NSC

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

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 <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan*; and proposed allocation in emerging local plan <u>OR</u> in conformity with current Development Plan <u>Plan (Plan (</u> 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.

W-s-M Allo	V-s-M Allocated Sites									
Settlement	Address	Area of Flood	Allocation status	References	Site Size	Number of Units	-	Previous Assessment	Current Assessment	NSC Interim position
Weston- super- Mare	ST1: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		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	No objection to rejection o site.
Weston- super- Mare	ST2: 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.	for the proposed 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.

NSC

Weston-	ST3:Land North of	Partially	Allocated in the	Schedule 1		130	Housing	NCHMEAD FARM, REF: AP Partially within Flood Zone	Partially within Flood Zone 3.	No objection to rejection o
super- Mare	Oldmixon Road, BS24	within Flood Zone 3	Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)				trajectory April 2021: 11 completed 2020/2021 40 anticipated in 2021/2022 40 anticipated	3 and site is too big for proposed development.	The site is under construction and therefore not reasonably available. The site is too big for proposed development.	site.
Weston- super- Mare	ST4: Land at Wentwood Drive, BS24	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations	Schedule 1	2.73	50	Housing trajectory April 2021: 4 completed	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	No objection to rejection of site.
Weston- super- Mare	ST5: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.	1. Consented Object to sites rejection as a reasonable alternative.

Weston- super- Mare	ST6 :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	ST7: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.

Weston- super- Mare	ST8: 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.	The site is too small for the proposed development of housing and is not suitable for the type of development proposed. 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. No planning application has been submitted and the work depends on relocation of the existing Police	 2. Current housing allocation Object to sites rejection as a reasonable alternative.
Weston- super- Mare	ST9: Dolphin Square	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.74	183	Housing trajectory April 2021: 33 in 2023/2024 50 in 2024/2025 50 in 2025/2026 50 anticipated beyond plan period	Site is not deliverable in next 5 years according to Council's housing trajectory and site is not available for purchase. The site is also too small for the proposed development of housing.	Station, therefore site is 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. The site is too small for delivery of the proposed development and lacks the open space required for the type of housing proposed. Site unlikely to be available to be developed at point in	 2. Current housing allocation Object to sites rejection as a reasonable alternative.
Weston- super- Mare	ST10: Former TJ Hughes Store, High St, BS23 1ST	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site Allocations Plan 2006-2026 (2018)	Schedule 1	0.12	18	Housing trajectory April 2021: 2025/2026	Site is too small for the proposed development.	Detailed consent granted for redevelopment incorporating retail on ground floor and 19 flats on upper floors June 2018 (ref. 17/P/1832/F). In accordance with condition 1 the development should	 2. Current housing allocation Object to sites rejection as a reasonable alternative.

									evidence that the homes will be de within five years.
									Therefore, site u available to be d point in time env the development
									The site is too sm delivery of the pr development and open space requ
Weston- super- Mare	ST11: 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	Site is too small for proposed development.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).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	type of bousing r Detailed consent erection of 18 fla granted Novemb (ref. 19/P/2933/I The site is under construction and therefore not ava The apartments marketed for sale PG Group with a completion date Spring/Summer 2 site is therefore unavailable.

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unlikely to be developed at ivisaged for nt.	
mall for proposed nd lacks the uired for the	
	No objection to rejection of site.
r d vailable.	
are being lle by The a e of 2023. The	

Weston- super- Mare	ST12: 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-	ST13:Lynton House	Flood	Allocated in	Schedule 1	0.14	41	Housing	The site is too small.	Detailed planning	No objection to rejection of
super- Mare	Hotel	Zone 1	the Sites and Policies Plan,				trajectory April 2021:		permission granted January 2022 for demolition of	site.
ware			Part 2 - Site				2023/2024		existing buildings and	
			Allocations Plan 2006-2026 (2018)						erection of new buildings to create 40no. self contained flats (ref. 19/P/2018/FUL)	
W-S-M Shla	aa Sites						<u> </u>		I	
Settlement	Site Address	Area of	Permission status	References	Site Size (ha)	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Assessment	
Weston-	ST14:Leighton	Flood	North	HE201030	2.7	81	81 in first 5	Site is in close proximity	As before site has	4. Potential in SHLAA; in
super-	Crescent	Zone 1	Somerset				years	to an Ancient Woodland	constraints which suggest	conformity with current
Mare			SHLAA April				according to	and Wildlife site (SSSI).	it may not be suitable for	Development Plan.
			2021: Second				SHLAA	The site adjacent has had 2 outline refusals	residential development.	Object to sites rejection as
			Interim					for residential	Site not proposed for	a reasonable alternative.
			Report					development one for 79	allocation in Council's	
								units which was also	preferred options and no	
			Site					dismissed at appeal due	planning applications	
			discounted					to harm on the	have been submitted.	
			at Second					character and		
			Interim					appearance of the area	Site unlikely to be available	
			Report					and failing to conserve	to be developed at point in	
			stage?: No					and enhance the setting and thereby the natural	time envisaged for the development.	
			Accossmont					heauty of the AONR and		

