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**WALSINGHAM PLANNING**

SPECIALIST PLANNING & DEVELOPMENT CONSULTANTS

## Sequential Test

Land at Lynchmead Farm  
Weston-super-Mare, North Somerset

On behalf of Mead Realisations Ltd.

DECEMBER 2022

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## APPENDICES

APPENDIX 1 – SEQUENTIAL TEST OF SITES IN WESTON-SUPER-MARE

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# I INTRODUCTION

I.1 This Sequential Test has been prepared by Walsingham Planning (WP), on behalf of Mead Realisations Ltd (the Appellant), to support a planning appeal relating to residential development for up to 75 dwellings at Land at Lynchmead Farm, Weston-super-Mare (the appeal site).

I.2 The appeal proposals were submitted in outline with all matters reserved for future consideration (save for access) and were validated by North Somerset Council (the LPA) under Reference 20/P/1579/OUT. The description of development was as follows:

*“Outline planning application for a residential development of up to 75no. dwellings and associated infrastructure, with access for approval and appearance, scale, layout and landscaping reserved for subsequent approval”*

I.3 The Appellant’s Flood Risk Assessment submitted with the original application identifies that the appeal site is located in Flood Zone 3a. As the site lies within an area identified as being at possible risk of flooding a sequential test is required in accordance with local policy and national guidance, to test the site against known alternatives.

I.4 The following documents were prepared during the course of the original application and are available to view in the appeal documentation:

1. Original Sequential Test Report (June 2020) – Considered sites in Weston-super-Mare in accordance with the LPA’s pre-application advice and Policy CS3.
2. Sequential Test Addendum (April 2021) – Included additional justification for search area and considered additional sites in Weston-super-Mare based on the guidance in the LPA’s Development Management Advice Note (November 2019).
3. Sequential Test Addendum (July 2021) – Provided a district-wide assessment of sites as requested by the LPA.
4. Additional Site Specific Comments (December 2021) – Included clarification and further examination of specific sites in response to LPA comments regarding reasons for discounting sites.

5. Additional Site Assessments 2022 SHLAA (May 2022) – Provided an assessment of additional sites not previously assessed in the LPA’s updated SHLAA (January 2022) published alongside the preferred options Local Plan consultation in March 2022.

I.5 The Sequential Test which accompanied the original planning application dated June 2020 (and the subsequent Addendum dated April 2021) was prepared in line with the advice provided by the LPA at the pre-application stage and confirmed there are no reasonably available sites at a lower risk of flooding in WSM.

I.6 Subsequently, during the course of the application 20/P/1579/OUT, the LPA advised that the appellant was required to undertake a district-wide sequential test. The district-wide assessment (dated July 2021) and additional site specific comments (dated December 2021) were submitted to the LPA on 26 July 2021 and 14 December 2021 respectively, concluded that there were no reasonably available sites at a lower risk of flooding. The LPA did not contest the conclusions.

I.7 Further site assessment was then provided at the LPA’s request, following publication of the NSC SHLAA in January 2022. The LPA did not agree with the appellant’s findings in relation to the assessment of the additional sites set out in the SHLAA.

I.8 The appeal application was refused by North Somerset Council on 9 July 2022.

I.9 The decision notice lists the reasons for refusal of planning application 20/P/1579/OUT. Reason I refers to the flood risk sequential test, as follows:

I. Housing development should only be permitted in a 'High Probability' (3a) floodplain when it is necessary, and where it has been demonstrated through a flood risk sequential test that there are no 'reasonably available' sites in areas with a lower flood risk where the development can be provided. The Council consider that the applicant's Flood Risk Sequential Test fails to demonstrate this, and the proposed development is therefore unnecessary in a "High Probability" floodplain, which is contrary to Policy CS3 of the North Somerset Local Plan, paragraphs 159, 162 and 163 of the National Planning Policy Framework.

I.10 The purpose of this current Sequential Test is to re-examine and refresh the site assessment evidence previously undertaken, including having regard to updated national guidance set out within National Planning Practice Guidance (PPG) published on 25 August 2022.

I.11 Overall this report provides:

- An overview of the site
- A description of the proposed development
- Summary of relevant planning policy and guidance
- The sequential testing of the site (including the methodology applied)
- Overall conclusion

I.12 This report should be read alongside the Flood Risk Assessment (FRA) prepared by Vectos dated July 2019 which supported the original application and the following documents which accompany the appeal:

- Planning Statement of Case (SoC)
- Sequential Test SoC
- Flood Risk and Surface Water Drainage SoC
- Draft Statement of Common Ground (SoCG)

## 2 OVERVIEW

### (A) THE SITE

- 2.2 The appeal site comprises of undeveloped land extending to an area of approximately 4.99 hectares to the North-East of Weston-super-Mare (GR: Easting 335833, Northing 164349).
- 2.3 The site boundary is lined with hedgerow and trees to the North, East and West which leads to more agricultural fields. Ebdon Road is located on the Southern boundary of the site, separating the site from the existing residential development.
- 2.4 As set out in the appellant's FRA the appeal site is located within Flood Zone 3a, however, the site is located in an area that benefits from flood defences.

### (B) PLANNING BACKGROUND

- 2.5 The appellant had been promoting the site through the Joint Strategic Plan (JSP) and is currently promoting the site through the emerging North Somerset Local Plan 2038. The appellant also engaged in pre-application discussions with the LPA in 2018, in relation to a larger area than the appeal site that included additional land further north.

#### **Pre-application Advice**

- 2.6 A formal advice letter dated 19 January 2018 was originally received from the LPA on 23 January 2018 (LPA Ref: 17/P/5072/PRE). A meeting was held with a representative of the Planning Department on the 21 February 2018 and an updated formal advice letter (version 2) was provided on 23 March 2018. In terms of the Sequential Test, the updated advice letter states:

*“The site is located within a high-risk flood zone (zone 3a). The principal way to manage flood risk is to avoid locating development within areas at risk of flooding. To encourage developers to avoid flood risk areas, Government policy set out in the National Planning Policy Framework and related guidance, requires that a Sequential Test and Exception Test are passed before planning permission is granted for a new dwelling in flood zone 3a.”*

- 2.7 The updated advice letter also confirmed that the proposals comply with Policy CS28 which allows development proposals of up to 75 dwellings adjoining the settlement boundary of

Weston-super-Mare, subject to addressing the detailed policy criteria. The LPA pre-application advice letter says:

*“The site is adjacent to the settlement boundary for Weston-super-Mare and the proposal is not larger than 75 dwellings. Therefore the proposal is compliant with Policy CS28 provided that the detailed criteria set out in that policy are met”*

## **SHLAA**

- 2.8 The LPA’s SHLAA Second Interim Report published in April 2021 (Ref: HE20493), includes an assessment of a site known as Land to north of Wick St Lawrence and comprising 21.99 hectares. This site includes the appeal site and additional land to the north of the appeal site. The SHLAA report assessed the site to have “no primary constraints” and “secondary constraints” comprising the site’s location in Flood Zone 3a and “part Priority Habitat”. The site was discounted in the SHLAA Second Interim Report “*through Broad Location assessment*”, having concluded that the larger site was “*unlikely to pass Sequential Test given availability of alternative land*” (NSC SHLAA Wider Area Schedule).
- 2.9 The site assessed in the SHLAA 2021 had also previously been identified in the LPA’s SHLAA 2018 (as unlikely) and SHLAA 2014 (as a potential site for residential or employment development).
- 2.10 Further information on the planning background is provided by the Planning Statement submitted with the original application and the Planning SoC which accompanies the appeal submission.

## **(C) FLOOD RISK**

- 2.11 The FRA prepared by Vectos which accompanied the original planning application identifies the following flood risk characteristics are relevant to the site:
- The site is located in the defended tidal Flood Zone 3a.
  - The majority of the site is unaffected by surface water flooding, and the risk of surface water flooding is defined as “very low”. However, some minor areas are susceptible to a greater risk from this source of flooding, including the local rhyne network.
  - All other sources of flood risk have been assessed to be low.

