

Issued to the Inquiry on Friday 31 March 2023.

This table is extracted from the appellant's schedule of sites presented within Appendix 1 to their Statement of Case, with the addition of a column from the Council at the end indicating its interim position on each site and the addition of an 'ST' (Sequential Test) reference in the address column.

**As the Council's evidence is still in preparation, we reserve the right to adjust the conclusions on specific sites although do not anticipate altering the conclusion on the rejected sites in the table.**

Of the 69 separate site records considered by the appellant (once duplicate entries accounted for), agreement on rejection of 42 of the sites; disagreement on rejection of 27.

In addition to the sites considered by the appellant, the Council set out below the table a further 12 sites considered to be suitable alternatives.

Sites where the Council disagree with the appellant are highlighted yellow. A brief note is provided within the highlighted cell to indicate the sites status in the planning system and a key reason indicating the sites suitability as a reasonable alternative. The Council's witness will provide evidence to substantiate this. The note in the highlighted cell is based upon the following hierarchy categories. Sites that are either:

1. Consented
2. Current housing allocation
3. Potential in SHLAA; in conformity with current Development Plan\*; and proposed allocation in emerging local plan OR in conformity with current Development Plan\*; and proposed allocation in emerging local plan
4. Potential in SHLAA; in conformity with current Development Plan.
5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan

\* In conformity from a locational/ housing distribution policy perspective, e.g. adjacent to a settlement; not with regards to any specific dwelling capacity identified in the SHLAA.

<b>W-s-M Allocated Sites</b>										
<b>Settlement</b>	<b>Address</b>	<b>Area of Flood</b>	<b>Allocation status</b>	<b>References</b>	<b>Site Size</b>	<b>Number of Units</b>	<b>Delivery Timescale</b>	<b>Previous Assessment</b>	<b>Current Assessment</b>	<b>NSC Interim position</b>
Weston-super-Mare	<b>ST1:</b> 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	No objection to rejection of site.
Weston-super-Mare	<b>ST2:</b> 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.	No objection to rejection of site.

**NORTH SOMERSET COUNCIL INTERIM POSITION ON SEQUENTIALLY PREFERABLE SITES FOR APPEAL: LYNCHMEAD FARM, REF: APP/D0121/W/22/3313624**

Weston-super-Mare	<b>ST3:</b> 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	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.	No objection to rejection of site.
Weston-super-Mare	<b>ST4:</b> Land at Wentwood Drive, BS24	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026	Schedule 1	2.73	50	Housing trajectory April 2021: 4 completed previously	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.	No objection to rejection of site.
Weston-super-Mare	<b>ST5:</b> 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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.

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Weston-super-Mare	<b>ST6:</b> 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.	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.  Site unlikely to be available to be developed at point in time envisaged for the	No objection to rejection of site.
Weston-super-Mare	<b>ST7:</b> 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.	Partially within Flood Zone 3.  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.  Site is also likely to accommodate an apartment development and would	No objection to rejection of site.

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Weston-super-Mare	<b>ST8:</b> 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</p>	<p><b>2. Current housing allocation</b></p> <p>Object to sites rejection as a reasonable alternative.</p>
Weston-super-Mare	<b>ST9:</b> 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	<p>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>	<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</p>	<p><b>2. Current housing allocation</b></p> <p>Object to sites rejection as a reasonable alternative.</p>
Weston-super-Mare	<b>ST10:</b> 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.	<p>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</p>	<p><b>2. Current housing allocation</b></p> <p>Object to sites rejection as a reasonable alternative.</p>

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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	<b>ST11:</b> 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</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>	No objection to rejection of site.

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Weston-super-Mare	<b>ST12:</b> 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	No objection to rejection of site.
Weston-super-Mare	<b>ST13:</b> 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)	No objection to rejection of site.
<b>W-S-M Shlaa Sites</b>										
Settlement	Site Address	Area of	Permission status	References	Site Size (ha)	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment	
Weston-super-Mare	<b>ST14:</b> Leighton Crescent	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment	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	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>4. Potential in SHLAA; in conformity with current Development Plan.</b>  Object to sites rejection as a reasonable alternative.

