type of development proposed.</b></p>		
<b>Conclusion</b>	Site discounted.		
	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>

<p><b>Grounds for Dismissal</b></p>	<p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p> <p>Site has a valid planning permission.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on the draft Local Plan timetable.</p>
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ST41: OXFORD PLASMA, YATTON

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Yatton</p>		
<p><b>Area of Flood Risk</b></p>	<p>Partially within flood zone 3a</p>		
<p><b>Site Size (ha)</b></p>	<p>1.4</p>		
<p><b>Allocation Status</b></p>	<p>Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026</p>		
<p><b>References</b></p>	<p>Schedule 1</p>		
<p><b>Number of Units</b></p>	<p>51 (SAP) 55 (lapsed consent 15/P/1299/O)</p>		
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 55 units in 2025/2026</p>		
<p><b>Planning History</b></p>	<p>Planning Permission: 15/P/1299/O, Approve 15/11/2017. <i>Outline planning application for the construction of up to 55 dwellings with associated parking, highways and drainage infrastructure, and provision of vehicular access to North End Road and Wemberham Lane following demolition of existing buildings; all matters reserved for subsequent approval.</i></p>		
<p><b>First assessed by WP</b></p>	<p>July 2021</p>		
<p><b>NSC Interim Position</b></p>	<p>I. Consented Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>Outline consent was granted in 2017 however, no reserved matters submission was made. The outline consent has now lapsed. Outline permission was for up to 55 dwellings. The Core Strategy allocation expects 51 dwellings. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>We are not aware of any pending development proposals for the site, and any application /permission is likely to fall outside of the timescale for the appeal site. <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b></p> <p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p>


ST47: LAND SOUTH OF NAILSEA

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Nailsea</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>		
<p><b>Site Size (ha)</b></p>	<p>4.7</p>		
<p><b>NSC Allocation</b></p>	<p>Allocated in draft Local Plan 2038</p>		
<p><b>SHLAA Reference</b></p>	<p>HE20591</p>		
<p><b>Number of Units</b></p>	<p>130 (SHLAA 2022) (600 in draft Local Plan 2038 as a larger allocation)</p>		
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation. 110 in first 5 years according to SHLAA</p>		
<p><b>Planning History</b></p>	<p>N/A</p>		
<p><b>First assessed by WP</b></p>	<p>May 2022</p>		
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>Site is not adjacent to settlement boundary. Policy CS31 of CS applies (requiring developments in excess of about 50 dwellings to be brought forward as allocations). The Council recognises the site is not in conformity with adopted Local Plan. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>The draft Local Plan identifies the site as part of larger site known as 'land south of Nailsea' for 600 dwellings. Proposed timetable for Local Plan adoption is unclear but there is no realistic likelihood of Local Plan adoption and planning application submission and approval by autumn of 2024. <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b> Not available at point in time.  Unsuitable location (Policy CS31).</p>	<p><b>NSC Core Strategy</b> Not owned by applicant or for sale.  Not publicly owned land that has been declared</p>	<p><b>NSC Advice Note</b> Does not have development potential within the required timescale based on SHLAA 2022.</p>

		surplus and available for purchase.	
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## ST48: YATTON RUGBY GROUND

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Yatton</p>
<p><b>Area of Flood Risk</b></p>	<p>Part Flood Zone 1, Flood Zone 2, and Flood Zone 3a</p>
<p><b>Site Size (ha)</b></p>	<p>2.4</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in draft Local Plan 2038.</p>
<p><b>SHLAA Ref</b></p>	<p>HE2012</p>
<p><b>Number of Units</b></p>	<p>70 (SHLAA 2022) (160 under draft local plan 2038 as a larger allocation)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation. 70 in first 5 years according to SHLAA</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 22/P/0455/FUL, Awaiting decision. <i>Demolition of existing buildings and erection of 87no. dwellings, public open space, and associated works.</i></p>
<p><b>First assessed by WP</b></p>	<p>July 2021</p>
<p><b>NSC Interim Position</b></p>	<p>2. Current housing allocation. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site is not currently allocated. Redevelopment of the site for 75 dwellings would not be in conformity with the adopted Local Plan - Policy CS32 would apply, which requires sites outside settlement boundaries proposing more than about 25 dwellings to be brought forward as allocations. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>Current application for 87 dwellings (ref: 22/P/0455/FUL) submitted by Strongvox Homes. Site is being brought forward by Strongvox Homes and is therefore unlikely to be available for purchase. <b>Therefore, the site is not reasonably available.</b></p> <p>The draft Local Plan identifies the site as part of larger site (including Moor Road) for 160 units. Proposed timetable for Local Plan adoption is unclear but there is no realistic likelihood of Local Plan adoption and planning application submission and approval by 2025/26.</p> <p>In addition, the Planning Statement submitted under 22/P/0455/FUL notes that the Rugby Club needs to be relocated from the site. Paragraph 99 of the NPPF states that a loss of sports and recreational facilities would need to be replaced by equivalent or better provision, which is reflected in Policy CS27 of the Core Strategy. Therefore, land would need to be secured for the existing facilities that would be lost by development at the site. An associated application to replace the</p>


	sport and recreational facilities at Kenn Road, Yatton, was submitted at the same time as the residential application under 22/P/0456/FUL. The application also remains undetermined. <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.  Unsuitable location (Policy CS32).	Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not have development potential within the required timescale based on SHLAA 2022.