- An attenuation-led surface water drainage strategy has been proposed to manage the impact of the development on surface water runoff.
- The surface water drainage strategy has been designed to accommodate a 1 in 100-year rainfall event including climate change (40% increase in peak rainfall intensity) and has been based on the principles of Sustainable Drainage Systems (SUDS).

2.12 Further data obtained from the EA prior to the appeal submission confirms that the site is not subject to flood risk in a breach scenario. Consequently, based on the information available, the residual tidal flood risk at the site relates to overtopping only (in a climate change scenario).

2.13 Further information on the flood risk characteristics of the site is provided by the FRA submitted with the original application and the Flood Risk and Surface Water Drainage SoC which accompanies the appeal submission.

#### (D) PROPOSED DEVELOPMENT

2.14 The proposals seek outline planning permission for up to 75 dwellings and associated infrastructure. All matters are reserved for future consideration with the exception of access. The original application was supported by an Illustrative Masterplan which shows how a scheme of up to 75 dwellings could be accommodated.

2.15 There are two main vehicular accesses to the appeal site proposed off Ebdon Road on the southern boundary. These accesses are designed in accordance with relevant standards and traffic speeds.

2.16 The Illustrative Masterplan includes 6m maintenance strips and ecological buffers abutting each rhyne. The Illustrative Masterplan also includes areas of open space, additional planting and a potential area for SUDs.

2.17 Further information can be found in the Planning Statement and Planning SoC.



### 3 NATIONAL & LOCAL GUIDANCE

#### (A) NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

##### 3.2 Paragraph 159 of the Framework states that:

*“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*

##### 3.3 Paragraph 162 outlines the aim of the sequential test. It states:

*“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.”*

##### 3.4 Paragraph 163 relates to the exception test. It states:

*“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.”*

#### (B) NATIONAL PLANNING PRACTICE GUIDANCE (PPG)

3.5 The PPG includes a section on flooding and coastal change in the planning process which ‘Advises how to take account of and address the risks associated with flooding and coastal change in the planning process’ and was recently updated on the 25<sup>th</sup> of August 2022.

3.6 In relation to how the sequential test can be applied to the location of development the PPG states the following:

*“The Sequential Test ensures that a sequential, risk-based approach is followed to steer new development to areas with the lowest risk of flooding, taking all sources of flood risk and*

climate change into account. Where it is not possible to locate development in low-risk areas, the Sequential Test should go on to compare reasonably available sites:

- Within medium risk areas; and
- Then, only where there are no reasonably available sites in low and medium risk areas, within high-risk areas.

Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain. Climate change will also impact upon the level of protection infrastructure will offer throughout the lifetime of development. The Sequential Test should then consider the spatial variation of risk within medium and then high flood risk areas to identify the lowest risk sites in these areas, ignoring the presence of flood risk management infrastructure.

It may then be appropriate to consider the role of flood risk management infrastructure in the variation of risk within high and medium flood risk areas. In doing so, information such as flood depth, velocity, hazard and speed-of-onset in the event of flood risk management infrastructure exceedance and/or failure, should be considered as appropriate. Information on the probability of flood defence failure is unsuitable for planning purposes given the substantial uncertainties involved in such long-term predictions.”

(Paragraph: 024 Reference ID: 7-024-20220825)

### 3.7 The PPG also provides clarity on the definition of ‘reasonably available sites:

“Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.

These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered ‘reasonably available’.

The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications.”

(Paragraph: 028 Reference ID: 7-028-20220825)

## (C) LOCAL POLICY AND GUIDANCE

### **Core Strategy**

#### 3.8 Policy CS3 of the LPA's adopted Core Strategy states:

1. *The area of search for alternative sites will be North Somerset-wide unless:*

- *It can be demonstrated with evidence that there is a specific need within a specific area; or*
- *The site is located within the settlement boundaries of Weston (including the new development areas), Clevedon, Nailsea and Portishead, where the area of search will be limited to the town within which the site is located.*

*Other Local Development Documents may define more specific requirements.*

2. *A site is considered to be 'reasonably available' if all of the following criteria are met:*

- *The site is within the agreed area of search.*
- *The site can accommodate the requirements of the proposed development.*
- *The site is either:*
  - a. *owned by the applicant;*
  - b. *for sale at a fair market value; or*
  - c. *is publicly owned land that has been formally declared to be surplus and available for purchase by private treaty.*

### **North Somerset Local Plan 2038 (Emerging)**

#### 3.9 North Somerset Council are currently preparing a new Local Plan and carried out consultation on the Preferred Options Plan in March and April 2022. Policy DP9 relates to Flood Risk and states:

*"All development must consider its vulnerability to flooding, taking account of all sources of flood risk and the impacts of climate change, up to 100 years ahead on residential or mixed use sites and 60 years ahead on non-residential sites.*

*Applying the Sequential Test where required, proposals for development must seek to avoid development in areas at risk of flooding unless for compatible uses in line with national policy.*

*Where required, the Exception Test will also be applicable. Flood resilient construction should be utilised to manage any residual risk.*

*Where either of these tests are required, development will only be permitted where it is demonstrated with clear evidence submitted with the planning application, that the tests are satisfied. The search for alternative sites should not necessarily be restricted to sites only capable of accommodating the proposed scale of development, and opportunities to provide development on more than one, sequentially preferable site should be explored.”*

**North Somerset Development Management Advice Note, Development and flood risk issues (November 2019)**

3.10 The LPA’s Development Management Advice Note on development and flood risk issues (November 2019) was published following the adoption of the Core Strategy. The advice note does not form part of the Development Plan.

3.11 On page 5 of the advice note it states:

*“The area of search for alternative sites will be North Somerset-wide unless:*

*It can be demonstrated with evidence that there is a specific need within a specific area. To avoid delay it is recommended that applicants contact the council early in the process to discuss the area of search and evidence of need. A development that includes a mix of uses may need to apply the Sequential Test using different areas of search for the different uses. For the test to be passed, each use within the proposal must pass.”*

3.12 The Advice Note also provides guidance on what is meant by a reasonably available site. On page 6 it states:

*“A site is considered to be “reasonably available” if all of the following criteria are met:*

- The site is within the agreed area of search.*
- The site can accommodate the requirements of the proposed development. Applicants should consider the potential for splitting the development over more than one site. This will be particularly relevant to sites for housing.*

- *The site is either:*
  - *the subject of a valid planning permission for development of a similar character and scale; or*
  - *identified as having development potential within the required timescale, either in the SHLAA or in a Local Plan policy or supporting evidence; or*
  - *in the case of small sites, for sale and not subject to known planning constraints.”*

## **4 THE SEQUENTIAL TEST**

### **Development Description and Location**

- 4.1 The development description and location of the appeal site is set out in Section 2 of this document.
- 4.2 The proposal is for a residential development which is classified within NPPF Annex 3: “Flood risk vulnerability classification” as being ‘More Vulnerable’.
- 4.3 The site’s location within Flood Zone 3a, for a development of ‘more vulnerable’ uses established the need for a sequential test to be undertaken.

### **Definition of the Flood Hazard**

- 4.4 Information relating to the sources of flooding, how flooding would occur and existing surface water drainage arrangements for the site is summarised at Section 2 of this document and is set out in full by the FRA submitted with the original planning application and the flood risk and surface water SoC.

### **Probability**

- 4.5 As set out in the FRA, the site is within Flood Zone 3a with a 0.5% or greater annual probability of sea flooding (i.e. a 1 in 200-year flood).

### **Climate Change**

- 4.6 The flood risk probability identified at the site, as assessed within the FRA has fully considered the likely effects of climate change.

### **The Location of Development and Alternatives Considered**

- 4.7 It is recognised that the aim of the sequential test is to steer development into areas with the lowest risk of flooding. Therefore, it is necessary to consider alternative sites in the relevant geographical area.
- 4.8 This updated Sequential Test follows the same approach as the previous work undertaken. It assesses other sites using WSM as the relevant search area in line with the advice provided by the LPA at the pre-application stage, and it also assesses sites in the rest of the North Somerset administrative area.