								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	ST15: 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	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	ST16: Rose Tree Farm, North of Lower Norton Lane/Lyefield Road, Weston super Mare	Flood Zone 1 (and partly Flood Zone 2 and 3a)	Assessment 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	constraints which suggest it	 4. Potential in SHLAA; in conformity with current Development Plan. Object to sites rejection as a reasonable alternative.

Weston-	ST17:Land to	Flood	North	HE20495	4	119	110 in first 5	A planning application for		1. Consented
super-	west of Anson	Zone 1	Somerset				years	70 dwellings is currently	Site not proposed for	
Mare	Road		SHLAA April				according to	with North Somerset for	allocation in Council's	Object to sites
			2021:				SHLAA	consideration but no	preferred options. Outline	rejection as a
			Second					decision has been reached.	planning application for a	reasonable
			Interim					Even if the LPA were to	residential development of	alternative.
			Report					consider this site suitable	up to 70no. dwellings	
								for development, North	(ref:21/P/3529/OUT) is with	
			Site					Somerset do not have a	the Council for	
			discounted					five- year land supply as	determination.	
			at Second					confirmed by planning		
			Interim					appeal:	Applicant has confirmed	
			Report					APP/D0121/W/21/3285343	that site is not currently	
Weston-	ST18:Grange	Flood	North	HE202017	4.4	132	110 in first 5	Developing the site would	As before site has	5. Potential in SHLAA not in
super-	Farm, Hutton	Zone 1	Somerset	Schedule 1:			years	have implications for the	constraints which suggest it	conformity with current
Mare		(and	SHLAA April	Proposed			according to	existing Strategic Gap	may not be suitable for	Development Plan but
		partly	2021:	large sites			SHLAA	designation, site prone to	residential development.	proposed allocation in
		Flood	Second	for				surface water flooding,	No planning applications	emerging local plan
		Zone 2	Interim	residential				Farmhouse is a listed	have been submitted.	
		and 3a)	Report	development				building and is adjacent to		Object to sites rejection as
				(100				a conservation area, site is	Site unlikely to be available	a reasonable alternative.
			Site	dwellings)				adjacent to the AONB with	to be developed at point in	
			discounted					landscape impact likely to	time envisaged for the	
			at Second					be key and the site located	development.	
			Interim					in close proximity to a site		
			Report					of nature conservation		
			stage?: No					interest. There is no		
								evidence to suggest the		
			Accossmont					sito is reasonably available		
Weston-	ST19:North	Flood	North	HE2051	2.2	65	65 in years 6-	The site was not	As before site has	No objection to rejection
super-	of Amesbury	Zone 1	Somerset				10 according	submitted to the local plan	constraints which suggest it	of site.
Mare	Drive,		SHLAA April				to SHLAA	2038 process and there is	may not be suitable for	
	Bleadon		2021:					no evidence to suggest the	residential development.	
			Second					site is reasonably available		
			Interim					to the applicant.	Site not proposed for	
			Report						allocation in Council's	
									preferred options and no	
			Site						planning applications	
			discounted						have been submitted.	
			at Second							
			Interim						Site unlikely to be available	
			Report						to be developed at point in	
			stage?: No						time envisaged for the development.	
			Assessment							
			Outcome:							

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 h constraints whi it may not be s residential deve Site not propose allocation in Co preferred optic planning applic have been subr Site unlikely to to be develope time envisaged
	1		d Matters Approval	T				I	I
Settlement	Site Address	Area	Permission	References	Site Size	Approximate	Delivery	Previous Assessment	Current Assess
Weston-	Land at the	of Flood	status Outline	17/P/1138/O	(ha) 2.63	Capacity 60	Timescale	The cite is approved	Vistry Partners
	junction of					00	Housing	The site is approved	obtained Rese
super- Mare	Bleadon Hill and	Zone 1	application for 60 dwellings	22/P/0492/RM			trajectory April 2021:	for up to 60 dwellings and would not	approval Octob
Ware	Bridgwater		approved				30 in 2024/2025	accommodate 75.	have discharge
	Road, BS24		22/07/19				30 in 2025/2026		of pre-commer
	Noau, 5524		Reserved				50 11 2023/2020	We have contacted	Conditions. Vis
			Matters for 60					Vistry Partnerships	confirmed site
			dwellings					West and this site is	available.
			approved					not available.	available.
			19/10/22 Pre-					They are actively	
			commencement					discharging conditions	
			Conditions					on the outline	
			discharged					application to progress	
			uischargeu					the development	
								(21/P/2345/AOC).	

