

## Five Year Housing Land Supply Initial Findings Statement April 2021

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### Introduction

The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their adopted housing requirement, or against their local housing need figure where their housing requirement is more than five years old. In addition, the supply of deliverable sites should include a buffer (moved forward from later in the plan period) of between 5 and 20% dependant on previous performance.

The information set out here has a base date of April 2021 and covers the period April 2021 – March 2026.

The current adopted housing requirement is 20,985 dwellings for the plan period 2006-2026 as set out in Policy CS13 of the Core Strategy. This housing requirement was adopted in September 2015, which is now in excess of five years ago. As such, the NPPF directs that the five year land supply position should be assessed against a local housing need figure, calculated using the standard method set out in national planning guidance.

This initial findings statement and the associated trajectory are an interim position, pending engagement with the landowners and developers of each site to confirm the assumptions made. A final five year land supply position statement will then be published.

## April 2021 land supply requirement

The Government's standard methodology for calculating local housing need is set out in the planning practice guidance. There are four steps to follow to undertake the calculation. This section of the paper sets out these four steps and produces the output for North Somerset.

### **Step 1 – Setting the baseline**

The baseline for the calculation is prescribed in the guidance as the 2014-based household projections in England, for the area of the local authority. Household projections are trend-based and indicate the number of additional households that would form within an area if recent demographic trends were to continue. They are based upon population projections and driven by assumptions on fertility and mortality rates, net migration and household formation patterns.

The Government have reiterated that the 2014 dataset must be used, rather than more recent versions, to provide stability and certainty. You must calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

For North Somerset, the 2014 based household projections are as follows:

98,354 households in 2021

108,329 households in 2031

This is a total of 9,975 new households over the 10 year period, equivalent to an average household growth of 998 per year.

### **Step 2 – An adjustment to take account of affordability**

You must then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area, as the Government guidance is clear that they do not consider household growth forecasts alone as a sufficient indicator of need. They set out two clear reasons for this:

- household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and
- people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth baseline should be increased by a quarter of a percent. An authority with a ratio of 8 will have a 25% increase on its annual average household growth baseline.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

For North Somerset the most recent median ratio of house prices to annual earnings is 9.47. This is based on the 2020 figures for average house price within the district (£266,000) and the average earnings from jobs within the district (£28,080).

Using these figures and the prescribed calculation the current adjustment figure for North Somerset is 1.34.

### **Step 3 – Capping the level of any increase**

A cap is then applied which limits the increases an individual local authority can face. Where a housing requirement has adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This cap does not apply in the case of North Somerset, as the figure arrived at using the standard method does not exceed the limit of 40% greater than the previously adopted target.

### **Step 4 – Cities and urban centres uplift**

A 35% uplift is applied for those urban local authorities in the top 20 cities and urban centres list. This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations. They are advised by the guidance that they should prioritise the use of brownfield sites and maximise densities.

This does not apply to North Somerset.

### **Output of calculation**

The standard method output for North Somerset is therefore currently 1,339 homes per year.

## Five year supply requirement for the period April 2021 – March 2026

Using the local housing need figure calculated above and applying the requisite 20% buffer, the five year housing land supply requirement for North Somerset stands at 8,034 dwellings, equivalent to 1,607 units per year.

### Supply of deliverable sites

The Council can currently demonstrate a deliverable supply of 7,762 units for the period April 2021 – March 2026, which equates to 4.8 years supply against the current requirement, calculated using the current local housing need figure and applying a 20% buffer.

Category	Number of dwellings expected within 5 years
Small sites with consent (up to 9 units net gain)	541
Large sites with consent (10+ units net gain)	5,875
Allocations	994
Small site windfall allowance	352
<b>TOTAL SUPPLY EXPECTED</b>	<b>7,762</b>
<b>YEARS SUPPLY</b>	<b>4.8</b>

A trajectory listing each of the large sites and allocations and their anticipated rate of delivery has been published alongside this paper.