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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	<b>ST15:</b> 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  <i>Assessment</i>	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.	No objection to rejection of site.
Weston-super-Mare	<b>ST16:</b> 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	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	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>4. Potential in SHLAA; in conformity with current Development Plan.</b>  Object to sites rejection as a reasonable alternative.

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Weston-super-Mare	<b>ST17:</b> Land to west of Anson Road	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report	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	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	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.
Weston-super-Mare	<b>ST18:</b> 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	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	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.	<b>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan</b>  Object to sites rejection as a reasonable alternative.
Weston-super-Mare	<b>ST19:</b> 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:	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.	No objection to rejection of site.



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Weston-super-Mare	ST20:Purn House Farm industrial estate	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No	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	No objection to rejection of site.
<b>W-S-M Other Permissions and Reserved Matters Approvals</b>										
Settlement	Site Address	Area of	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.	This is the same site as ST5 above.

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Rest of District Allocated Sites										
Settlement	Address	Area of	Allocation status	References	Site Size	Number of Units	Delivery Timescale	Previous Assessment	Current Assessment	
Nailsea	ST21: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.</p> <p><i>With all of the above in mind it is</i></p>	<p>No planning application has been submitted. 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>	<p><b>2. Current housing allocation</b></p> <p>Object to sites rejection as a reasonable alternative.</p>
Nailsea	ST22:Land adjacent to Sweet Briar, West End, Nailsea, BS48 1DP	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	<p>Reserved Matters is still pending a decision. Site is too small for proposed development. Included within Council's housing trajectory</p>	<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>	No objection to rejection of site.

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Nailsea	<b>ST23:</b> 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 27th 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	No objection to rejection of site.
Nailsea	<b>ST24:</b> 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 25th October 2021 and is currently owned by NSC. We have been in contact with Geoff Brakspear in Placemaking and Growth who confirmed on the 9th 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 15th December 2021. In any case Geoff informed us	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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.

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Nailsea	<b>ST25:</b> 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	No objection to rejection of site.
Nailsea	<b>ST26:</b> 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	<b>2. Current housing allocation.</b>  Object to sites rejection as a reasonable alternative.
Clevedon	<b>ST27:</b> Court Farm, All Saints lane	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan	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.	No objection to rejection of site.
Clevedon	<b>ST28:</b> 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	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	No objection to rejection of site.

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Portishead	<b>ST29:</b> 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	<b>2. Current housing allocation</b>  Object to sites rejection as a reasonable alternative.
Portishead	<b>ST30:</b> 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	No objection to rejection of site.
Tickenham	<b>ST31:</b> 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	Development has commenced on site by Newland Homes so the site is not available.	No objection to rejection of site.

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Banwell	<b>ST32:</b> Land to the east of Wolverhill Road	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan	Schedule 1	2.09	44	Site completed	Development has commenced. Remaining dwellings in Council's trajectory to be	Construction of the site is complete.	No objection to rejection of site.
Congresbury	<b>ST33:</b> 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>	<p><b>1. Consented</b></p> <p>Object to sites rejection as a reasonable alternative.</p>
Winscombe	<b>ST34:</b> Broadleaze Farm, Winscombe, BS25 IJJ	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>	<p><b>2. Current housing allocation</b></p> <p>Object to sites rejection as a reasonable alternative.</p>

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Winscombe	<b>ST35:</b> 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..	<b>2. Current housing allocation</b>  Object to sites rejection as a reasonable alternative.
Winscombe	<b>ST36:</b> Land adjoining Coombe Farm, Wiscombe, 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.	<b>2. Current housing allocation</b>  Object to sites rejection as a reasonable alternative.
Winscombe	<b>ST37:</b> Woodborough Farm, Winscombe	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan	Schedule 1	8.01	175	Housing trajectory April 2021: 40 in 2021/2022 40 in 2022/2023	Reserved Matters approved 15/02/19. Included in the Council's housing trajectory.	Site under construction and therefore not available.	No objection to rejection of site.
Yatton	<b>ST38:</b> 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	No objection to rejection of site.