## ST51: NORTH OF PUDDING PIE LANE

<p><b>Site plan</b></p>			
<b>Settlement</b>	Churchill		
<b>Area of Flood Risk</b>	Flood Zone 1		
<b>Site Size (ha)</b>	2.4		
<b>NSC Allocation</b>	Allocated in draft Local Plan 2038		
<b>SHLAA Ref</b>	HE201074		
<b>Number of Units</b>	72 (SHLAA 2022) 65 (draft Local Plan 2038)		
<b>Delivery Timescale</b>	72 in first 5 years from adoption according to SHLAA		
<b>Planning History</b>	N/A		
<b>First assessed by WP</b>	May 2022		
<b>NSC Interim Position</b>	3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.		
<b>WP Response</b>	<p>Development of the site for 75 dwellings would not be in conformity with the Development Plan. Policy CS32 would apply which requires sites outside settlement boundaries proposing more than about 25 dwellings to be brought forward as allocations. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>The draft Local Plan identifies the site for 65 units and requires the site and adjacent sites (Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane) to be master planned and to consider cumulative traffic impact and access arrangements.</p> <p>The master planning exercise would be prior to preparation and submission of planning application(s).</p> <p>Given master planning requirements in addition to expected timescales for the draft Local Plan, it is not realistic to consider the site to be available to be developed by end 2024. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.	Not owned by applicant or for sale.	Does not have development potential within the required


	Unsuitable location (Policy CS32).	Not publicly owned land that has been declared surplus and available for purchase.	timescale based on SHLAA 2022.
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ST52: SKINNERS LANE, CHURCHILL

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Churchill</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>		
<p><b>Site Size (ha)</b></p>	<p>2.2</p>		
<p><b>NSC Allocation</b></p>	<p>Not allocated.</p>		
<p><b>SHLAA Ref</b></p>	<p>HE2089</p>		
<p><b>Number of Units</b></p>	<p>67 (SHLAA 2022)</p>		
<p><b>Delivery Timescale</b></p>	<p>25 (extant consent 22/P/2991/RM)</p>		
<p><b>Delivery Timescale</b></p>	<p>67 in year 6-10 according to SHLAA</p>		
<p><b>Planning History</b></p>	<p>Planning Permission: 21/P/2123/OUT, Approve 17/11/2022.</p>		
<p><b>Planning History</b></p>	<p><i>Outline application for the erection of up to 25no. dwellings with details of access and associated works (all other matters of appearance, landscaping, layout, and scale reserved for subsequent approval).</i></p>		
<p><b>Planning History</b></p>	<p>Planning Permission: 22/P/2991/RM, Approve 06/04/2023.</p>		
<p><b>Planning History</b></p>	<p><i>Reserved matters application for appearance, landscaping, layout, and scale for the erection of 25no. dwellings pursuant to outline permission 21/P/2123/OUT.</i></p>		
<p><b>First assessed by WP</b></p>	<p>July 2021</p>		
<p><b>NSC Interim Position</b></p>	<p>I. Consented. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>The site has planning permission for 25 dwellings. Both the original outline application and subsequent Reserved Matters application have been submitted by Coln Residential. We would expect Coln Residential to build out the scheme.</p>		
<p><b>WP Response</b></p>	<p><b>Therefore, the site is not reasonably available.</b></p>		
<p><b>WP Response</b></p>	<p>The approved scheme is for 25 units only, and no additional site or combination of sites within close proximity to each other would be able to provide a similar site density to the appeal site. <b>Therefore, the site is not suitable for type of development proposed.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>Grounds for Dismissal</b></p>	<p><b>PPG</b></p>	<p><b>NSC Core Strategy</b></p>	<p><b>NSC Advice Note</b></p>
<p><b>Grounds for Dismissal</b></p>	<p>Not available at point in time. (67 units – SHLAA 2022).</p>	<p>Cannot accommodate the requirements of the proposed development.</p>	<p>Does not meet the requirements of the proposed development.</p>

	<p>Unsuitable location for type of development (Policy CS32)</p>	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p> <p>Site has a valid planning permission.</p>	<p>Does not have development potential within the required timescale based on SHLAA 2022.</p>
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ST55: LAND EAST OF CONGRESBURY

<p><b>Site Plan</b></p>		
<p><b>Settlement</b></p>	<p>Congresbury</p>	
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1 (including part Flood Zone 2 and 3a)</p>	
<p><b>Site Size (ha)</b></p>	<p>3.3</p>	
<p><b>NSC Allocation</b></p>	<p>North Somerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022).</p>	
<p><b>SHLAA Ref</b></p>	<p>HE20375</p>	
<p><b>Number of Units</b></p>	<p>98 (SHLAA 2022)  90 (planning application 22/P/0459/OUT)</p>	
<p><b>Delivery Timescale</b></p>	<p>Estimated 3-year lead in time from allocation. 98 in first 5 years according to SHLAA</p>	
<p><b>Planning History</b></p>	<p>Planning Permission: 22/P/0459/OUT, No decision. <i>Outline planning application for the erection of up to 90no. dwellings (including 30% affordable housing), public open space, children's play area, landscaping, sustainable urban drainage system and engineering works, with vehicular access off Mulberry Road. All matters reserved except for means of access.</i></p>	
<p><b>First assessed by WP</b></p>	<p>July 2021</p>	
<p><b>NSC Interim Position</b></p>	<p>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>The site is subject of current planning application for up to 90 dwellings. The site is outside the settlement boundary for Congresbury. Development Plan Policy CS32 resists developments “in excess of about 25” dwellings at service villages, including Congresbury. Accordingly, site and current application is not in conformity with current Development Plan. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>An outline application was submitted in February 2022 and is under consideration by NSC. There is no indication that the site is or would be for sale or reasonably available to the applicant. <b>Therefore, the site is not reasonably available.</b></p> <p>There is no valid planning permission for the site currently. The site is identified in NSC’s SHLAA 2022 with estimated 3-year lead-in time from allocation to commencement. This results in a commencement date anticipated in 2026 at the</p>	

	<p>earliest. It is considered likely the commencement date will be later due to Local Plan delays. At the time of the SHLAA publication the draft Local Plan was expected to be adopted in 2023. It is now anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan commencement on site would realistically be in approximately 2027/28. Therefore, the timescale does not align with the 'required timescale. <b>Site is not deliverable within the agreed timeframe of 2025-26.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS32).</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022 and site assessment (supporting evidence).</p>