- 4.9 Whilst the PPG is clear that “*The absence of a 5-year land supply is not a relevant consideration for the sequential test for individual applications*” it does not preclude having regard to housing need for an area and in particular need during the timeframe for a development. The revised methodology in relation to the availability of sites considers whether alternative sites are available at the point in time envisaged for the proposed development.
- 4.10 The previous methodology agreed with the LPA in relation to the assessment of sites in lower flood risk areas was informed by Policy CS3 and the LPA’s Development Management Advice Note (dated November 2019). This is set out below:
- Sites subject of a valid planning permission for development of a similar character and scale (between 65-85 dwellings, between 3-6 hectares or smaller sites adjacent to each other which could accommodate a similar level of housing development).
  - Sites allocated in the Site Allocations Plan which could potentially be reasonably available and appropriate for the proposed development.
  - Sites identified as having development potential in the SHLAA (January 2022) which could potentially be reasonably available and appropriate for the proposed development.
  - A site (or combination of sites) adjacent to Weston-super-Mare up to 75 dwellings (anything else would not be policy compliant under Policy CS28 and therefore not a reasonable alternative).
  - A site (or combination of sites) adjacent to Nailsea, Clevedon and Portishead up to 75 dwellings, e.g. a site of 50 dwellings next to a site of 25 dwellings (anything else would not be policy compliant under Policy CS31 and therefore not a reasonable alternative).
  - A site (or combination of sites) adjacent to service villages up to 75 dwellings, e.g. 3 sites next to each other of 25 dwellings each (anything else would not be policy compliant under Policy CS32 and therefore not a reasonable alternative).
- 4.11 The same approach has been followed for this updated Sequential Test. As set out above the updated Sequential Test also considers whether other sites are available to come forward at the point in time envisaged for the proposed development.

4.12 The site is expected to be delivered as follows:

- Obtain outline planning permission by December 2023
- Obtain reserved matters approval by June 2024
- Obtain approval of all other planning conditions by December 2024
- Commence development in 2025
- 75 units completed by end of 2025

4.13 This assessment therefore considers whether alternative sites are available to come forward for development in order to meet housing need in the same timeframe as the proposed development. As set out above it is envisaged that the proposed development will be available to be developed by the end of 2024, which is the 'point in time' for the purposes of this assessment. Therefore any sites where there is no reasonable prospect that they will be available to be developed by the end of December 2024 (i.e. at the same point in time as the proposed development) are discounted on the grounds that they cannot be considered reasonably available.

4.14 The updated PPG also suggests an assessment should compare sites in high and medium risk areas if there are no reasonably available sites in lower risk areas. As set out in Section 2 whilst the site is located in Flood Zone 3a (defended) it has been assessed as low risk from other sources of flooding and therefore is considered to be no greater risk than other sites in WSM and the rest of the district.

4.15 The approach adopted considers the following evidence:

- North Somerset SHLAA (January 2022)
- EA Flood Map for Planning (online)
- EA Long Term Flood Risk Information Map (online)
- Onthemarket.com
- Rightmove.co.uk



- Sites subject of a valid planning permission for development or of a similar character and scale.
  - Sites allocated in the Site Allocations Plan which could potentially be reasonably available and appropriate for the proposed development.
- 4.16 The Case Officer's Delegated Report (dated July 2022) outlines why the Council disagrees with some sites discounted by the appellant in the Additional Site Assessments 2022 SHLAA (May 2022). However, the Council did not set out which specific sites it disputes. By way of the appeal process and Statement of Common Ground, the appellant will seek to clarify and limit the number of sites disputed by the Council. In any event, as set out in the updated Sequential Test table (Appendix 1 and 2) most sites identified in the SHLAA 2022 are unlikely to be available to be developed at the point in time envisaged for the appeal proposal and are therefore discounted for this reason.
- 4.17 The Delegated Report also refers to a number of sites which had not been considered in the previous Sequential Test work (SHLAA sites HE20500; 201086; 202000; 201016, 20594, land at Anson Road in Worle and Rectory Farm in Yatton). These SHLAA sites were not previously assessed because they fall outside the methodology outlined above. In any event all these sites are expected to be delivered later than the appeal site and are therefore not considered to be reasonably available. The sites known as 'Land at Anson Road' and 'Rectory Farm, Yatton' were considered in the previous Sequential Test assessments and the latest assessment confirms these sites are not currently for sale and therefore not considered reasonably available sites.
- 4.18 Sites included in the previous assessments which are no longer included in the LPA's latest SHLAA (January 2022) have also been discounted where there is no evidence available to suggest they are reasonable available sites.
- 4.19 The table attached at **Appendix 1** provides an assessment of the sites in WSM that have been identified and their assessment considered in further detail. The table attached at **Appendix 2** considers sites in the rest of the district.
- 4.20 Based on the evidence available it is assessed that there are no reasonably available sites in WSM appropriate for the proposed development in areas with a lower risk of flooding. Indeed, even if a district-wide approach was applied this also confirms that there are no reasonable

available sites at a lower risk of flooding which could accommodate the proposed development.

### **Sequential Test Summary**

- 4.21 As evidenced above there are no other suitable sites within the search area of WSM. The assessment also confirms that even if a district-wide approach is applied there still are no reasonably available sites which could accommodate the proposed development. The exceptions test is still required, in accordance with the PPG, due to the site falling within an area of flood risk and comprising a 'More Vulnerable' development.

## **5 CONCLUSION**

- 5.1 This report applies the Sequential Test to proposals to develop land at Lynchmead Farm, Weston-super-Mare for residential purposes.
- 5.2 The FRA information shows that the site lies within flood zone 3a, but is an area that benefits from flood defences, and as such the Sequential Test is required.
- 5.3 The results of the assessment, which draw from a range of sources of information and the characteristics of individual sites, show that no reasonably alternative sites exist which are at a lesser risk of flooding.

**APPENDIX 1 – WSM SITES**

W-s-M Allocated Sites									
Settlement	Address	Area of Flood Risk	Allocation status	References	Site Size (ha)	Number of Units	Delivery Timescale	Previous Assessment	Current Assessment
Weston-super-Mare	Queensway/Midhaven Rise, BS22	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.2	35	Not known	Site in use as football pitch and not available for purchase. The site is also too small for the proposed development. Site is also not deliverable in 5 years according to Council's housing trajectory.	Partially within Flood Zone 3  The site is in use as football pitch and not available for purchase.  Site unlikely to be available to be developed at point in time envisaged for the development.  The site is too small for the proposed development.
Weston-super-Mare	Parklands Village (former RAF Locking site)	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	148.25	3679	Not known	Partially within Flood Zone 3 and site is too big for proposed development. Development has also commenced so not available.	Partially within Flood Zone 3.  The site is under construction and therefore not reasonably available.  The site is too big for the proposed development.
Weston-super-Mare	Land North of Oldmixon Road, BS24	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	12.6	130	Housing trajectory April 2021: 11 completed 2020/2021 40 anticipated in 2021/2022 40 anticipated in 2022/2023 39 anticipated in 2023/2024	Partially within Flood Zone 3 and site is too big for proposed development.	Partially within Flood Zone 3.  The site is under construction and therefore not reasonably available.  The site is too big for proposed development.
Weston-super-Mare	Land at Wentwood Drive, BS24	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2.73	50	Housing trajectory April 2021: 4 completed previously 46 completed 2020/2021	Development has commenced and site is too small for proposed development.	The site is fully constructed and therefore not reasonably available.  The site is too small for proposed development.
Weston-super-Mare	Land at Bridgwater Road	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2.62	60	Housing trajectory April 2021: 30 in 2024/2025 30 in 2025/2026	Outline permission was granted 22/07/19 for up to 60 dwellings (17/P/1138/O). Site is too small for proposed development.	Reserved matters consent was granted February 2022 (ref. 22/P/0492/RM) and a number of applications to discharge conditions were submitted on behalf of Vistry Partnerships West and Sovereign Housing Association in 2022. Land being brought forward by Vistry and therefore not available for development.  The site is too small for proposed development.