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Yatton	<b>ST39:</b> 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	No objection to rejection of site.
Yatton	<b>ST40:</b> 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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.
Yatton	<b>ST41:</b> 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	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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.



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Yatton	<b>ST42:</b> 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.	The site is almost entirely within Flood Zone 3.  No planning applications have been submitted on the site and there is no indication the site is available for development.  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	No objection to rejection of site.
<b>Rest of District SHLAA Sites</b>										
Settlement	Site Address	Area of Flood	Permission status	References	Site Size	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment	
Clevedon	<b>ST43:</b> North of Nortons Wood Lane, Clevedon	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome:	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.	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.  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	No objection to rejection of site.

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Portishead	<b>ST44:</b> South of Cedar Way, Portishead	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second	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	As before site is in greenbelt and has constraints which suggest it may not be suitable for residential development. No planning applications have been	No objection to rejection of site.
Portishead	<b>ST45:</b> 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:	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.	No objection to rejection of site.
Nailsea	<b>ST46:</b> 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	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	No objection to rejection of site.

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Nailsea	<b>ST47:</b> Land south of Nailsea	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential 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:	HE20591 Schedule 1: Proposed large sites for residential development (600 dwellings)	4.7	140	110 in first 5 years according to SHLAA	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.	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.  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>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan</b>  Object to sites rejection as a reasonable alternative.
Yatton	<b>ST48:</b> Yatton Rugby Ground	Part Flood Zone 1, Flood Zone 2 and 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)	HE2012 Schedule 1: Proposed large sites for residential development (160 dwellings carried forward from Site Allocations Plan)	2.4	71	70 in first 5 years according to SHLAA	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.	Site is partly flood zone 3a and currently used as a sports pitch for the Rugby Club. This would require relocating to accommodate housing.  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.  Site also being brought forward by Strongvox Homes and is therefore unlikely to be available for purchase	<b>2. Current housing allocation</b>  Object to sites rejection as a reasonable alternative.

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Yatton	ST49: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	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	No objection to rejection of site.
Wrington	ST50: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	No objection to rejection of site.
Churchill/Langford	ST51: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 Somerset Local Plan 2038 –	HE201074	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	<b>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan</b>  Object to sites rejection as a reasonable alternative.

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			Consultation Draft (February 2022)							
Churchill	ST52:Skinner's 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	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	1. Consented  Object to sites rejection as a reasonable alternative.

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Congresbury	<b>ST53:</b> 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:	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	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.	No objection to rejection of site.
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:	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	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.	This is the same site as ST33 above.
Congresbury	<b>ST54:</b> 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	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 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 subject to planning application. Site likely to be delivered later than proposed development. Site	No objection to rejection of site.

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Congresbury	<b>ST55:</b> Land east of Congresbury	Flood Zone 1 (including part Flood Zone 2 and 3a)	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome:	HE20375 Schedule 1: Proposed large sites for residential development (90 dwellings)	3.3	99	98 in first 5 years according to SHLAA	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 is to the site is unclear and could be	As before site has constraints which suggest it may not be suitable for residential development.  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.	<b>3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan</b>  Object to sites rejection as a reasonable alternative.
Banwell	<b>ST56:</b> Land east of Wolvershill Road, Banwell	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment	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	The 2022 SHLAA confirms that lead in time are around 3 years from allocation therefore the site is not reasonably available to the applicant at this time and additional houses are required within the next 5 years.	No planning applications have been submitted.  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.	<b>5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan</b>  Object to sites rejection as a reasonable alternative.