## ST56: LAND EAST OF WOLVERSHILL ROAD, BANWELL

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Banwell</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>Site Size (ha)</b></p>	<p>2.8</p>
<p><b>NSC Allocation</b></p>	<p>North Somerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022) as part of Proposed Policy LP1: Strategic location: Wolverhill (north of Banwell) for up to around 2,800 dwellings</p>
<p><b>SHLAA Ref</b></p>	<p>HE201034</p>
<p><b>Number of Units</b></p>	<p>84 (SHLAA 2022)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated 3-year lead in time from allocation. 98 in first 5 years according to SHLAA</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan Object to sites rejection as a reasonable alternative</p>
<p><b>WP Response</b></p>	<p>Site ST56 is located in the open countryside under the adopted local plan. The development of this site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside, restricting new residential development in these locations to replacement dwellings, residential subdivision, and residential conversion. <b>Therefore, site ST56 would not represent a sustainable location for the proposed development.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate the site as part of a wider strategic growth area aiming to deliver 2,800 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 240 units in the first 5 years allowing for a 3-year lead in time following adoption of the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be at the very earliest 2027/28. <b>Therefore, ST56 would not be delivered within the same timeframe as the proposed development.</b></p>

	<p>The draft Local Plan states that a single masterplan and supporting design codes will need to be prepared to guide the coordinated and comprehensive development of the site. A suitable phasing strategy will also be required. These requirements are outlined under draft Policy LPI. The proposed development is expected to commence on site in early 2025. This would not be achievable on the draft allocation site given the need for a site wide masterplan, which would require extensive consultation with landowners and their representatives. In addition to the master planning and design code requirements, the site is reliant upon the Banwell Bypass coming forward to support the predicted increase in traffic linked to the development and the wider strategic growth area. The works for the Banwell Bypass are predicted to start in early 2024. <b>Therefore, the site would not be reasonably available for the proposal at the time envisaged for the development.</b></p> <p>The site ST56 is not being actively marketed by the owner. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<p><b>PPG</b></p> <p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33)</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022 and site assessment (supporting evidence).</p>

ST57: SUMMER LANE, BANWELL

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Banwell</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>Site Size (ha)</b></p>	<p>2.9</p>
<p><b>NSC Allocation</b></p>	<p>Not allocated.</p>
<p><b>SHLAA Ref</b></p>	<p>HE20592</p>
<p><b>Number of Units</b></p>	<p>70 (SHLAA 2022)</p>
<p><b>Delivery Timescale</b></p>	<p>70 in year 6-10 according to SHLAA</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site ST57 is located in the open countryside under the adopted local plan. The development of this site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside, restricting new residential development in these locations to replacement dwellings, residential subdivision, and residential conversion. <b>Therefore, site ST57 would not represent a sustainable location for the proposed development.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site as part of a wider strategic growth area aiming to deliver 2,800 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 240 units in the first 5 years allowing for a 3-year lead in time following adoption of the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in approximately 2027/28. If the site was included in the plan, it is likely development would commence on site at the earliest in 2027/28. <b>Therefore, ST57 would not be delivered within the same timeframe as the proposed development.</b></p> <p>The draft Local Plan states that a single masterplan and supporting design codes will need to be prepared to guide the coordinated and comprehensive development of the site. A suitable phasing strategy will also be required. These requirements are</p>


	<p>outlined under draft Policy LPI. The proposed development is expected to commence on site in early 2025. This would not be achievable on the draft allocation site given the need for a site wide masterplan, which would require extensive consultation with landowners and their representatives. In addition to the master planning and design code requirements, the site is reliant upon the Banwell Bypass coming forward to support the predicted increase in traffic linked to the development and the wider strategic growth area. The works for the Banwell Bypass are predicted to start in early 2024. <b>Therefore, the site would not be reasonably available for the proposal at the time envisaged for the development.</b></p> <p>The site ST57 is not being actively marketed by the owner. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022 and site assessment (supporting evidence).</p>

ST68: LAND AT FARLEIGH FARM AND 54 AND 56 FARLEIGH ROAD  
BACKWELL

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Backwell</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>Site Size (ha)</b></p>	<p>5.5</p>
<p><b>NSC Allocation</b></p>	<p>Not allocated.</p>
<p><b>SHLAA Ref</b></p>	<p>HE201087 and HE20212</p>
<p><b>Number of Units</b></p>	<p>125 (extant consent 21/P/1766/OUT) 150 (SHLAA 2022)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated 3-year lead in time from allocation. 110 in first 5 years and 40 in years 6-10 according to SHLAA</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 21/P/1766/OUT, Granted (appeal) 22/06/2022. <i>Outline planning application for demolition of 54 and 56 Farleigh Road; residential development of up to 125 dwellings (Class C3); strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (excluding internal roads) from the new junction off Farleigh Road for approval; all other matters (internal access, layout, appearance, scale and landscaping) reserved for subsequent approval.</i></p> <p>Planning Permission: 22/P/2818/RM, Withdrawn 08/02/2023. <i>Reserved matters application for matters of access (internal only), appearance, landscaping, layout, and scale for the erection of 113no. dwellings (including provision of an additional 6no. self-build plots which will be subject to separate reserved matters application(s)) pursuant to Outline permission 21/P/1766/OUT.</i></p>
<p><b>First assessed by WP</b></p>	<p>May 2022</p>
<p><b>NSC Interim Position</b></p>	<p>1. Consented Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Persimmon control the site and it is not available to the applicant. Persimmon have confirmed (6 Feb 2023) on withdrawal of the RM application, that it intends to “undertake a comprehensive review of the design, landscaping and engineering strategy and submit a revised application” and that “We are committed to delivering this scheme in Backwell”. <b>Therefore, the site is not reasonably available.</b></p>

	<p>Furthermore, the site is not owned by the applicant or available to purchase. The site has a valid planning permission which is not of a similar character and scale which is likely to be implemented. <b>Therefore, the site is not reasonably available.</b></p> <p>Permitted scheme significantly exceeds the scale of development proposed, therefore extant outline consent. is not for development of a similar scale. <b>Therefore, ST68 could not accommodate a similar form of development as the appeal proposal.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p> <p>Site has a valid planning permission.</p>	<p>Does not have development potential within the required timescale based on SHLAA 2022.</p>

