

Permissions						Applicant Additional Comments December 2021
LPA reference	Address	Size (ha)	No. of Units	Reasonably available and appropriate for the proposed development?	Sequentially Preferable (Yes/No) <i>(LPA Comments)</i>	
17/P/1138/O	Land at the junction of Bleadon Hill and Bridgwater Road, BS24	2.63	70	Outline permission was granted 22/07/19. 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. Site is too small for proposed development.	No <i>So is this site available, and if not, why? What approach has your client made to the owner to acquire an interest in part of the site to pursue their proposed development?</i>	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).
18/P/4735/OUT & 21/P/1735/RM	Land West of Wolvershill Road, North of Wolvershill Park and Knightcott Park Banwell	3.24	54	The site does not have Reserved Matters approval. The site is unlikely to accommodate 75 dwellings.	No <i>Noted, so is this site available? What approach has your client made to the owner to acquire site and what is wrong if this site cannot deliver up to 75 dwellings,</i>	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 Homes and is not available to our client.

					bearing in mind the Advice Note advocates splitting the proposed development?
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Oxford Plasma,Yatton	1.4	51	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 <i>Same points as above.</i>	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.
Land at Atlantic Road South, BS23 2DE	0.21	23	Site is too small for proposed development.	No <i>Same points as above.</i>	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).
Land South of the Uplands Nailsea,BS48 4RR	2.5	50	Included in Council's housing trajectory. Planning permission still pending. Site is too small.	No <i>Same points as above</i>	This application was approved on the 25 th 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 th December 2021 that the council is

					<p>seeking to procure a development partner to bring forward the fully consented scheme.</p> <p>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 15th December 2021.</p> <p>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.</p>
Land at North West Nailsea, BS482AS	13.46	450	No planning application has been submitted. 100 dwellings are included in the Council's housing trajectory. Site is also too big for proposed development.	No <i>So is this site available, and if not, why? What approach has your client made to the owner to acquire an interest in part of the site to pursue their proposed development?</i>	<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.</p> <p>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: https://hinkleyconnection.co.uk/map-and-timeline/.</p> <p>The map and timescale for this project shows a temporary construction compound, temporary access roads and several overhead lines that are</p>

					<p>to be underground or replaced. This project is expected to be ongoing until at least late 2025.</p> <p>With all of the above in mind it is reasonable to assume the site is not available to our client.</p>
West of Engine Lane	7.44	183	Approved 17/03/21. Included within Council's housing trajectory. Site too large for proposed development.	No <i>Same points as above</i>	An NMA was approved on the 27 th 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 developed by BDW Trading Ltd.
Trendlewood Way, Nailsea, BS48 4PQ	1.05	30	Application is pending. Site has been included in the Council's housing trajectory. Site is too small for proposed development.	No <i>Noted, so is this site available? What approach has your client made to the owner to acquire site and what is wrong if this site cannot deliver up to 75 dwellings, bearing in mind the Advice Note advocates splitting the proposed development?</i>	Application was approved 12 th 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.
2-6 Bay Road	0.14	19	Approved 05/06/18. Included in Council's housing trajectory. Site is too small.	No <i>Same points as above</i>	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.

					<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.</p> <p>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 for sale or available to our client.</p>
Land South of Downside, Portishead, BS20 6JH	0.59	23	Included in Council's housing trajectory. Site too small for development.	No <i>Same points as above</i>	<p>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.</p> <p>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.</p>

Land to the east of Wolvershill Road	2.09	44	Development has commenced. Remaining dwellings in Council's trajectory to be completed in 2021. Site is also too small for proposed development.	No <i>Same points as above</i>	This site is under construction and is mostly built out by Strongvox Homes.
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