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Banwell	ST57:Summer Lane, Banwell	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome: Potential	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	On-site constraints include a PROW & existing building, further below and above ground heritage assessment being required. The 2022 SHLAA confirms that noise and other amenity issues related to the M5 that will influence suitability of development on the Summer Lane side. The site does not have planning permission, no active application	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. Bypass required to unlock development. Site therefore unlikely to be available to be developed at point in time envisaged for the development.	5. Potential in SHLAA not in conformity with current Development Plan but proposed allocation in emerging local plan  Object to sites rejection as a reasonable alternative.
Banwell	ST58:Land south of Knightcott Gardens, Banwell	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment	HE20358 Schedule 1: Proposed large sites for residential development (37 dwellings)	2.8	85	55 in first 5 years according to SHLAA	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	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.	No objection to rejection of site.
Backwell	ST59:Wooleys farm	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No	HE201061	3	90	90 in first 5 years according to SHLAA	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	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.	No objection to rejection of site.



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Backwell	<b>ST60:</b> Hilldale Road	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome:	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.	No objection to rejection of site.
Backwell	<b>ST61:</b> 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:	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	No objection to rejection of site.

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Backwell	ST62: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:	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	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	No objection to rejection of site.
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:	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	Considered in allocations above.	This is the same site as ST34 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:	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.	This is the same site as ST36 above.
Sandford	<b>ST63:</b> Hill Road, Sandford	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report  Site discounted at Second Interim Report stage?: No  Assessment Outcome:	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	No objection to rejection of site.
<b>Rest of District Other Planning Permissions and Reserved Matters Approvals</b>										
Settlement	Site Address	Area of Flood	Permission status	References	Site Size	Ap pr	Delivery Timescale	Previous Assessment	Current Assessment	
Banwell	<b>ST64:</b> 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	18/P/4735/OU T & 21/P/1735/R M	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	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	No objection to rejection of site.

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Long Ashton	<b>ST65:</b> 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	No objection to rejection of site.
Wrington	<b>ST66:</b> Land South of Cox's Green, Wrington, BS40	Partially within Flood Zone 3	Outline planning application for 59 dwellings approved by SoS 23/11/17  Reserved	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	The site is under construction and all dwellings have been sold according to Redcliffe Homes website. The site is therefore not available for	No objection to rejection of site.
Congresbury	<b>ST67:</b> Cobthorn Way, Congresbury, BS48 5BJ	Partially within Flood Zone 3	Outline planning application for 38 dwellings approved 16/01/18  Reserved	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	The site is under construction and all dwellings have been sold according to Strongvox website. The site is therefore not available for purchase.	No objection to rejection of site.
Backwell	<b>ST68:</b> 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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.
Yatton	<b>ST69:</b> 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.	<b>1. Consented</b>  Object to sites rejection as a reasonable alternative.

## **APPENDIX 2 – REST OF DISTRICT SITES**

- AS1: Wolverhill Strategic Growth Area (various sequentially preferable sites as set out in latest SHLAA, corresponding to emerging allocation – see Policy LP1 of the emerging local plan) **(Category 5)**
- AS2: Land at Mead Farm (SHLAA ref: HE2075) (proposed allocation - **Category 5**)
- AS3: Land west of Sandford (SHLAA ref: HE201012) (proposed allocation - **Category 5**)
- AS4: West of Hill Road, Winscombe (SHLAA ref: HE2076) (proposed allocation - **Category 5**)
- AS5: Land east of Ladymead Lane (SHLAA ref: HE2023) (proposed allocation - **Category 5**)
- AS6: North and south of Youngwood Lane (corresponds to draft housing allocation in emerging local plan and SHLAA ref: HE20612) **(Category 3)**
- AS7: Grove Farm, Backwell (corresponds to draft housing allocation in emerging local plan and SHLAA ref: HE20595) **(Category 3)**
- AS8: Greenhill Rd, Sandford. (22/P/0227/OUT) resolution to approve **(Category 1)**
- AS9: Land west of Trenchard Road, WsM (18/P/3038/OUT - **Category 1**)
- AS10: Pudding Pie Lane (west), Churchill (proposed allocation - **Category 3**)
- AS11: Weston College Site, Somerset Square, Nailsea (proposed allocation - **Category 3**)
- AS12: Elm Grove Nursery, Locking (corresponds to draft housing allocation in emerging local plan and SHLAA ref: HE207) **(Category 3)**