## ST69: LAND AT RECTORY FARM


<b>Site Plan</b>	
<b>Settlement</b>	Yatton
<b>Area of Flood Risk</b>	Flood Zone 1, part Flood Zone 3a
<b>Site Size (ha)</b>	4.15
<b>NSC Allocation</b>	Not allocated.
<b>SHLAA Ref</b>	HE2010112 and HE203
<b>Number of Units</b>	100 (extant consent 21/P/0236/OUT) 98 (planning application 23/P/0238/RM) 110 (SHLAA 2022)
<b>Delivery Timescale</b>	Not known.
<b>Planning History</b>	<p>Planning Permission: 21/P/0236/OUT, granted (appeal) 15/07/2022.  <i>Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval.</i></p> <p>Planning Permission: 23/P/0238/RM, awaiting decision.  <i>Reserved matters application for layout, scale, appearance, and landscaping in relation to the erection of 98 dwellings, provision of open space, landscaping, car parking and associated infrastructure pursuant to the outline planning consent ref 21/P/0236/OUT.</i></p>
<b>First assessed by WP</b>	December 2022
<b>NSC Interim Position</b>	I. Consented. Object to sites rejection as a reasonable alternative.
<b>WP Response</b>	<p>Site has been sold to St Modwen Homes, who are pursuing RM submission for the site. NSC planning register indicates the RM application was validated on 1<sup>st</sup> March 2022. The site is not owned by the applicant and is not for sale. <b>Therefore, the site is not reasonably available.</b></p> <p>The site has a valid outline planning permission for development thereby fails to meet reasonably available criteria of Policy CS3 which excludes sites with extant planning consents from the sequential test. <b>Therefore, the site is not reasonably available.</b></p>

	The reserved matters submission is for 98 dwellings is considerably more than scale of development at appeal site (up to 75) and exceeds the definition of similar development which has been defined as between 65 to 85 dwellings. The permitted scheme significantly exceeds the scale of development proposed; therefore, the extant outline consent is not for development of a similar scale. <b>Consequently, ST69 could not accommodate a similar form of development as the appeal proposal.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
		<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p> <p>Site has a valid planning permission.</p>	Does not meet the requirements of the proposed development.




# AS SITE ASSESSMENTS

## ASI: WOLVERSHILL STRATEGIC GROWTH AREA

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Banwell</p>
<p><b>Area of Flood Risk</b></p>	<p>Partially Flood Zone 3a</p>
<p><b>Site Size (ha)</b></p>	<p>138.4</p>
<p><b>NSC Allocation</b></p>	<p>Allocated as Strategic Growth Area (Policy LP1) in Draft Local Plan 2038</p>
<p><b>SHLAA Ref</b></p>	<p>HE20607, HE201016, HE20500, HE202000, HE201086, HE20592, HE20604</p>
<p><b>Number of Units</b></p>	<p>2,800 (draft local plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>The development will be phased in relation to the delivery of the Banwell Bypass. Estimated allocation in 2023 - 3-year lead in time from allocation. 240 units delivered in first 5 years, 532 units delivered in 6-10 years and 532 units delivered in 10+ years.</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>First assessed by WP</b></p>	<p>December 2022</p>
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>Site ASI and the smaller sites identified in the SHLAA included within its boundary are located in the open countryside under the adopted local plan. The development of this site or sites within it for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside, restricting new residential development in these locations to replacement dwellings, residential subdivision, and residential conversion. <b>Therefore, site ASI would not represent a sustainable location for the proposed development.</b></p>


	<p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site ASI as a strategic growth area aiming to deliver 2,800 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 240 units in the first 5 years allowing for a 3-year lead in time following adoption of the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in approximately 2027/28. <b>Therefore, ASI would not be delivered within the same timeframe as the proposed development.</b></p> <p>The draft Local Plan states that a single masterplan and supporting design codes will need to be prepared to guide the coordinated and comprehensive development of the site. A suitable phasing strategy will also be required. These requirements are outlined under draft Policy LPI. The proposed development is expected to commence on site in early 2025. This would not be achievable on the draft allocation site given the need for a site wide masterplan, which would require extensive consultation with landowners and their representatives. In addition to the master planning and design code requirements, the majority of the land within the site is reliant upon the Banwell Bypass coming forward, works are predicted to start on the bypass in early 2024. <b>Therefore, the site would not be reasonably available for the proposal at the time envisaged for the development.</b></p> <p>The site ASI and the land parcels within it are not being actively marketed by the owners. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.	Not owned by applicant or for sale.	Does not have development potential within the required timescale based on SHLAA 2022.
	Unsuitable location (Policy CS33).	Not publicly owned land that has been declared surplus and available for purchase.	

## AS2: LAND AT MEAD FARM

<b>Site Plan</b>	
<b>Settlement</b>	Sandford
<b>Area of Flood Risk</b>	Flood Zone 1
<b>Site Size (ha)</b>	2.28
<b>NSC Allocation</b>	Allocated in Draft Local Plan 2038
<b>Number of Units</b>	30 (SHLAA 2022 and draft Local Plan 2038)
<b>SHLAA Ref</b>	HE2075
<b>Delivery Timescale</b>	Estimated allocation in 2023 - 3-year lead in time from allocation and delivered in first 5 years of plan.
<b>Planning History</b>	N/A
<b>First assessed by WP</b>	Not previously assessed.
<b>NSC Interim Position</b>	5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.
<b>WP Response</b>	<p>Site AS2 is located in the countryside under the adopted local plan. The development of this site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside restricting new residential development in these locations to; replacement dwellings, residential subdivision, and residential conversion. <b>Therefore, site AS2 would not represent a sustainable location for the proposed development.</b></p> <p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sites which included sites which were able to accommodate 65 to 85 dwellings. This approach demonstrates an appropriate level of flexibility while maintaining a similar scale of development to the appeal proposal. The site AS2 has a capacity of 30 units as outlined in the 2022 SHLAA. The site capacity of 30 units falls outside the methodology of the sequential test. It is also acknowledged the site is adjacent to AS3 which has a site capacity of 23 units. Considering both sites together would equate to a site capacity of 53 dwellings. <b>Consequently, the approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The proposal on the appeal site is for a residential development up to 75 units which is characterised by a mix of housing types that are predominantly 2-storey in nature and provides substantial open space provision. The sequential test methodology sets the search parameters for the assessment to include sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a</p>