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Weston-super-Mare	South of Herluin Way, Avoncrest Site, BS23 3YN	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	27	750	Not known	Site is not deliverable in next 5 years according to Council's housing trajectory and is too big for proposed development.	<p>Core Policy CS29 designates the site within the Gateway Area and says that proposals in this area will primarily be for commercial office development on sites closest to the town centre and train station; or mixed uses, including leisure elsewhere.</p> <p>Site unlikely to be available to be developed at point in time envisaged for the development.</p> <p>The site is too big for the proposed development.</p>
Weston-super-Mare	Station Gateway, BS23 3DE	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2	Allocated for 300 2021 Trajectory states 429	Housing trajectory April 2021: 100 in 2024/2025 100 in 2025/2026 229 beyond plan period	Partially within Flood Zone 3 and site is too big for proposed development.	<p>Partially within Flood Zone 3.</p> <p>The LPA's website refers to a mixed-use regeneration project in this area in conjunction with Homes England offering approximately 400 homes including apartment blocks - the site is earmarked for a much higher density of development than the proposed development is able to provide. No planning applications have been submitted on the site. Site therefore likely to come forward later than proposed development.</p> <p>Site is also likely to accommodate an apartment development and would therefore not fit the requirements of the proposed development for 75 dwellings with associated infrastructure and public open space.</p> <p>The site is too big for the proposed development.</p>

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Weston-super-Mare	Walliscote Place, BS23 1EE	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.42	70	Housing trajectory April 2021: 2025/2026	No planning application has been submitted and site is too small for proposed development of housing.	<p>The site is too small for the proposed development of housing and is not suitable for the type of development proposed.</p> <p>The LPA's website states that the Council has purchased the site through a funding agreement with the Homes and Communities Agency and that it will provide high quality apartments. The site is therefore not available for purchase.</p> <p>No planning application has been submitted and the work depends on relocation of the existing Police Station, therefore site is unlikely to be available to be developed at point in time envisaged for the development.</p> <p>The site is too small for delivery of the proposed development and lacks the open space required for the type of housing proposed.</p>
Weston-super-Mare	Dolphin Square	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.74	183	Housing trajectory April 2021: 33 in 2023/2024 50 in 2024/2025 50 in 2025/2026 50 anticipated beyond plan period	Site is not deliverable in next 5 years according to Council's housing trajectory and site is not available for purchase. The site is also too small for the proposed development of housing.	<p>The LPA's website states that the Council are already working with Homes England to bring forward the development of approximately 180 new high quality homes on the site suggesting it is not available for purchase.</p> <p>The site is too small for delivery of the proposed development and lacks the open space required for the type of housing proposed.</p> <p>Site unlikely to be available to be developed at point in time envisaged for the development.</p>
Weston-super-Mare	Former TJ Hughes Store, High St, BS23 1ST	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.12	18	Housing trajectory April 2021: 2025/2026	Site is too small for the proposed development.	Detailed consent granted for redevelopment incorporating retail on ground floor and 19 flats on upper floors June 2018 (ref. 17/P/1832/F). In accordance with condition 1 the development should have begun before 31 March 2020.No evidence of construction has been identified. Permission has expired and there is no clear

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									<p>evidence that the homes will be delivered within five years.</p> <p>Therefore, site unlikely to be available to be developed at point in time envisaged for the development.</p> <p>The site is too small for delivery of the proposed development and lacks the open space required for the type of housing proposed.</p>
Weston-super-Mare	Land at Atlantic Road South, BS23 2DE	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.21	Allocated for 23 2021 Trajectory refers to 18	Housing trajectory April 2021: 2022/2023	<p>Site is too small for proposed development.</p> <p>This application was approved in 2004 and has lapsed. There is very little information available on the council's website. The site is extremely small and unsuitable for dwelling houses (the application was for 23 flats).</p> <p>Additionally, the historic planning applications on the site and the fact that the developer currently in control of the site has not implemented the extant permission despite it being due to lapse in less than 8 months would suggest the scheme is not viable. The site appears to still be operating as a care home and in the control of East Park Investments. We can find no evidence the site is currently for sale or available to our client.</p>	<p>Detailed consent for the erection of 18 flats was granted November 2019 (ref. 19/P/2933/MMA).</p> <p>The site is under construction and therefore not available.</p> <p>The apartments are being marketed for sale by The PG Group with a completion date of Spring/Summer 2023. The site is therefore unavailable.</p>

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Weston-super-Mare	Birnbeck Pier and Environs	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	6.55	50	Not known	Site cannot be delivered within 5 years according to Council's housing trajectory and is not available for purchase.	The site is within a Conservation Area and constrained by a number of Heritage Assets including the Grade II* Listed Birnbeck Pier, and the Village Green designation of Prince Consort Gardens. Concerns are highlighted in consultee comments from Historic England.  A full application for redevelopment of site with the erection of 90no. residential apartments submitted on 21.9.21 (ref: 21/P/2682/FUL). The site is proposed for a much higher density of development than the proposed development is able to provide with a different type of development proposed. Site likely to be constructed by Birnbeck Investments Limited.
Weston-super-Mare	Lynton House Hotel	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.14	41	Housing trajectory April 2021: 2023/2024	The site is too small.	Detailed planning permission granted January 2022 for demolition of existing buildings and erection of new buildings to create 40no. self contained flats (ref. 19/P/2018/FUL)  The site is under construction by Acorn Homes SW Ltd and therefore not available.
<b>W-S-M Shlaa Sites</b>									
<b>Settlement</b>	<b>Site Address</b>	<b>Area of Flood Risk</b>	<b>Permission status</b>	<b>References</b>	<b>Site Size (ha)</b>	<b>Approximate Capacity</b>	<b>Delivery Timescale</b>	<b>Previous Assessment</b>	<b>Current Assessment</b>
Weston-super-Mare	Leighton Crescent	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE201030	2.7	81	81 in first 5 years according to SHLAA	Site is in close proximity to an Ancient Woodland and Wildlife site (SSSI). The site adjacent has had 2 outline refusals for residential development one for 79 units which was also dismissed at appeal due to harm on the character and appearance of the area and failing to conserve and enhance the setting and thereby the natural beauty of the AONB and would cause material harm to a valued landscape. This site is similarly restricted and is not suitable to accommodate the proposed development. The	As before site has constraints which suggest it may not be suitable for residential development.  Site not proposed for allocation in Council's preferred options and no planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.



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								site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	
Weston-super-Mare	South of Manor Farm, North of Lyefield Road	Flood Zone 1 (and partly Flood Zone 2 and 3a)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20354	2.6	77	77 in years 6-10 according to SHLAA	The site is partially within flood zone 3a; High grade agricultural land, woodland on part of site and the site was not submitted to local plan 2038 process and was discounted through the 2018 SHLAA, there is no evidence to suggest the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development.  Site not proposed for allocation in Council's preferred options and no planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.
Weston-super-Mare	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	Flood Zone 1 (and partly Flood Zone 2 and 3a)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20471	3.6	109	109 in first 5 years according to SHLAA	The site is partially within flood zone 3a; the Rose Tree Farmhouse itself is a Grade II Listed Building, High grade agricultural land, is in close proximity to a wildlife site and the site was not submitted to local plan 2038 process and was discounted through the 2018 SHLAA, the site is disconnected from the existing settlement boundary and landscape impact is likely to be an issue there is no evidence to suggest the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development.  Site not proposed for allocation in Council's preferred options and no planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.

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Weston-super-Mare	Land to west of Anson Road	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20495	4	119	110 in first 5 years according to SHLAA	A planning application for 70 dwellings is currently with North Somerset for consideration but no decision has been reached. Even if the LPA were to consider this site suitable for development, North Somerset do not have a five-year land supply as confirmed by planning appeal: APP/D0121/W/21/3285343 and additional dwellings are required within the next 5 years.	Site not proposed for allocation in Council's preferred options. Outline planning application for a residential development of up to 70no. dwellings (ref:21/P/3529/OUT) is with the Council for determination.  Applicant has confirmed that site is not currently for sale.
Weston-super-Mare	Grange Farm, Hutton	Flood Zone 1 (and partly Flood Zone 2 and 3a)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)	HE202017 Schedule 1: Proposed large sites for residential development (100 dwellings)	4.4	132	110 in first 5 years according to SHLAA	Developing the site would have implications for the existing Strategic Gap designation, site prone to surface water flooding, Farmhouse is a listed building and is adjacent to a conservation area, site is adjacent to the AONB with landscape impact likely to be key and the site located in close proximity to a site of nature conservation interest. There is no evidence to suggest the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development. No planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.
Weston-super-Mare	North of Amesbury Drive, Bleadon	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE2051	2.2	65	65 in years 6-10 according to SHLAA	The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development.  Site not proposed for allocation in Council's preferred options and no planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.