Published by  
Planning Policy  
North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
BS23 1UJ

For further information:

Telephone 01934 426 665

Email [planning.policy@n-somerset.gov.uk](mailto:planning.policy@n-somerset.gov.uk)

[www.n-somerset.gov.uk/planningpolicy](http://www.n-somerset.gov.uk/planningpolicy)

Status of site	Policy area	RLS Ref	Application No	Location	Proposal	Gross capacity	Net capacity	Completed previously	Remaining capacity at April 2020	Not started at April 2021	Under construction at April 2021	Complete 2020/21	Residual capacity at April 2021	Anticipated 2021/22	Anticipated 2022/23	Anticipated 2023/24	Anticipated 2024/25	Anticipated 2025/26	Anticipated beyond plan period
Large sites with detailed planning consent	C	4/660	18/P/5239/CQA	Waverley House, Old Church Road, Clevedon	Conversion of vacant office buildings to 17 flats	17	17	0	17	0	0	17	0	-	-	-	-	-	-
	C	4/666	17/P/1078/F	2-6 Bay Road, Clevedon	Change of use from nursing home to 19 flats	19	19	0	19	0	19	0	19	19	-	-	-	-	-
	C	4/667	19/P/1719/RM	Court Farm, All Saints Lane, Clevedon	Erection of 9 new dwellings on allocated site	9	9	0	9	0	0	9	0	-	-	-	-	-	-
	C	4/698	18/P/4846/FUL	Land at 173-175 Kenn Road, Clevedon	Redevelopment of site to form a retirement plus scheme comprising 54 self contained units and a children's nursery	54	54	0	54	0	54	0	0	54	-	-	-	-	-
	N	4/639	17/P/1250/F	Land at Engine Lane, Nailsea	Erection of 171 new dwellings	171	171	0	171	171	0	0	171	0	50	50	50	21	-
	N	4/596a	20/P/2347/RM	Youngwood Lane Phase 1	Erection of 168 units pursuant to 16/P/1677/OT2	168	168	0	168	168	0	0	168	0	50	50	68	-	-
	P	4/665	16/P/2066/F	Harbour Road/Gordano Gate, Portishead	Erection of 93 dwellings and office unit	93	93	0	93	0	93	0	93	93	-	-	-	-	-
	P	4/670	17/P/1229/F	Land at Wyndham Way, off Cheviot Meadow,	Erection of 33 dwellings	33	33	0	33	33	0	0	33	-	-	-	-	-	-
	P	4/671	18/P/3512/FUL	Site V2, Harbour Road/Martingale Way, Portishead	Residential development comprising 26 apartments	26	26	0	26	26	0	0	26	0	0	26	-	-	-
	W	4/440	08/P/0626/RM	Land adj Plum Tree Farm, off Summer Lane, WSM	Residential development.	8	8	0	8	0	8	0	0	0	0	0	0	0	8
	W	4/087	19/P/2933/MMA	Atlantic Road South, WSM	Erection of 18 flats	18	18	0	18	0	18	0	0	0	18	-	-	-	-
	W	4/616	20/P/0792/FUL	Land at Scot Elm Drive, Weston-super-Mare	Residential development of 57 dwellings	57	57	0	57	57	0	0	57	17	40	-	-	-	-
	W	4/658	18/P/3466/RM	Land at Wentwood Drive, Weston-super-Mare	Residential development of up to 50 dwellings	50	50	4	46	0	0	46	0	-	-	-	-	-	-
	W	4/649	17/P/1832/F	Former TJ Hughes store, High Street, Weston-super-Mare	Redevelopment incorporating retail on ground floor and 19 flats on upper floors	19	19	0	19	19	0	0	19	0	0	0	0	0	19
	W	4/675	17/P/0752/F	Land at Wilson Gardens/Scot Elm Drive, Weston-super-Mare	Erection of 49 dwellings	49	49	0	49	0	30	19	30	30	-	-	-	-	-
	W	4/672	18/P/4932/FUL, 18/P/4990/FUL, 18/P/4934/FUL, 18/P/4936/FUL	Dauncey's Hotel, Clarendon Crescent, Weston-super-Mare	Conversion of hotel to a total of 28 dwellings	28	28	0	28	28	0	0	28	0	28	-	-	-	-