	<p>similar character and scale to the appeal proposal. Site AS2 is 2.28ha, to achieve a similar site density and open space provision the type of housing would be different in character to the appeal proposal. <b>Therefore, AS2 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022.</p>

## AS3: LAND WEST OF SANDFORD

<b>Site Plan</b>	
<b>Settlement</b>	Sandford
<b>Area of Flood Risk</b>	Flood Zone I
<b>Site Size (ha)</b>	0.64
<b>NSC Allocation</b>	Allocated in Draft Local Plan 2038
<b>SHLAA Ref</b>	HE201012
<b>Delivery Timescale</b>	Estimated allocation in 2023 - 3-year lead in time from allocation and delivered in first 5 years of plan.
<b>Number of Units</b>	23 (SHLAA 2022 and draft Local Plan 2038)
<b>Planning History</b>	N/A
<b>First assessed by WP</b>	Not previously assessed.
<b>NSC Interim Position</b>	5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.
<b>WP Response</b>	<p>Site AS3 is located in the countryside under the adopted local plan. The development of this site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside restricting new residential development in these locations to replacement dwellings, residential subdivision, and residential conversion. <b>Therefore, site AS3 would not represent a sustainable location for the proposed development.</b></p> <p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sites which included sites which were able to accommodate 65 to 85 dwellings. This approach demonstrates an appropriate level of flexibility while maintaining a similar scale of development to the appeal proposal. The site AS3 has a capacity of 23 units as outlined in the 2022 SHLAA and draft Local Plan 2038. The site capacity of 23 units falls outside the methodology of the sequential test. It is also acknowledged the site is adjacent to AS2 which has a site capacity of 30 units. Considering both sites together would equate to a site capacity of 53 dwellings. <b>Consequently, the approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The proposal on the appeal site is for a residential development up to 75 units which is characterised by a mix of housing types that are predominantly 2-storey in nature and provides substantial open space provision. The sequential test methodology sets the search parameters for the assessment to include sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a similar character and scale to the appeal proposal. Site AS3 is 0.64ha, to achieve a</p>

	<p>similar site density and open space provision the type of housing would be significantly different in character to the appeal proposal and likely to be considered inappropriate in planning terms as it would not be able to achieve the adopted design standards relying heavily upon flatted residential development. <b>Therefore, AS3 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site AS3 as a residential allocation for 23 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 23 units in the first 5 years allowing for a 3-year lead in time following adoption of the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will now be adopted at the earliest in Autumn 2024. If the site was included in the plan, it is likely development would commence on site in 2027/28 with a similar size development to the appeal site being delivered in 2028/29. <b>Therefore, AS3 would not be delivered within the same timeframe as the proposed development.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<p><b>PPG</b></p> <p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022.</p>


## AS4: WEST OF HILL ROAD, WINSCOMBE

<p><b>Site plan</b></p>		
<p><b>Settlement</b></p>	<p>Winscombe</p>	
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone I</p>	
<p><b>Site Size (ha)</b></p>	<p>0.96</p>	
<p><b>NSC Allocation</b></p>	<p>Allocated in Draft Local Plan 2038</p>	
<p><b>SHLAA Ref</b></p>	<p>HE2076</p>	
<p><b>Number of Units</b></p>	<p>32 (SHLAA 2022) 30 (draft Local Plan 2038)</p>	
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation and delivered in first 5 years of plan.</p>	
<p><b>Planning History</b></p>	<p>N/A</p>	
<p><b>First assessed by WP</b></p>	<p>Not previously assessed.</p>	
<p><b>NSC Interim Position</b></p>	<p>5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>Site AS4 is located in the countryside under the adopted local plan. The development of this site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS33: Infill villages, smaller settlements, and countryside, does not allow large scale residential development in the countryside restricting new residential development in these locations to replacement dwellings, residential subdivision, and residential conversion.</p> <p><b>Therefore, AS4 would not represent a suitable location for the type of development proposed.</b></p> <p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sites which included sites which were able to accommodate 65 to 85 dwellings. This approach demonstrates an appropriate level of flexibility while maintaining a similar scale of development to the appeal proposal. The site AS4 has a capacity of 32 units as outlined in the 2022 SHLAA and 30 units in the draft Local Plan 2038. The site capacity of 30 or 32 units falls outside the methodology of the sequential test.</p> <p><b>Consequently, the approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The proposal on the appeal site is for a residential development up to 75 units which is characterised by a mix of housing types that are predominantly 2-storey in nature and provides substantial open space provision. The sequential test</p>	


	<p>methodology sets the search parameters for the assessment to include sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a similar character and scale to the appeal proposal. Site AS4 is 0.96ha, to achieve a similar site density and open space provision the type of housing would be significantly different in character to the appeal proposal and likely to be considered inappropriate in planning terms as it would not be able to achieve the adopted design standards relying heavily upon flatted residential development. <b>Therefore, AS4 could not accommodate a similar form of development as the appeal proposal.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site AS4 as a residential allocation for 30 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 32 units in the first 5 years allowing for a 3-year lead in time following adoption of the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in approximately 2027/28. <b>Therefore, AS4 would not be delivered within the same timeframe as the proposed development.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<p><b>PPG</b></p> <p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p><b>NSC Core Strategy</b></p> <p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p><b>NSC Advice Note</b></p> <p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022.</p>