has nich suggest suitable for velopment. osed for ouncil's ons and no cations omitted. o be available ed at point in d for the	No objection to rejection of site.
sment	
ships erved Matters ber 2022 and ed a number encement stry have e is not	This is the same site as ST5 above.

Settlement	Address	Area of	Allocation status	References			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		Housing trajectory April 2021: 50 in 2024/2025 100 in 2025/2026 300 anticipated beyond plan period	 No planning application has been submitted. 100 dwellings are included in the Council's housing trajectory. Site is also too big for proposed development. 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: https://hinkleyconnection.co.uk/map -and-timeline/. The map and timescale for this project shows a 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. 	No planning application has been submitted. 100 dwellings are included in the Council's housing trajectory. Site unlikely to be available to be developed at point in time envisaged for the development. The site is too big for the proposed development.	2. Current housing allocation Object to sites rejection as a reasonable alternative.
Nailsea	ST22:Land adjacent to Sweet Briar, West End, Nailsea,	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site	Schedule 1	0.22	6	Housing trajectory April 2021: 2025/2026	Reserved Matters is still pending a decision. Site is too small for proposed development. Included within Council's housing trajectory	Reserved Matters application for 6 dwellings approved 28/07/22 (ref. 20/P/1186/RM). The site is too small for the proposed development.	No objection to rejection of site.

Nailsea ST23:West of Engine Lane	5 F 7 2	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 ST24:Land South of the Uplands Nailsea, BS48 4RR	5 F 7 2	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.	1. Consented Object to sites rejection as a reasonable alternative.

Nailsea	ST25: 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	ST26: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	2. Current housing allocation. Object to sites rejection as a reasonable alternative.
Clevedon	ST27: Court Farm, All Saints lane	Partially within Flood Zone 3	Allocated in the Sites and Policies Plan, Part 2 - Site	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	ST28:2-6 Bay Road	Flood Zone 1		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.

Portishead	ST29:Land South	Flood Zone 1	Allocated in the	Schedule 1	0.59	23	Housing	Included in Council's		2. Current housing
	of Downside, Portishead, BS20		Sites and Policies Plan,				trajectory April 2021:	housing trajectory. Site too small for	The only planning activity available on	allocation
	6JH		Part 2 - Site Allocations Plan				Anticipated 2024/2025	development.	the council's website for this site is a pre-	Object to sites rejection
			2006-2026 (2018)					The only planning activity available on the council's	app which took place in 2016. Details of	as a reasonable alternative.
			()					website for this site is a pre-	the pre- app are	
								app which took place in 2016.	restricted from	
								Details of the pre-app are	public view however	
								restricted from public view however the lack of activity	the lack of activity since this	
								since this time would suggest	time would suggest	
								the site is not developable or	the site is not	
								viable. The site cannot be	developable or viable.	
								reasonably considered suitable		
								for a development of 75	The site cannot be	
								dwelling houses even if the	reasonably	
								scheme were to be divided as the proposals include 3 and 4	considered suitable for a development of	
								beds and it is only 0.59	75 dwelling houses	
								hectares.	even if the scheme	
									were to be divided as	
Doutichood		Flood Zono 1	Allo coto dio the	Cohodulo 1	F 20	100	Netlyneyyn		the proposals include	No objection to
Portishead	ST30: Old Mill Road,	Flood Zone 1	Allocated in the Sites and	Schedule 1	5.29	100	Not known	Application withdrawn by applicant 28/10/20	Outline planning application for	No objection to rejection of site.
	Portishead		Policies Plan,						mixed-use	
			Part 2 - Site						development to	
			Allocations Plan						include 350 dwellings	
			2006-2026						withdrawn by	
			(2018)						applicant 28/10/20 (ref.	
									18/P/3591/OUT).	
									No new planning	
									application	
									identified or evidence the site is	
									being progressed	
Tickenham	ST31:Tickenham	Partially	Allocated in the	Schedule 1	1.86	32	Housing	Reserved Matters was	Development has	No objection to
	Garden Centre,	within	Sites and				trajectory	approved on 21/01/21. Pre-	commenced on site	rejection of site.
	Church Lane, Tickenham,	Flood Zone 2.	Policies Plan, Part 2 - Site				April 2021: 16 in 2022/2023	commencement conditions discharged on the 01/04/21.	by Newland Homes so the site is not	
	Clevedon, Avon,	2.	Allocations Plan				16 in 2023/2024	Is within the greenbelt and	available.	
	BS21 6SD		2006-2026					partially within flood zone 2.		
			(2018)					Policy CS31 does not apply.		
								Included within the Council's		