	W	4/688	18/P/4822/FUL	69-71 Locking Road, Weston-super-Mare	Change of use from guest houses and erection of new building to create 11 flats	11	11	0	11	11	0	0	0	0	0	11	-	-	-
	W	4/362a	19/P/0413/FUL	Westacres Caravan Park, West Wick, Weston-super-Mare	Erection of 125 dwellings	125	125	0	125	99	26	0	125	26	33	33	33	-	-
	W	4/695	19/P/1246/FUL	Parkside, Grove Road, Weston-super-Mare	Change of use from office to student accommodation	39	39	0	39	0	0	39	0	-	-	-	-	-	-
	W	4/696	19/P/1846/FUL	1 Clevedon Road, Weston-super-Mare	Change of use from residential care home to 13 self contained units of C3 supported housing	13	13	0	13	0	0	13	0	-	-	-	-	-	-
	W	4/664	20/P/0337/RM	Land north of Oldmixon Road, Weston-super-Mare	Erection of 130 dwellings	130	130	0	130	89	30	11	119	40	40	39	-	-	-
	W	4/697	18/P/3335/FUL	Madeira Cove Hotel, Birnbeck Road, Weston-super-Mare	Demolition of guest house and erection of 10 flats	10	10	0	10	10	0	0	10	0	10	-	-	-	-
	W	4/562	19/P/2018/FUL	Lynton House Hotel, Madeira Road, Weston-super-Mare	Demolition of existing buildings and erection of 40 flats	40	40	0	40	40	0	0	40	0	0	40	-	-	-
	W	4/704	19/P/3151/FUL	38-40 Birnbeck Road	Conversion of existing buildings to form 26 residential flats	26	26	0	26	0	26	0	26	26	-	-	-	-	-
	W	4/706	20/P/1059/FUL	Land adjacent to Diamond Batch, Summer Lane	Erection of 20 affordable C2 extra care apartments	20	20	0	20	0	20	0	20	20	-	-	-	-	-
	SV	4/632a	18/P/3344/RM	Arnolds Way Phase 2, Yatton	Erection of 72 dwellings	72	72	15	57	0	0	57	0	-	-	-	-	-	-
	SV	4/634	17/P/1894/RM	Land at Pudding Pie Lane East, Churchill	Erection of up to 141 dwellings	141	141	86	55	0	28	27	28	28	-	-	-	-	-
	SV	4/633	17/P/2560/RM	Land at Says Lane, Churchill	Residential development of up to 43 dwellings	43	43	38	5	0	0	5	0	-	-	-	-	-	-
	SV	4/600	18/P/2169/RM	Moor Lane Backwell	Erection of 65 dwellings	65	65	2	63	0	20	43	20	20	-	-	-	-	-
	SV	4/632	18/P/2170/RM	Arnolds Way Phase 2 sheltered housing, Yatton	Erection of a sheltered housing scheme providing 60 units	60	60	0	60	0	0	60	0	-	-	-	-	-	-
SV	4/655	18/P/2275/RM	Land to the east of Wolvershill Road, Banwell	Erection of 44 dwellings	44	44	22	22	0	0	22	0	-	-	-	-	-	-	
SV	4/636	18/P/3708/RM	Land south of Cobthorn Way, Congresbury	Erection of up to 38 dwellings	38	38	17	21	0	0	21	0	-	-	-	-	-	-	
SV	4/676	18/P/3367/RM	Land south of Cadbury Garden Centre, Congresbury	Erection of 21 dwellings	21	21	0	21	0	21	0	21	21	-	-	-	-	-	
SV	4/699	20/P/1690/RM	Land south of William Daw Close, Banwell	Erection of 26 dwellings	26	26	0	26	26	0	0	26	0	26	-	-	-	-	
SV	4/590a	18/P/3214/RM	Woodborough Farm, Winscombe	Erection of 155 dwellings pursuant to outline 15/P/1979/O for a total of 175 units	155	155	3	152	89	31	32	120	40	40	40	-	-	-	
SV	4/590b	19/P/1866/RM	Woodborough Farm, Winscombe (Phase 2)	Erection of 20 dwellings pursuant to 15/P/1979/O	20	20	0	20	20	0	0	20	0	0	0	20	-	-	