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Weston-super-Mare	Purn House Farm industrial estate	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE2083	2.4	72	55 in first 5 years according to SHLAA	Site adjoin SSSI and nature reserve on the western boundary and was previously discounted from the 2018 SHLAA. Capacity is more likely around 50 units. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development.  Site not proposed for allocation in Council's preferred options and no planning applications have been submitted.  Site unlikely to be available to be developed at point in time envisaged for the development.
<b>W-S-M Other Permissions and Reserved Matters Approvals</b>									
Settlement	Site Address	Area of Flood Risk	Permission status	References	Site Size (ha)	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment
Weston-super-Mare	Land at the junction of Bleadon Hill and Bridgwater Road, BS24	Flood Zone 1	Outline application for 60 dwellings approved 22/07/19 Reserved Matters for 60 dwellings approved 19/10/22 Pre-commencement Conditions discharged	17/P/1138/O 22/P/0492/RM	2.63	60	Housing trajectory April 2021: 30 in 2024/2025 30 in 2025/2026	The site is approved for up to 60 dwellings and would not accommodate 75.  We have contacted Vistry Partnerships West and this site is not available. They are actively discharging conditions on the outline application to progress the development (21/P/2345/AOC).	Vistry Partnerships obtained Reserved Matters approval October 2022 and have discharged a number of pre-commencement Conditions. Vistry have confirmed site is not available.

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Rest of District Allocated Sites									
Settlement	Address	Area of Flood Risk	Allocation status	References	Site Size (ha)	Number of Units	Delivery Timescale	Previous Assessment	Current Assessment
Nailsea	Land at North West Nailsea, BS48 2AS	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	13.46	450	Housing trajectory April 2021: 50 in 2024/2025 100 in 2025/2026 300 anticipated beyond plan period	<p>No planning application has been submitted. 100 dwellings are included in the Council's housing trajectory. Site is also too big for proposed development.</p> <p>This site was formerly in control of Linden Homes Limited. We have been advised by contacts at Vistry Homes that it is now in the control of Vistry Homes Western but were not able to get any further details on this. Aside from this you will be aware the site is impacted by the National Grid Hinkley Connection Project. Details of which are available at the following link: <a href="https://hinkleyconnection.co.uk/map-and-timeline/">https://hinkleyconnection.co.uk/map-and-timeline/</a>. The map and timescale for this project shows a temporary construction compound, temporary access roads and several overhead lines that are to be underground or replaced. This project is expected to be ongoing until at least late 2025. With all of the above in mind it is reasonable to assume the site is not available to our client.</p>	<p>No planning application has been submitted.</p> <p>100 dwellings are included in the Council's housing trajectory.</p> <p>Site unlikely to be available to be developed at point in time envisaged for the development.</p> <p>The site is too big for the proposed development.</p>
Nailsea	Land adjacent to Sweet Briar, West End, Nailsea, BS48 4DB	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.22	6	Housing trajectory April 2021: 2025/2026	Reserved Matters is still pending a decision. Site is too small for proposed development. Included within Council's housing trajectory	<p>Reserved Matters application for 6 dwellings approved 28/07/22 (ref. 20/P/1186/RM).</p> <p>The site is too small for the proposed development.</p>

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Nailsea	West of Engine Lane	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	7.44	171	Housing trajectory April 2021: 50 in 2022/2023 50 in 2023/2024 50 in 2024/2025 21 in 2025/2026	Approved 17/03/21. Included within Council's housing trajectory. Site too large for proposed development.  An NMA was approved on the 27 <sup>th</sup> September 2021 to increase the size of certain house types. The house types are clearly specific to the developer and are evidence the site is being development by BDW Trading Ltd.	Full application for 171 dwellings approved 17/03/21 (ref. 17/P/1250/F).  Barratt Homes have commenced development on site and so the site is not available.
Nailsea	Land South of the Uplands Nailsea, BS48 4RR	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2.5	50	Housing trajectory April 2021: 26 in 2023/2024 26 in 2024/2025	Included in Council's housing trajectory. Planning permission still pending. Site is too small.  This application was approved on the 25 <sup>th</sup> October 2021 and is currently owned by NSC. We have been in contact with Geoff Brakspear in Placemaking and Growth who confirmed on the 9 <sup>th</sup> December 2021 that the council is seeking to procure a development partner to bring forward the fully consented scheme. He stated that the procurement process will take place over a number of stages. The initial stage requires the completion of a Selection Questionnaire which is required to be submitted by 15 <sup>th</sup> December 2021. In any case Geoff informed us that some 25 developers have raised interest in the scheme. Due to the deadline for the selection questionnaire the site is soon to become unavailable and as our client have only just become aware of that the site is out for procurement they will not have time to submit an application or compile the necessary viability work.	Full application for 52 dwellings approved 25/10/21 (20/P/2000/R3).  Applications to discharge a number of Conditions have been submitted by Stonewood Homes in 2022 and the development is advertised on their website as 'Coming Soon'. The site is therefore unlikely to be available for purchase.

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Nailsea	Youngwood Lane, BS48 4NR	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	7.1	170	Housing trajectory April 2021: 50 in 2022/2023 50 in 2023/2024 68 in 2024/2025	First phase Reserved Matters approved on 29/03/21 for 168 dwellings. Taylor Wimpey are committed to building the site. Site is included within the Council's housing trajectory. Site is also too large for proposed development.	Phase 1 Reserved Matters approved on 29/03/21 for 168 dwellings (ref. 20/P/2347/RM)  Taylor Wimpey have commenced development on site therefore the site is not available.
Nailsea	Trendlewood Way, Nailsea, BS48 4PQ	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.05	24	Housing trajectory April 2021: 24 anticipated in 2023/2024	Application is pending. Site has been included in the Council's housing trajectory. Site is too small for proposed development.  Application was approved 12th August 2021 for 24 units rather than 30. It has just been marketed by JLL and is under contract (buyer confidential), it is therefore not available to our client.	Reserved Matters application for 24 dwellings registered 24/05/22 (ref. 20/P/1186/RM) - currently pending.  Acorn Property Group have also discharged a number of Outline Conditions and their website shows commitment to developing the site.  The site is too small for the proposed development.
Clevedon	Court Farm, All Saints lane	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.27	10	Housing trajectory April 2021: Completed 2020/2021	Partially within Flood Zone 3 and Greet Belt. Has RM approval and is included in the Council's housing trajectory. Site is too small.	Construction of the site is complete.
Clevedon	2-6 Bay Road	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.14	19	Housing trajectory April 2021: Anticipated 2020/2021	Approved 05/06/18. Included in Council's housing trajectory. Site is too small.  This site is extremely small, and it is considered unreasonable that a proposal of 75 dwelling houses be advised to split in part to a site which has approval for a scheme of 19 flats and is only 0.14 hectares. We do not consider this to be viable or proportion.	Full planning application for 19 apartments approved 05/06/18 (ref. 17/P/1078/F)  Construction of the site is underway so the site is not available.  The apartments are being marketed for sale with completion anticipated in Spring 2023 so the site is unlikely to be available for purchase.