## AS5: LAND EAST OF LADYMEAD LANE


<b>Site Plan</b>			
<b>Settlement</b>	Churchill		
<b>Area of Flood Risk</b>	Flood Zone 1		
<b>Site Size (ha)</b>	2.85		
<b>NSC Allocation</b>	Allocated in Draft Local Plan 2038		
<b>SHLAA Ref</b>	HE2023		
<b>Number of Units</b>	90 (SHLAA 2022) 70 (draft Local Plan 2038)		
<b>Delivery Timescale</b>	Delivered in first 5 years of local plan 2038		
<b>Planning History</b>	N/A		
<b>First assessed by WP</b>	Not previously assessed.		
<b>NSC Interim Position</b>	5. Potential in SHLAA, not in conformity with current Development Plan but proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.		
<b>WP Response</b>	<p>Development of the site for 75 dwellings would not be in conformity with the Development Plan. Policy CS32 would apply which requires sites outside settlement boundaries proposing more than about 25 dwellings to be brought forward as allocations.</p> <p><b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>The draft LP identifies the site for 70 units and requires the site and adjacent sites (Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane) to be master planned and to consider cumulative traffic impact and access arrangements. Master planning exercise would be prior to preparation and submission of planning application(s).</p> <p>Given master planning requirements in addition to expected timescales for Local Plan, it is not realistic to consider the site to be available to be developed by end 2024. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.  Unsuitable location (Policy CS32).	Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not have development potential within the required timescale based on SHLAA 2022.

## AS6: NORTH AND SOUTH OF YOUNGWOOD LANE

<b>Site Plan</b>	
<b>Settlement</b>	Nailsea
<b>Area of Flood Risk</b>	Flood Zone 1
<b>Site Size (ha)</b>	16.1
<b>NSC Allocation Status</b>	Allocated in Draft Local Plan 2038
<b>SHLAA Ref</b>	HE20612
<b>Planning History</b>	N/A
<b>Number of Units</b>	316 (SHLAA 2022) (600 in draft Local Plan 2038 under larger allocation)
<b>Delivery Timescale</b>	Estimated allocation in 2023 - 3-year lead in time from allocation. 110 units delivered in first 5 years and 206 units delivered in years 6-10 of local plan 2038.
<b>First assessed by WP</b>	Not previously assessed.
<b>NSC Interim Position</b>	3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.
<b>WP Response</b>	<p>The majority of the Site is disconnected from the settlement boundary of Nailsea. However, part of the site adjoins the settlement boundary of Nailsea to the North East. Policy CS31 of the adopted Local Plan applies which requires developments in excess of about 50 dwellings to be brought forward as allocations.</p> <p><b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>This draft allocation is on the edge of Nailsea, with only a small parcel of land connected to the existing settlement boundary. None of the land adjacent to the settlement abuts the public highway. The only access apparent at present would be via an agricultural access to the south of Sedgemoor Close which would not be capable of accommodating the proposal. As such, this draft allocation would likely have to come forward as part of the wider proposals for the development of south Nailsea.</p> <p>The draft Local Plan identifies the site as part of larger site known as 'land south of Nailsea' for 600 dwellings. Proposed timetable for Local Plan adoption is unclear but there is no realistic likelihood of Local Plan adoption and planning application submission and approval by autumn of 2024. <b>Therefore, the site is not available to be developed at the point in time envisaged for the development.</b></p>
<b>Conclusion</b>	Site discounted.


<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS31).</p>	<p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not have development potential within the required timescale based on SHLAA 2022.</p>

## AS7: GROVE FARM, BACKWELL

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Backwell</p>
<p><b>Area of Flood Risk</b></p>	<p>Partially within Flood Zone 2</p>
<p><b>Site Size (ha)</b></p>	<p>42.67</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in Draft Local Plan 2038</p>
<p><b>SHLAA Reference</b></p>	<p>HE20595</p>
<p><b>Planning History</b></p>	<p>N/A</p>
<p><b>Number of Units</b></p>	<p>475 (SHLAA 2022) 600 (draft Local Plan 2038)</p>
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 5-year lead in time from allocation. 238 units delivered in years 6-10 and 238 units delivered in years 10+ of local plan 2038.</p>
<p><b>First assessed by WP</b></p>	<p>Not previously assessed.</p>
<p><b>NSC Interim Position</b></p>	<p>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The majority of Site AS7 is located in the countryside under the adopted local plan. The development of this area of the site for a residential development of similar density (65-85 dwellings) would be considered inappropriate based on the adopted local plan. Policy CS32 requires developments in excess of about 25 dwellings to be brought forward as allocations. This results in a development that would not represent a similar scale to the appeal proposal on the appeal site. <b>Therefore, the site is not suitable for the type of development proposed under this appeal.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site AS7 as a residential allocation for 600 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 238 units in the years 6-10 following adoption of the plan accounting for a 5-year lead in time following allocation in the new local plan. At the time, the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in</p>


	approximately 2029/30. <b>Therefore, AS7 would not be delivered within the same timeframe as the proposed development.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.  Unsuitable location (Policy CS32).	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Cannot accommodate the requirements of the proposed development.  Does not have development potential within the required timescale based on SHLAA 2022.

## AS8: GREENHILL RD, SANDFORD

<b>Site Plan</b>		
<b>Settlement</b>	Sandford	
<b>Area of Flood Risk</b>	Flood Zone 1	
<b>Site Size (ha)</b>	2.4	
<b>NSC Allocation</b>	Not allocated	
<b>SHLAA Ref</b>	N/A	
<b>Planning History</b>	<p>Planning Permission: 22/P/0227/OUT, Awaiting decision.</p> <p>Outline planning application with all matters reserved, except access, for demolition of existing structures on site (75 Greenhill Road) and subsequent residential led mixed-use development comprising of up to 49no. residential dwellings (Class C3) and a change of use of land for education use (Use Class F1), along with associated infrastructure and works including landscaping, servicing, parking, new accesses, and a new access road.</p>	
<b>Number of Units</b>	49 (planning application 22/P/0227/OUT)	
<b>Delivery Timescale</b>	Not known	
<b>First assessed by WP</b>	Not previously assessed.	
<b>NSC Interim Position</b>	1. Consented. Object to sites rejection as a reasonable alternative.	
<b>WP Response</b>	<p>Site AS8 is not allocated in the adopted Local Plan. The site adjoins the residential boundary of Sandford. Policy CS33 - Infill villages, smaller settlements and countryside confirms residential development outside the settlement boundaries of infill villages would not be appropriate. <b>The development of the site for residential would not be considered an appropriate form of development under the current adopted plan.</b></p> <p>It is noted that the Council are currently considering an outline application for 49 units (22/P/0227/OUT refers). Based on the NSC interim position it is assumed the Council are minded to approve the application. Although the proposal is considered contrary to Policy CS33, the development if approved is for 49 units. The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters outlined in the sequential test methodology. This included limiting the site search to sites which could accommodate 65 to 85 dwellings. This is considered to represent a similar scale of development to the appeal proposal. The development of 49 units on the site falls outside the scope for the sequential test. <b>Consequently, the Site AS8 is not considered to be similar in scale to the appeal proposal.</b></p> <p>We understand that the site is not being actively marketed by the owner. <b>Consequently, the site is not considered to be reasonably available.</b></p>	
<b>Conclusion</b>	Site discounted.	