Large sites with outline permission	SV	4/590c	19/P/3045/RM	Woodborough Farm, Winscombe (Phase 3)	Erection of 5 dwellings	5	5	0	5	5	0	0	5	0	0	0	5	-	-
	SV	4/681	18/P/4241/RM	Land south of Bristol Road, Churchill	Erection of 40 dwellings	40	40	0	40	3	35	2	38	19	19	-	-	-	-
	SV	4/680	18/P/2691/RM	Land at Cox's Green, Wrington	Erection of 59 dwellings	55	55	0	55	27	18	10	45	20	25	-	-	-	-
	SV	4/680a	18/P/2692/RM	Land at Cox's Green, Wrington	Erection of 4 dwellings	4	4	0	4	0	0	4	0	-	-	-	-	-	-
	SV	4/685	17/P/2377/F	Titan Ladders, Mendip Road, Yatton	Demolition of existing buildings and erection of 37 new dwellings	37	37	0	37	0	0	37	0	-	-	-	-	-	-
	SV	4/631	19/P/1884/RM	Land at North End, Yatton	Erection of 154 dwellings	154	154	0	154	135	14	5	149	49	50	50	-	-	-
	SV	4/693	20/P/2144/FUL	Land at Smallway, Congresbury	Erection of 25 dwellings	25	25	0	25	25	0	0	25	0	25	-	-	-	-
	SV	4/687	19/P/0834/FUL	Land north east of Egret Drive, Arnolds Way, Yatton	Erection of 28 dwellings	28	28	0	28	0	8	20	8	8	-	-	-	-	-
	SV	4/705	20/P/2574/COA	Unit C, Estune Business Park, Long Ashton	Change of use from offices to 24 dwellings	24	24	0	24	24	0	0	24	0	24	-	-	-	-
	SV	4/707	20/P/1665/COA	Unit A, Estune Business Park, Long Ashton	Change of use from offices to 18 dwellings	18	18	0	18	18	0	0	18	0	0	18	-	-	-
	IV&C	4/630	19/P/0230/RM	Land at Western Trade Centre, Knightcott Road, Banwell	Erection of 10 dwellings following demolition of existing buildings	10	10	0	10	10	0	0	10	0	0	10	-	-	-
	IV&C	4/661	17/P/1146/RM	Winford Coach Station, 10 High Street, Winford	Demolition of existing buildings and erection of 11 new dwellings	11	11	0	11	0	0	11	0	-	-	-	-	-	-
	IV&C	4/686	18/P/3461/FUL	Leonard Elms, Brinsea Road, Congresbury	Convert part of care home to 11 self contained extra care apartments	11	11	0	11	11	0	0	11	0	0	0	11	-	-
	IV&C	4/689	17/P/1339/F	Walton Bay Caravan Park, Coast Road, Walton-in-Gordano	Creation of harstandings to accommodate, and siting of, 14 residential caravans for permanent occupation	14	14	0	14	0	0	14	0	-	-	-	-	-	-
	IV&C	4/653	17/P/1799/RM	Land to the north of the A368, Sandford	Erection of 118 dwellings and associated works (including demolition of an existing property to accommodate access)	118	118	53	65	0	16	49	16	16	-	-	-	-	-
	IV&C	4/683	18/P/3659/FUL	Former UTAS site, Claverham Works, Bishops Road, Claverham	Demolition of former factory building and development of 77 dwellings	77	77	0	77	54	15	8	69	30	39	-	-	-	-
	IV&C	4/701	20/P/1260/FUL	Golden Acres Fruit Farm, Clevedon Road, Tickenham	Erection of 18 dwellings	18	18	0	18	18	0	0	18	0	0	18	-	-	-
	IV&C	4/654	20/P/0413/RM	Land at Tickenham Garden Centre, Clevedon Road, Tickenham	Redevelopment of vacant garden centre site to provide 32 new dwellings and 900sqm office space	32	32	0	32	32	0	0	32	0	16	16	-	-	-
	IV&C	4/708	19/P/1963/FUL	Blagdon Water Garden Centre	Redevelopment of site to create 11 dwellings	11	11	0	11	11	0	0	11	0	11	-	-	-	-
	IV&C	4/662	15/P/2301/F	Barrow Hospital (1)	Erection of 66 dwellings	66	66	0	66	66	0	0	66	0	33	33	-	-	-