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Portishead	Land South of Downside, Portishead, BS20 6JH	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.59	23	Housing trajectory April 2021: Anticipated 2024/2025	Included in Council's housing trajectory. Site too small for development.  The only planning activity available on the council's website for this site is a pre-app which took place in 2016. Details of the pre-app are restricted from public view however the lack of activity since this time would suggest the site is not developable or viable. The site cannot be reasonably considered suitable for a development of 75 dwelling houses even if the scheme were to be divided as the proposals include 3 and 4 beds and it is only 0.59 hectares.	The only planning activity available on the council's website for this site is a pre-app which took place in 2016. Details of the pre-app are restricted from public view however the lack of activity since this time would suggest the site is not developable or viable.  The site cannot be reasonably considered suitable for a development of 75 dwelling houses even if the scheme were to be divided as the proposals include 3 and 4 beds and it is only 0.59 hectares.  Site unlikely to be available to be developed at point in time envisaged for the development.
Portishead	Old Mill Road, Portishead	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	5.29	100	Not known	Application withdrawn by applicant 28/10/20	Outline planning application for mixed-use development to include 350 dwellings withdrawn by applicant 28/10/20 (ref. 18/P/3591/OUT).  No new planning application identified or evidence the site is being progressed.  Site unlikely to be available to be developed at point in time envisaged for the development.
Tickenham	Tickenham Garden Centre, Church Lane, Tickenham, Clevedon, Avon, BS21 6SD	Partially within Flood Zone 2.	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.86	32	Housing trajectory April 2021: 16 in 2022/2023 16 in 2023/2024	Reserved Matters was approved on 21/01/21. Pre-commencement conditions discharged on the 01/04/21. Is within the greenbelt and partially within flood zone 2. Policy CS31 does not apply. Included within the Council's Housing Trajectory. Site is also too small for proposed development.	Development has commenced on site by Newland Homes so the site is not available.

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Banwell	Land to the east of Wolvershill Road	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2.09	44	Site completed	Development has commenced. Remaining dwellings in Council's trajectory to be completed in 2021. Site is also too small for proposed development.	Construction of the site is complete.
Congresbury	Land off Wrington Lane, Congresbury	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	3.46	50	Housing trajectory April 2021: Anticipated 2025/2026	Reserved Matters is pending a decision. Included in the Council's housing trajectory.	<p>Outline permission granted on 24.3.17 for 50 dwellings (ref: 16/P/1521/O). Reserved matters for 50 dwellings approved in December 2021 (ref: 19/P/1657/RM).</p> <p>Further Reserved Matters application (ref. 20/P/0728/RM) for 50 dwellings withdrawn April 2022.</p> <p>Request for modification of Section 106 on Outline approval (ref. 16/P/1521/O) submitted August 2022.</p> <p>Site being developed by Bovis Homes and site is marketed on their website (as St Congars Place) confirming homes will be available soon. Site therefore not available for purchase.</p>
Winscombe	Broadleaze Farm, Winscombe, BS25 1JJ	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	2.46	74	Housing trajectory April 2021: Anticipated beyond plan period	Included in the Council's housing trajectory (25 dwellings). Outline application was withdrawn by applicant. No active planning application or evidence the site is being progressed.	<p>Outline application for 73 units withdrawn 12/04/18 (ref. 16/P/2795).</p> <p>No new planning application identified or evidence the site is being progressed. Site unlikely to be available to be developed at point in time envisaged for the development.</p>



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Winscombe	Land at Shipham Lane, Winscombe, BS25	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.3	28	Housing trajectory April 2021: 2024/2025	Pending planning application (20/P/274/FUL). Not included in the Council's housing trajectory. Too small for proposed development.	Full planning application for 55 parkhome bungalows withdrawn 07/02/22 (ref. 20/P/2724/FUL).  No new planning application identified or evidence the site is being progressed to suggest site will come forward anytime soon and therefore site unlikely to be available to be developed at point in time envisaged for the development..
Winscombe	Land adjoining Coombe Farm, Winscombe, BS25 1JF	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	3.56	24	Housing trajectory April 2021: 2025/2026	Pending planning application (20/P/2724/FUL). Included in Council's housing trajectory.	Full planning application for 55 parkhome bungalows withdrawn 07/02/22 (ref. 20/P/2724/FUL).  No new planning application identified or evidence the site is being progressed.  Site unlikely to be available to be developed at point in time envisaged for the development.
Winscombe	Woodborough Farm, Winscombe	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	8.01	175	Housing trajectory April 2021: 40 in 2021/2022 40 in 2022/2023 40 in 2023/2024	Reserved Matters approved 15/02/19. Included in the Council's housing trajectory.	Site under construction and therefore not available.
Yatton	Arnolds Way (Phase 2) Yatton	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	7.03	200	Housing trajectory April 2021: 60 complete 2020/2021	RM approved 06/07/18. Remaining dwellings to be built are included in the Council's housing trajectory. Site is also too large for proposed development.	Reserved Matters application for 60 extra care units approved 06/07/18 (ref. 18/P/2170/RM).  The site is under construction and the extra care properties are being marketed by Housing 21. The site is therefore not available.

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Yatton	Land at North End, Yatton	Partially within flood zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	10.54	170	Housing trajectory April 2021: 49 in 2021/2022 50 in 2022/2023 50 in 2023/2024	RM approved 01/07/20. Partially within flood zone 3. Included in Council's housing trajectory. Site too large for the proposed development.	Reserved Matters application for 154 dwellings approved 01/07/20 (ref. 19/P/1884/RM).  The site is under construction by Curo (referred to as Eaton Park) and therefore not available.
Yatton	Moor Road, Yatton	Partially within flood zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.93	60	Not specified in Trajectory	Application was refused on the 06/07/21. Included in the Council's housing trajectory. Partially within flood zone 3. Policy CS32 does apply.	A Full application for 60 dwellings was allowed at appeal 27/04/22 (ref. 21/00037/AT02).  Site being developed by Persimmon Homes and therefore not available.
Yatton	Oxford Plasma, Yatton	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.4	51	Housing trajectory April 2021: 2025/2026	Approved 15/11/17. No RM has been submitted. Included in the Council's housing trajectory. Policy CS32 does not apply. Site also likely to be too small for proposed development.  No RM has been submitted for this site as it is an existing business, and it cannot be developed until an alternative site for the business located. Whilst construction on the new facility began this Summer it will take a significant time to complete and therefore the site is not available.	Outline planning application for 55 dwellings approved 15/11/17 (ref. 15/P/1299/O). No Reserved Matters application submitted so permission is no longer extant. Site therefore unlikely to be available to be developed at point in time envisaged for the development.  The site is also likely to be too small for the proposed development and density would not fit the requirements of the proposed development.

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Yatton	Yatton Station, BS49 4BD	Almost entirely within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	1.85	21	Housing trajectory April 2021: Anticipated beyond plan period	No planning applications have been submitted, no indication the site is available for development. Council do not expect the site to come forward in the next 5 years. Almost entirely within Flood Zone 3. Too small for proposed development.	<p>The site is almost entirely within Flood Zone 3.</p> <p>No planning applications have been submitted on the site and there is no indication the site is available for development.</p> <p>According to the 2021 Trajectory the Council do not expect the site to come forward within the plan period. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p> <p>The site is too small for the proposed development.</p>
<b>Rest of District SHLAA Sites</b>									
Settlement	Site Address	Area of Flood Risk	Permission status	References	Site Size (ha)	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment
Clevedon	North of Nortons Wood Lane, Clevedon	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p>	HE20328	3.46	104	20 in years 6-10 according to SHLAA	Greenbelt, High Grade agricultural land, part of site area of critical drainage/groundwater source protection zone & part of site part of priority habitat. The site has woodland on roughly half of the site and is directly adjacent to woodland to the south. Site not likely to yield significant capacity due to constraints.	<p>As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.</p> <p>Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p>

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Portishead	South of Cedar Way, Portishead	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20133	4.5	134	134 in years 6-10 according to SHLAA	Further highways investigation required. Buffer to adjoining Wildlife Site may be needed. Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission and was not submitted to 2038 Local Plan Process and there is no evidence the site is reasonably available to the applicant.	As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. No planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore
Portishead	Land south of Clevedon Road	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)	HE20488 Schedule 1: Proposed large sites for residential development	2.7	80	80 in first 5 years according to SHLAA	Greenbelt; High Grade agricultural land; area of critical drainage on part; site designated Priority Habitat, Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission and there is no evidence the site is reasonably available to the applicant.	As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. No planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Nailsea	North of Youngwood Lane	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE201080	2	71	30 in first 5 years according to SHLAA	Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging. Site within or partly within a Groundwater Source Protection Zone, Area of critical drainage on part. Potential ecological constraint. Further investigation of ecology including in relation to bats. The SHLAA 2022 concludes that it is considered that a strategic approach to mitigation is required in this area, and the site is not suitable to accommodate the proposals.	As before site has constraints which suggest it may not be suitable for residential development. . Site not proposed for allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.