<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Unsuitable location (Policy CS33).</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022.</p>


## AS9: LAND WEST OF TRENCHARD ROAD

<p><b>Site Plan</b></p>	
<p><b>Settlement</b></p>	<p>Locking</p>
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>
<p><b>Site Size (ha)</b></p>	<p>6.10</p>
<p><b>NSC Allocation</b></p>	<p>Allocated in draft Local Plan 2038 (partial allocation of north western corner under Parklands Village, former RAF Locking allocation)</p>
<p><b>SHLAA Ref</b></p>	<p>N/A</p>
<p><b>Planning History</b></p>	<p>Planning Permission: 18/P/3038/OUT, Granted 09/11/2020.  <i>Outline application for the erection of up to 75 dwellings with provision of access, drainage, landscape bunds and other ancillary works. Matters of appearance, landscaping, layout, and scale are reserved for subsequent approval. This application is accompanied by an Environmental Statement.</i></p> <p>Planning Permission: 22/P/1860/RM, Awaiting decision.  <i>Reserved matters application for approval of layout, scale, appearance, and landscaping for the erection of 74no. dwellings, pursuant to outline planning permission 18/P/3038/OUT</i></p>
<p><b>Number of Units</b></p>	<p>75 (extant consent 18/P/3038/OUT)</p>
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021:          2023/2024 - 25 units;          2024/25 - 25 units;          2025/26 - 25 units</p>
<p><b>First assessed by WP</b></p>	<p>May 2022 (as Land off Knightcott Road, Weston-super-Mare, BS29 6HE)</p>
<p><b>NSC Interim Position</b></p>	<p>I. Consented. Object to sites rejection as a reasonable alternative.</p>
<p><b>WP Response</b></p>	<p>The site benefits from an extant planning consent for 75 units following a recent approval (18/P/3038/OUT refers) in November 2020. The site is being actively progressed by Barratt / David Wilson Homes as evidenced by the recent reserved matters application which is currently under consideration by the LPA (22/P/1860/RM refers) for 74 units. In addition, the site is not being actively marketed by the owner, further indicating they are bringing the site forward themselves. <b>Therefore, the site is not reasonably available to the applicant.</b></p> <p>The site is not owned by the applicant and is not for sale. <b>Site therefore does not meet ‘reasonably available’ criteria of Policy CS3</b></p>




	Site has a valid outline planning permission for development (of similar character and scale and which is likely to be implemented) - thereby fails to meet 'reasonably available' criteria of Policy CS3. <b>Therefore, the site is not reasonably available to the applicant.</b>		
<b>Conclusion</b>	Site discounted.		
Grounds for discounting	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	No reasonable prospect that the site is available.	Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.  Site has a valid planning permission.	

## AS10: PUDDING PIE LANE (WEST), CHURCHILL

<p><b>Site Plan</b></p>		
<p><b>Settlement</b></p>	<p>Churchill</p>	
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>	
<p><b>Site Size (ha)</b></p>	<p>1.42</p>	
<p><b>Allocation Status</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026. Allocation in draft Local Plan 2038.</p>	
<p><b>Number of Units</b></p>	<p>35 (SAP, lapsed consent 15/P/2521/O and draft Local Plan 2038)</p>	
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 35 in 2025/26</p>	
<p><b>Planning History</b></p>	<p>Planning Permission: 15/P/2521/O Granted: 09/01/2018. <i>Outline application with all matters reserved except access for up to 35 dwellings with associated access, parking, hard/soft landscaping and open space, drainage and infrastructure</i></p>	
<p><b>First assessed by WP</b></p>	<p>Not assessed.</p>	
<p><b>NSC Interim Position</b></p>	<p>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>Development of the site for 75 dwellings would not be in conformity with the Development Plan. Policy CS32 would apply which requires sites outside settlement boundaries proposing more than about 25 dwellings to be brought forward as allocations. <b>Therefore, the site is not suitable for the type of development proposed.</b></p> <p>The draft LP identifies the site for 35 units and requires the site and adjacent sites (Land East of Ladymead Lane, Land North of Pudding Pie Lane, Pudding Pie Lane (West) and Land South of Jubilee Lane) to be master planned and to consider cumulative traffic impact and access arrangements. Master planning exercise would be prior to preparation and submission of planning application(s).</p> <p>Given master planning requirements in addition to expected timescales for Local Plan, it is not realistic to consider the site to be available to be developed by end 2024. <b>Therefore, the site is not reasonably available.</b></p> <p>Outline planning permission was granted in January 2018 (ref: 15/P/2521/O) for 35 dwellings. The permission required the submission of Reserved Matters within three years of the grant of permission, however there is no evidence of the submission of a Reserved Matters application coming forward. Therefore, the outline planning permission has expired. Given that the site has had an allocation and planning permission but has not been built out, this raises concerns regarding deliverability of</p>	


	the site within the timeframe for the appeal proposal. <b>Therefore, ASI0 would not be delivered within the same timeframe as the proposed development.</b>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	Not available at point in time.  Unsuitable location (Policy CS32).	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.  Not publicly owned land that has been declared surplus and available for purchase.	Does not meet the requirements of the proposed development.