IV&C	4/663	15/P/2302/F	Barrow Hospital (2)	Erection of 14 dwellings	14	14	0	14	14	0	0	14	0	0	0	14	-	-	
Large sites with outline permission	N	4/597	17/P/0712/O	Land adjacent to Sweet Briar, West End, Nailsea	Erection of 6 dwellings	6	6	0	6	6	0	0	6	0	0	0	0	6	-
	N	4/596	16/P/1677/OT2	Land north of Youngwood Lane, Nailsea	Erection of 450 dwellings (capacity reduced to take account of RM phases)	282	282	0	282	282	0	0	282	0	0	0	100	100	82
	N	4/595	18/P/5234/OUT	Land off Trendlewood Way, Nailsea	Erection of 24 dwellings	24	24	0	24	24	0	0	24	0	0	24	-	-	-
	W	4/646	17/P/1138/O	Land at Bridgwater Road, Weston-super-Mare	Erection of 60 dwellings	60	60	0	60	60	0	0	60	0	0	0	30	30	-
	W	4/702	18/P/3038/OUT	Land to the west of M5 and east of Trenchard Road, Weston-super-Mare	Erection of 75 dwellings	75	75	0	75	75	0	0	75	0	0	25	25	25	-
	SV	4/659	16/P/1521/O	Land at Wrington Lane, Congresbury	Residential development of 50 dwellings	50	50	0	50	50	0	0	50	0	0	0	0	50	-
	SV	4/524	15/P/1299/O	Oxford Plasma Technology, North End Road, Yatton	Residential development of 55 dwellings	55	55	0	55	55	0	0	55	0	0	0	0	55	-
	SV	4/690	18/P/2532/OUT	Land south of Station Road (A370) adjoining Station Close, Congresbury	Erection of 13 dwellings	13	13	0	13	13	0	0	13	0	0	13	-	-	-
	SV	4/703	18/P/4735/OUT	Land west of Wolvershill Road and north of Wolvershill Park, Banwell	Erection of 54 dwellings	54	54	0	54	54	0	0	54	0	27	27	-	-	-
	IV&C	4/682	18/P/2024/OUT	F Sweeting and Son site, Station Road, Sandford	Erection of 16 dwellings	16	16	0	16	16	0	0	16	0	0	0	0	16	-
	IV&C	4/586	19/P/0835/OUT	Bleaddon Quarry, Bleaddon	Redevelopment of site for 42 dwellings	42	42	0	42	42	0	0	42	0	0	0	24	24	-
	Strategic sites	W	4/478	11/P/0006/F	Royal Pier Hotel, Birnbeck Road, Weston-super-Mare	Demolition of hotel and construction of 63 apartments	63	63	0	63	63	0	0	63	0	0	0	0	0
WW		4/558a-c	12/P/0760/F; 13/P/0997/OT2; 15/P/1777/RM; 17/P/5631/RM; 18/P/2925/RM; 19/P/0032/RM	Weston Villages - Locking Parklands	Major mixed use strategic development	1450	1450	431	1019	893	90	36	983	90	100	150	150	150	343
WW		4/558d	12/P/1266/OT2; 17/P/5586/RM; 18/P/5209/RM; 18/P/5231/RM	Weston Villages - Land south of Churchland Way	Major mixed use strategic development	1150	1150	0	1150	736	323	91	1059	157	161	150	150	150	291
WW		4/558e	16/P/2758/RG4; 21/P/1220/RM	Weston Villages - Parklands, south of Locking Head Drove	Major mixed use strategic development	700	700	0	700	700	0	0	700	0	100	100	100	125	275
WW		4/558f	16/P/1881/OT2; 19/P/1563/RM	Weston Villages - Parklands, Moss Land	Major mixed use strategic development	300	300	0	300	157	117	26	274	74	100	100	-	-	-
WW		4/558g	16/P/2744/OT2; 19/P/2662/RM	Weston Villages - Parklands, Mead Fields, south of Wolvershill Road	Major mixed use strategic development	250	250	0	250	250	0	0	250	0	50	50	75	75	-
WW		4/558i	18/P/3175/FUL	Weston Villages - Locking Parklands Phase 3a	Major mixed use strategic development	36	36	36	0	0	0	0	0	-	-	-	-	-	-
WW		4/558h	-	Weston Villages - Parklands residual	Major mixed use strategic development	64	64	0	64	64	0	0	64	0	0	0	0	0	64