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Nailsea	Land south of Nailsea	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	<p>HE20591</p> <p>Schedule 1: Proposed large sites for residential development (600 dwellings)</p>	4.7	140	110 in first 5 years according to SHLAA	<p>Part Priority Habitat, Site within or partly within a Groundwater Source Protection Zone, Site has woodland part of site. Some existing buildings and structures and PROW on site. Site is also located nearby a heritage asset to the southeast. The site is discounted from existing settlements in a less sustainable location than is proposed by the applicant, the site does not have planning permission and there is no evidence the site is reasonably available.</p>	<p>As before site has constraints which suggest it may not be suitable for residential development. Site part of much large allocation known as 'land south of Nailsea' for 600 dwellings. No planning applications have been submitted on site.</p> <p>Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p>
Yatton	Yatton Rugby Ground	Part Flood Zone 1, Flood Zone 2 and Flood Zone 3a	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	<p>HE2012</p> <p>Schedule 1: Proposed large sites for residential development (160 dwellings carried forward from Site Allocations Plan)</p>	2.4	71	70 in first 5 years according to SHLAA	<p>Part flood zone 3a, Site or part of site currently used for sport and/or recreation. Consider that northern part FZ 3a tidal, but mostly non-zone 3. Avoid built development on FZ 3a part. Site or part of site currently used for sport and/or recreation, the rugby ground would need prior relocation and the site is not reasonably available.</p>	<p>Site is partly flood zone 3a and currently used as a sports pitch for the Rugby Club. This would require relocating to accommodate housing.</p> <p>Full planning application for 87 dwellings validated 23.2.22 (ref: 22/P/0455/FUL) currently with the Council for determination submitted by Strongvox Homes.</p> <p>Site also being brought forward by Strongvox Homes and is therefore unlikely to be available for purchase.</p>

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Yatton	East of Frost Hill, Yatton	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE2057	2.5	75	75 in year 6-10 according to SHLAA	Greenbelt; High Grade agricultural land, Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging with a Wildlife Site adjoining to the east, requirements for further survey work and assessment of impacts would be required. The site was not submitted to local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. Site is not proposed for allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Wrington	South of sports ground north of Cox's Green, Wrington	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20155	2.6	79	79 in year 6-10 according to SHLAA	Green belt exceptional circumstances case would be required which does not fit the requirements of the proposals. The site does not have planning permission, was not submitted to the local plan 2038 process and there is no evidence the site is reasonably available to the applicant.	As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. Site not proposed as allocation and is not subject to planning application.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Churchill/Langford	North of Pudding Pie Lane	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Sommerset Local Plan 2038 – Preferred Options:	HE201074 Schedule 1: Proposed large sites for residential development (65 dwellings)	2.4	72	72 in first 5 years according to SHLAA	Part Priority Habitat, further ecological mitigation would be required. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development. No planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.

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			Consultation Draft (February 2022)						
Churchill	Skinnners Lane, Churchill	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE2089	2.2	67	67 in year 6-10 according to SHLAA	High Grade agricultural land, Site within or partly with a Groundwater Source Protection Zone. An outline application for 25 dwellings was submitted in July 2021 and has officer's recommendation for approval at the upcoming May planning committee. The sites capacity is clearly far below 75 units and could not accommodate the applicant's proposals as the original quantum of development was 48 and was subsequently reduced to 25. The applicant is a housebuilder who have clear intentions of building out the site, the site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	As before site has constraints which suggest it may not be suitable for residential development.  Outline application for the erection of up to 25no. dwellings submitted by Coln Residential Ltd submitted 22.7.21 (ref: 21/P/2123/OUT) approved on 17.11.22.  Site too small to accommodate proposed development.  Site also likely to be built out by Coln Residential.

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Congresbury	North of Wrington Mead	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE201077	1.9	67	55 in first 5 years according to SHLAA	High Grade agricultural land; area of critical drainage on part, Site located within Zone A and adjoins Juvenile Sustenance Zone to east. therefore, may have greater sensitivity in terms of impacts on habitat for bat foraging. Mitigation for bats likely to be needed and additional survey requirements. The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	Site is located in the green belt and has constraints which suggest it may not be suitable for residential development. Site is not proposed as an allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Congresbury	Land off Wrington Road, Congresbury	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)	HE20651 Schedule 1: Proposed large sites for residential development (50 dwellings, carried forward from Site Allocations Plan)	3.4	30	50 in year 6-10 according to SHLAA	Site located within Bat SAC Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging. Site not submitted to local plan 2038 process but has reserved matters consent subject for up to 50 dwellings and is not for sale or reasonably available to the applicant as Gladman Development are bringing the development forward.	Reserved matters for 50 dwellings approved on 21.12.21 (ref: 19/P/1657/RM). Site being developed by Strongvox Homes so is not available.
Congresbury	Park Farm, Congresbury	Flood Zone 1 (including part Flood Zone 3b)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20307	5.7	171	130 in first 5 years according to SHLAA	ST July 2021 Site includes a dwelling which is part of listed Park Farm complex - listed building and land assembly issues. Within bat consultation band A. Part of site is within flood zone 3b. Access improvements would be required. Site is too large for proposed development.	Site includes a dwelling which is part of listed Park Farm complex - listed building and land assembly issues. Within bat consultation band A. Part of site is within flood zone 3b. Access improvements would be required. Site is too large for proposed development.  Site not proposed as allocation and is not



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									<p>subject to planning application.</p> <p>Site likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p>
Congresbury	Land east of Congresbury	Flood Zone 1 (including part Flood Zone 2 and 3a)	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	HE20375 Schedule 1: Proposed large sites for residential development (90 dwellings)	3.3	99	98 in first 5 years according to SHLAA	<p>Part of site is within flood zone 3b, it also adjoins the curtilage of a Listed building (Park Farmhouse) and is within Bats SAC zone A. Mitigation for bats likely to be needed and additional survey requirements in line with Bats SPD. Access to the site is unclear and could be problematic, with highways needing to be consulted. The site has been included as a draft allocation and the emerging local plan is still short of housing allocations. An outline application for 90 dwellings was submitted in January 2022 and is pending consideration, the site is not for sale or reasonably available to the applicant.</p>	<p>As before site has constraints which suggest it may not be suitable for residential development.</p> <p>Site is proposed as an allocation. As before outline application is still under consideration (ref: 22/P/0459/OUT). The site is not for sale and therefore not reasonably available.</p>
Banwell	Land east of Wolvershill Road, Banwell	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	HE201034 Policy LP1: Strategic location: Wolvershill (north of Banwell) for up to around 2,800 dwellings	2.8	84	84 in first 5 years according to SHLAA	<p>The 2022 SHLAA confirms that lead in time are around 3 years from allocation therefore the site is not reasonably available to the applicant at this time and additional houses are required within the next 5 years.</p>	<p>No planning applications have been submitted.</p> <p>Site also likely to be delivered later than proposed development. Bypass required to unlock development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p>