ASI I: WESTON COLLEGE SITE, SOMERSET SQUARE, NAILSEA

<p><b>Site Plan</b></p>			
<p><b>Settlement</b></p>	<p>Nailsea</p>		
<p><b>Area of Flood Risk</b></p>	<p>Flood Zone 1</p>		
<p><b>Site Size (ha)</b></p>	<p>0.14</p>		
<p><b>NSC Allocation</b></p>	<p>Allocated in the Sites and Policies Plan: Part 2 - Site Allocations Plan 2006-2026 Allocated in Draft Local Plan 2038</p>		
<p><b>SHLAA Ref</b></p>	<p>N/A</p>		
<p><b>Number of Units</b></p>	<p>28 (SAP and draft Local Plan 2038)</p>		
<p><b>Delivery Timescale</b></p>	<p>Housing trajectory April 2021: 2025/26 - 28 units</p>		
<p><b>Planning History</b></p>	<p>N/A</p>		
<p><b>First assessed by WP</b></p>	<p>Not assessed.</p>		
<p><b>NSC Interim Position</b></p>	<p>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan. Object to sites rejection as a reasonable alternative.</p>		
<p><b>WP Response</b></p>	<p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters for sites which included sites which were able to accommodate 65 to 85 dwellings. This approach demonstrates an appropriate level of flexibility while maintaining a similar scale of development to the appeal proposal. The site ASI I has a site capacity of 28 units in the adopted and draft local plan. The site capacity of 28 units falls outside the methodology of the sequential test. <b>Consequently, the approved development is not considered to be similar in scale to the appeal proposal.</b></p> <p>The proposal on the appeal site is for a residential development up to 75 units which is characterised by a mix of housing types that are predominantly 2-storey in nature and benefits from substantial open space provision. The sequential test methodology sets the search parameters for the assessment to include sites between 3 to 6 hectares. This ensures identified sites can deliver a development of a similar character and scale to the appeal proposal. Site ASI I is 0.14ha, to achieve a similar site density, the type of housing would be significantly different in character to the appeal proposal and likely to be considered inappropriate in planning terms as it would not be able to achieve the adopted design standards. <b>Therefore, ASI I could not accommodate a similar form of development as the appeal proposal.</b></p>		
<p><b>Conclusion</b></p>	<p>Site discounted.</p>		
<p><b>PPG</b></p>	<p></p>	<p><b>NSC Core Strategy</b></p>	<p><b>NSC Advice Note</b></p>

<b>Grounds for Dismissal</b>	Not suitable for type of development.	Cannot accommodate the requirements of the proposed development.  Not owned by applicant or for sale.	Does not meet the requirements of the proposed development.
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## AS12: ELM GROVE NURSERY, LOCKING

<p><b>Site Plan</b></p>		
<p><b>Settlement</b></p>	<p>Locking</p>	
<p><b>Area of Flood Risk</b></p>	<p>Partially Flood Zone 3a</p>	
<p><b>Site Size (ha)</b></p>	<p>6.65</p>	
<p><b>NSC Allocation</b></p>	<p>Allocated in Draft Local Plan 2038</p>	
<p><b>SHLAA Ref</b></p>	<p>HE207</p>	
<p><b>Number of Units</b></p>	<p>65 (SHLAA 2022) 50 (draft Local Plan 2038)</p>	
<p><b>Delivery Timescale</b></p>	<p>Estimated allocation in 2023 - 3-year lead in time from allocation and delivered in first 5 years of plan.</p>	
<p><b>Planning History</b></p>	<p>N/A</p>	
<p><b>First assessed by WP</b></p>	<p>Not previously assessed.</p>	
<p><b>NSC Interim Position</b></p>	<p>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan Object to sites rejection as a reasonable alternative.</p>	
<p><b>WP Response</b></p>	<p>The methodology for the sequential test allowed for a flexible approach to the scale of development. This is demonstrated through the broad search parameters outlined in the sequential test methodology. This included limiting the site search to sites which could accommodate 65 to 85 dwellings. This is considered to represent a similar scale of development to the appeal proposal. The site AS12 was considered to have a site capacity of 65 units under the 2022 SHLAA which would bring the site within the sequential test threshold. However, the site is proposed to be allocated for 50 units in the draft local plan. The reduction in site capacity reflects a reduced sized allocation to the original submission due to impact the western part of the site would have on the wider area and to avoid flood zone 3a. The site has been reduced to approximately 2ha in the draft local plan. The site capacity of 50 units falls outside the scope for the sequential test. <b>Consequently, the Site AS12 is not considered to be similar in scale to the appeal proposal.</b></p> <p>The site was submitted under the 2022 SHLAA and identified as having potential to be allocated in the new Local Plan 2038. The draft Local Plan 2038 has proposed to allocate site AS12 as a residential allocation for 50 dwellings. In terms of delivery, the SHLAA estimated the site would deliver 50 units in the first 5 years following adoption of the plan accounting for a 3-year lead in time from allocation in the new local plan. At the time the SHLAA was published, adoption of the new plan was expected in 2023. It is anticipated the plan will unlikely be adopted in 2023. Based on the uncertainty regarding the adoption date and if the site was included in the final version of the local plan, commencement on site would realistically be in</p>	

	<p>approximately 2027/28. <b>Therefore, AS12 would not be delivered within the same timeframe as the proposed development under this appeal.</b></p> <p>We understand that the site AS12 is not being actively marketed by the owner. <b>Therefore, the site is not reasonably available.</b></p>		
<b>Conclusion</b>	Site discounted.		
<b>Grounds for Dismissal</b>	<b>PPG</b>	<b>NSC Core Strategy</b>	<b>NSC Advice Note</b>
	<p>Not available at point in time.</p> <p>Not suitable for type of development.</p>	<p>Cannot accommodate the requirements of the proposed development.</p> <p>Not owned by applicant or for sale.</p> <p>Not publicly owned land that has been declared surplus and available for purchase.</p>	<p>Does not meet the requirements of the proposed development.</p> <p>Does not have development potential within the required timescale based on SHLAA 2022 and site assessment (supporting evidence).</p>