	WW		13/P/0834/RM; 14/P/2723/RM; 15/P/2437/RM; 15/P/2570/RM; 16/P/1842/RM; 18/P/2337/RM; 18/P/2867/RM; 20/P/2026/RM	Weston Villages - Winterstoke, Haywood Village	Major mixed use strategic development	2548	2548	940	1608	1405	147	56	1552	147	184	250	250	250	471	
Allocated sites	C	4/526	-	Moor Lane, Clevedon	Allocated site for residential development	10	10	0	10	10	0	0	10	0	0	0	0	0	0	
	C	4/605	-	Millcross site, Clevedon	Allocated site for residential development	67	67	0	67	67	0	0	67	0	0	30	37	-	-	
	C	4/637	-	Land north of Churchill Avenue, Clevedon	Allocated site for residential development	44	44	0	44	44	0	0	44	0	0	0	22	22	-	
	C	4/638	-	Yeolands Farm, Clevedon	Allocated site for residential development	15	15	0	15	15	0	0	15	0	0	0	0	0	0	
	N	4/640	-	Land south of The Uplands, Nailsea	Allocated site for residential development	52	52	0	52	52	0	0	52	0	0	26	26	-	-	
	N	4/596	-	North West Nailsea	Allocated site for residential development	450	450	0	450	450	0	0	450	0	0	0	50	100	300	
	N	4/668	-	Weston College site, Somerset Square	Allocated site for residential development	28	28	0	28	28	0	0	28	0	0	0	0	28	-	
	P	4/644	-	Land south of Downside, Portishead	Allocated site for residential development	23	23	0	23	23	0	0	23	0	0	0	23	-	-	
	W	4/520	-	Bridge Farm, Bristol Road, WSM	Allocated site for residential development	73	73	0	73	73	0	0	73	0	0	0	0	0	0	
	W	4/443	-	Orchard House, Ebdon Road, WSM	Allocated site for residential development	12	12	0	12	12	0	0	12	0	0	0	0	0	0	
	W	4/591	-	Land to the west of Winterstoke Road, Weston- super-Mare	Allocated site for residential development	70	70	0	70	70	0	0	70	0	0	0	0	0	70	
	W	4/619	-	Birnbeck Pier and Environs, Weston-super-Mare	Allocated site for residential development	50	50	0	50	50	0	0	50	0	0	0	0	0	0	
	W	4/592	-	Land to the rear of Locking Road, Weston-super-Mare	Allocated site for residential development	24	24	0	24	24	0	0	24	0	0	0	0	0	24	
	W	4/645	-	Station Gateway, Weston- super-Mare	Allocated site for residential development	429	429	0	429	429	0	0	429	0	0	0	100	100	229	
	W	4/602	-	Mead Vale Shopping Centre, Nightingale Close, Worle, Weston-super-Mare	Allocated site for residential development	34	34	0	34	34	0	0	34	0	0	34	-	-	-	
	W	4/622	-	Gas works, Weston-super- Mare	Allocated site for residential development	95	95	0	95	95	0	0	95	0	0	0	0	0	95	
	W	4/594	-	Land south of Herluin Way (Avoncrest site), Weston- super-Mare	Allocated site for residential development	750	750	0	750	750	0	0	750	0	0	0	0	0	0	
	W	4/647	-	Former Bournville School site, Selworthy Road, Weston-super-Mare	Allocated site for residential development	45	45	0	45	45	0	0	45	0	0	0	45	-	-	