Banwell	ST32: Land to the east of Wolvershill Road	Flood Zone 1	Allocated in the Sites and Policies Plan, Part 2 - Site	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	ST33: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.	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). Further Reserved Matters application (ref. 20/P/0728/RM) for 50 dwellings withdrawn April 2022. Request for modification of Section 106 on Outline approval (ref. 16/P/1521/O) submitted August 2022. 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.	1. Consented Object to sites rejection as a reasonable alternative.
Winscombe	ST34: 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.	Outline application for 73 units withdrawn 12/04/18 (ref. 16/P/2795). 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.	 Current housing allocation Object to sites rejection as a reasonable alternative.

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

Yatton	ST39: 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	ST40: 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.	1. Consented Object to sites rejection as a reasonable alternative.
Yatton	ST41: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.	1. Consented Object to sites rejection as a reasonable alternative.

Yatton	ST42: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 all entirely with Zone 3. No planning have been sithe site and indication the available for development According to Trajectory the not expect the come forward plan period. unlikely to be be developed time envisage
Rest of Distric	ct SHLAA Sites Site Address	Area of Flood	Permission status	References	Site Size	Approximate Capacity	Delivery Timescale	Previous Assessment	Current Ass
Clevedon	ST43: North of Nortons	Flood Zone 1	North Somerset	HE20328	3.46	104	20 in years 6- 10 according	Greenbelt, High Grade	As before sit

almost rithin Flood	No objection to rejection of site.
ng applications n submitted on nd there is no the site is for ent.	
to the 2021 the Council do t the site to vard within the od. Site therefore b be available to ped at point in saged for the	
ssessment	
site is in and has ts which suggest t be suitable for I development. roposed for and no applications n submitted.	No objection to rejection of site.
ikely to be later than development. fore unlikely to ple to be d at point in	

Portishead	ST44:South of	Flood Zone 1		HE20133	4.5	134	134 in years 6-	Further highways investigation	As before site is	No objection to
	Cedar Way,		Somerset				10 according	required. Buffer to adjoining	in greenbelt and	rejection of site.
	Portishead		SHLAA April				to SHLAA	Wildlife Site may be needed.	has constraints	
			2021:					Green belt exceptional	which suggest it	
			Second					circumstances case would be	may not be	
			Interim					required which does not fit the	suitable for	
			Report					requirements of the	residential	
								proposals. The site does not	development.	
			Site					have planning permission and	No planning	
			discounted at					was not submitted to 2038	applications	
			Second					Local Plan Process and there is	have been	
Portishead	ST45:Land	Flood Zone 1	North	HE20488	2.7	80	80 in first 5	Greenbelt; High Grade	As before site is	No objection to
	south of		Somerset	Schedule 1:			years	agricultural land; area of	in greenbelt and	rejection of site.
	Clevedon		SHLAA April	Proposed			according to	critical drainage on part; site	has constraints	
	Road		2021:	large sites			SHLAA	designated Priority Habitat,	which suggest it	
			Second	for				Green belt exceptional	may not be	
			Interim	residential				circumstances case would be	suitable for	
			Report	development				required which does not fit	residential	
								the requirements of the	development.	
			Site					proposals. The site does not	No planning	
			discounted at					have planning permission and	applications	
			Second					there is no evidence the site is	have been	
			Interim					reasonably available to the	submitted.	
								applicant.	Submitted.	
			Report						Cito alca likalu ta	
			stage?: No						Site also likely to be delivered later	
			Assessment						than proposed	
			Outcome:						development.	
Nailsea	ST46:North of	Flood Zone 1	North	HE201080	2	71	30 in first 5	Site located within Zone A and	As before site	No objection to
	Youngwood		Somerset				years	therefore may have greater	has constraints	rejection of site.
	Lane		SHLAA April				according to	sensitivity in terms of impacts	which suggest it	
			2021:				SHLAA	on habitat for bat foraging.	may not be	
			Second					Site within or partly within a	suitable for	
			Interim					Groundwater Source	residential	
			Report					Protection Zone, Area of	development	
								critical drainage on part.	Site not proposed	
			Site					Potential ecological	for allocation and	
			discounted at					constraint. Further	no planning	
			Second					investigation of ecology	applications have	
			Interim					including in relation to bats.	been submitted.	
			Report					The SHLAA 2022 concludes		
			stage?: No					that it is considered that a	Site also likely to	
								strategic approach to	be delivered later	
			Accoccmont					C		
			Assessment					mitigation is required in this	than proposed	
			Outcome:					area, and the site is not	development.	
	I		Potential				l	suitable to accommodate the	Site therefore	1

Nailsea	ST47: 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.	 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.
Yatton	ST48: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 nurchase	2. Current housing allocation Object to sites rejection as a reasonable alternative.