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Banwell	Summer Lane, Banwell	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Somerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	HE20592 Policy LP1: Strategic location: Wolverhill (north of Banwell) for up to around 2,800 dwellings	2.9	87	70 in years 6-10 according to SHLAA	<p>On-site constraints include a PROW &amp; existing building, further below and above ground heritage assessment being required. The 2022 SHLAA confirms that noise and other amenity issues related to the M5 that will influence suitability of development on the Summer Lane side. The site does not have planning permission, no active application and was not submitted to local plan 2038 process and there is no evidence the site is reasonably available to the applicant.</p>	<p>As before site has constraints which suggest it may not be suitable for residential development. No planning applications have been submitted.</p> <p>Site also likely to be delivered later than proposed development. Bypass required to unlock development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.</p>
Banwell	Land south of Knightcott Gardens, Banwell	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p> <p>North Somerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)</p>	HE20358 Schedule 1: Proposed large sites for residential development (37 dwellings)	2.8	85	55 in first 5 years according to SHLAA	<p>Walsingham Planning are representing Newland Homes on this site which has been included as a preferred allocation in the emerging local plan. Part of the site is consented, and the additional land is in the latter stages of a planning application with S106 in progress. This site is not reasonably available to our client as Newland Homes have every intention of building out the site in the near future and the site is not for sale.</p>	<p>As before. Site has also commenced on part of site subject to application for 26 dwellings. Other part of site subject to full application for 10 dwellings not for sale by Newland Homes as they are building out.</p>
Backwell	Wooleys farm	Flood Zone 1	<p>North Somerset SHLAA April 2021: Second Interim Report</p> <p>Site discounted at Second Interim Report stage?: No</p> <p>Assessment Outcome: Potential</p>	HE201061	3	90	90 in first 5 years according to SHLAA	<p>Greenbelt, Site within or partly with a Groundwater Source Protection Zone and there is a Grade II listed building on the site. The site does not have planning permission, is currently in agricultural use, there is no evidence the site is for sale or that the site is reasonably available to the applicant.</p>	<p>As before site is in green belt and has constraints which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.</p> <p>Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time</p>

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									envisaged for the development.
Backwell	Hilldale Road	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE201068	4.5	134	58 in first 5 years according to SHLAA	Site located within Zone A and therefore may have greater sensitivity in terms of impacts on habitat for bat foraging, Site within or partly within a Groundwater Source Protection Zone Potential capacity confined to 1.6ha north of the underground main pipeline utilities route, and the site is not suitable to accommodate the proposals.	As before site has constraints which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Backwell	South east of Church Lane, Backwell	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20213	2.7	80	40 in years 6-10 according to SHLAA	Greenbelt; part flood zone 3a; High grade agricultural land, the site is adjacent to an ancient woodland and in close proximity to a conservation area and several listed building. Underground main pipeline utilities route runs through the site, and the site is not suitable to accommodate the proposals. The site was also not submitted to the emerging local plan process and there is no evidence the site is reasonably available.	As before site is in green belt and has constraints which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.

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Backwell	Land at Dark Lane, Backwell	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE20633	3.7	110	50 in first 5 years according to SHLAA	The site was previously discounted in the 2018 SHLAA due to its location in the Greenbelt, Site within or partly within a Groundwater Source Protection Zone. There is a Grade II* Listed Building (Sores Court Hillside Road) to southwest of the site. Capacity more likely 50/1.4ha, and the site is not suitable to accommodate the proposals. There are strategic water treatment pipelines running through the site and the site is located adjacent to a recycling centre. The site does not have planning permission, no active application and was not submitted to local plan 2038 process and there is no evidence the site is reasonably available to the applicant.	As before site is in green belt and has constraints which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
Winscombe	Sandford Batch, Winscombe	Flood Zone 1 (partly Flood Zone 3a)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Sommerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)	HE20187 Proposed large sites for residential development (74 dwellings 'Broadleaze Farm', carried forward from Site Allocations Plan)	3.2	95	74 in first 5 years according to SHLAA	High Grade agricultural land; area of critical drainage on part, Site within or partly with a Groundwater Source Protection Zone, Site bisected by Towerhead Brook wildlife site and adjacent to the AONB with further consideration of landscape issues required. Access to site uncertain and would possibly need to use council owned access to adjoining depot. The 2022 SHLAA concluded that the site requires further investigation of ecology and highways issues. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	Considered in allocations above.

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Winscombe	Land south of Coombe Farm	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential  North Somerset Local Plan 2038 – Preferred Options: Consultation Draft (February 2022)	HE20717 Proposed large sites for residential development (24 dwellings)	3.3	99	99 in years 6-10 according to SHLAA	Site within or partly with a Groundwater Source Protection Zone. Site has woodland on all or part of site. Site adjacent to the AONB and requires further consideration of landscape issues. The site was not submitted to the local plan 2038 process and there is no evidence to suggest the site is reasonably available to the applicant.	Considered in allocations above.
Sandford	Hill Road, Sandford	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	HE2077	2.5	76	76 in first 5 years according to SHLAA	High Grade agricultural land, Site within or partly with a Groundwater Source Protection Zone. The 2022 SHLAA assessment concludes that the site does not appear to extend all the way to Hill Road for access but does go up to a track leading off it which may be in a different ownership therefore further investigation of site access is required. The site does not have planning permission, no active application and there is no evidence the site is reasonably available to the applicant.	The site is in green belt and as before also has other constraints which suggest it may not be suitable for residential development. Site not proposed as allocation and is not subject to planning application.  Site also likely to be delivered later than proposed development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.
<b>Rest of District Other Planning Permissions and Reserved Matters Approvals</b>									
Settlement	Site Address	Area of Flood Risk	Permission status	References	Site Size (ha)	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment
Banwell	Land West of Wolvershill Road, North of Wolvershill Park and Knightscott Park Banwell	Flood Zone 1	Outline application for 54 dwellings approved 13/05/21 Reserved Matters for 54 dwellings approved 28/02/22 Pre-commencement Conditions discharged	18/P/4735/OU T & 21/P/1735/RM	3.24	54	Housing trajectory April 2021: 27 in 2022/2023 27 in 2023/2024	The site does not have Reserved Matters approval. The site is unlikely to accommodate 75 dwellings.  Even if the site appears to be able to accommodate a proportion of the proposed 75 units the site has an active and ongoing Reserved Matters application submitted by Strongvox	Reserved Matters approved February 2022 and Strongvox Homes have begun discharging Conditions. Site being developed by Strongvox Homes so is not available. Homes being advertised on Strongvox website as

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								Homes and is not available to our client.	coming soon 'Jubilee Gardens'.
Long Ashton	Barrow Hospital, Barrow Gurney, Long Ashton, BS48 3SG	Flood Zone 1	Full application for 66 dwellings approved 12/01/18	15/P/2301/F	4.59	46	Not known	The site is included within the Council's latest housing trajectory (April 2020) therefore the site is not reasonably available and additional houses are required in the next 5 years.	Pre-commencement Conditions discharged by Vistry Group.  Development has commenced and houses are being marketed for sale by Bovis Homes.
Wroughton	Land South of Cox's Green, Wroughton, BS40	Partially within Flood Zone 3	Outline planning application for 59 dwellings approved by SoS 23/11/17  Reserved Matters application for 59 dwellings approved 28/03/19	16/P/1291/O & 18/P/2691/RM	3.68	59	Housing trajectory April 2021: 2022/2023	Partially within Flood Zone 3. Approved 28/03/19. The site is included within the Council's latest housing trajectory (April 2020) therefore the site is not reasonably available and additional houses are required in the next 5 years.	The site is under construction and all dwellings have been sold according to Redcliffe Homes website. The site is therefore not available for purchase.
Congresbury	Cobthorn Way, Congresbury, BS48 5BJ	Partially within Flood Zone 3	Outline planning application for 38 dwellings approved 16/01/18  Reserved Matters application for 38 dwellings approved 03/01/19	15/P/0519/O & 18/P/3708/RM	3.4	38	Housing trajectory April 2021: 2022/2023	Partially within Flood Zone 3. Reserved Matters approved 03/01/19. The site is included within the Council's latest housing trajectory (April 2020) therefore the site is not reasonably available and additional houses are required in the next 5 years.	The site is under construction and all dwellings have been sold according to Strongvox website. The site is therefore not available for purchase.
Backwell	Land At Farleigh Farm And 54 And 56 Farleigh Road Backwell	Flood Zone 1	Outline planning application up to 125 dwellings approved 22.6.22	21/P/1766/OUT	5.5	125	Not known	Not previously assessed.	Site being delivered by Persimmon Homes so is not available for development.
Yatton	Land at Rectory Farm	Partially within Flood Zone 3	Outline planning application for up to 100 dwellings approved 15.6.22	21/P/0236/OUT	4.15	100	Not known	Previously assessed under SHLAA 2018 sites ref: HE1856 Planning application for 100 dwellings was refused (21/P/0236/OUT). NSC deemed the site unsuitable for development.	Site has been sold to house builder (St Modwen) to construct site so is not available.