	W	4/648	-	Former Sweat FA site, Winterstoke Road, Weston- super-Mare	Allocated site for residential development	37	37	0	37	37	0	0	37	0	0	0	37	-	-	
	W	4/611	-	Walliscote Place (Police Station and Magistrates Court), Weston-super-Mare	Allocated site for residential development	70	70	0	70	70	0	0	70	0	0	0	0	70	-	
	W	4/607b	-	BT building, Boulevard, Weston-super-Mare	Allocated site for residential development, 48 units	48	48	0	48	48	0	0	48	0	0	0	0	0	0	
	W	4/650	-	Dolphin Square, Weston- super-Mare	Allocated site for residential development	183	183	0	183	183	0	0	183	0	0	33	50	50	50	
	W	4/674	-	Queensway/Midhaven Rise, Weston-super-Mare	Allocated site for residential development	35	35	0	35	35	0	0	35	0	0	0	0	0	0	
	SV	4/677	-	Land at Shipham Lane, Winscombe	Allocated site for residential development	28	28	0	28	28	0	0	28	0	0	0	28	-	-	
	SV	4/678	-	Land adjoining Coombe Farm, Winscombe	Allocated site for residential development	24	24	0	24	24	0	0	24	0	0	0	0	24	-	
	SV	4/679	-	Broadleaze Farm, Winscombe	Allocated site for residential development	75	75	0	75	75	0	0	75	0	0	0	0	0	75	
	SV	4/342	-	Land to the east and west of Wemberham Lane, Yatton	Allocated site for residential development	24	24	0	24	24	0	0	24	0	0	0	0	24	-	
	SV	4/589	-	Yatton Station, Yatton	Allocated site for residential development	21	21	0	21	21	0	0	21	0	0	0	0	0	21	
	SV	4/654	-	Moor Road, Yatton	Allocated site for residential development	60	60	0	60	60	0	0	60	0	0	0	0	0	0	
	SV	4/651	-	Pudding Pie Lane West, Churchill	Allocated site for residential development	35	35	0	35	35	0	0	35	0	0	0	0	35	-	
	SV	4/691	-	Land south of Station Road Adjoining Church Farm, Congresbury (Site B)	Allocation for residential development in the Congresbury NDP (Site B)	20	20	0	20	20	0	0	20	0	0	0	0	0	20	
	SV	4/692	-	Bristol Road (A370) opposite Tesco express store, Congresbury (Site C)	Allocation for residential development in the Congresbury NDP (Site C)	25	25	0	25	25	0	0	25	0	0	0	0	0	25	
SV	4/694	-	The Causeway, corner of Dolemoor Lane, Congresbury (Site E)	Allocation for residential development in the Congresbury NDP (Site E)	10	10	0	10	10	0	0	10	0	0	0	0	0	0		
IV&C	4/608	-	Jackson Barstow House, 28 Thornbury Road, Uphill	Allocated site for residential development	20	20	0	20	20	0	0	20	0	0	0	0	0	0		
Small sites	District wide	Small sites with planning consent											176	541	180	180	181	-	-	-
		Small site windfalls expected (Core Strategy plan period)													0	0	0	176	176	-
		TOTAL													1224	1479	1627	1699	1733	2435