Yatton	ST49:East	Flood	North Somerset	HE2057	2.5	75	75 in	Greenbelt; High Grade	As before site is in	No objection to
	of Frost Hill,	Zone	SHLAA April 2021:				year 6-10	agricultural land, Site	greenbelt and has	rejection of site.
	Yatton	1	Second Interim				according	located within Zone A	constraints which suggest it	
			Report				to SHLAA	and therefore may have	may not be suitable for	
								greater sensitivity in	residential development.	
			Site discounted at					terms of impacts on	Site is not proposed for	
			Second Interim					habitat for bat foraging	allocation and no planning	
			Report stage?: No					with a Wildlife Site	applications have been	
								adjoining to the east,	submitted.	
			Assessment Outcome:					requirements for further		
			Potential					survey work and	Site also likely to be	
								assessment of impacts	delivered later than	
								would be required. The	proposed development.	
								site was not submitted	Site therefore unlikely to	
								to local plan 2038	be available to be	
								process and there is no	developed at point in time	
Wrington	ST50:South	Flood	North Somerset	HE20155	2.6	79	79 in	Green belt exceptional	As before site is in	No objection to
	of sports	Zone	SHLAA April 2021:		2.0	, , , , , , , , , , , , , , , , , , , ,	year 6-10	circumstances case	greenbelt and has	rejection of site.
	ground	1	Second Interim				according	would be required	constraints which suggest	
	north of	1	Report				to SHLAA	which does not fit the	it may not be suitable for	
	Cox's		Report					requirements of the	residential development.	
	Green,		Site discounted at					proposals. The site	Site not proposed as	
	Wrington		Second Interim					does not have planning	allocation and is not	
	Willgton		Report stage?: No					permission, was not	subject to planning	
			Report stage: No					submitted to the local	application.	
			Assessment Outcome:					plan 2038 process and		
			Potential					there is no evidence the	Site also likely to be	
			Fotential					site is reasonably	delivered later than	
								available to the	proposed development.	
								applicant.	Site therefore unlikely to	
									be available to be	
									developed at point in time	
									any isogod for the	
Churchill/Langfor	ST51:North of	Flood	North Somerset	HE201074	2.4	72	72 in first	Part Priority Habitat,	As before site has	3. Potential in SHLAA; in
d	Pudding Pie	Zone	SHLAA April 2021:	Schedule 1:			5 years	further ecological	constraints which suggest	conformity with current
	Lane	1	Second Interim	Proposed			according	mitigation would be	it may not be suitable for	Development Plan; and
			Report	large sites			to SHLAA	required. The site does	residential development.	proposed allocation in
				for				not have planning	No planning applications	emerging local plan
			Site discounted at	residential				permission, no active	have been submitted.	
			Second Interim	development				application and there is		Object to sites
			Report stage?: No	(65				no evidence the site is	Site also likely to be	rejection as a
				dwellings)				reasonably available to	delivered later than	reasonable alternative.
			Assessment Outcome:					the applicant.	proposed development.	
			Potential						Site therefore unlikely to	
									be available to be	
			North Sommerset						developed at point in time	
			Local Plan 2038 –						envisaged for the	

			Consultation Draft (February 2022)						
Churchill	ST52:Skinners 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	As ha wl su re de Ou ap th up dv su Co c th 22 21 ap 17 Sit to

s before site as constraints	1. Consented
hich suggest it	Object to sites rejection
nay not be	as a reasonable
uitable for	alternative.
esidential	
evelopment.	
outline pplication for	
he erection of	
p to 25no.	
wellings	
ubmitted by	
oln Residential	
td submitted	
2.7.21 (ref:	
1/P/2123/OUT)	
pproved on	
7.11.22.	
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ccommodato	

Congresbury	ST53: North of Wrington Mead	Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report Site discounted at Second Interim Report stage?: No Assessment	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	Site is located in the gree has constraints which s not be suitable for resid development. Site is no an allocation and no pla applications have been Site also likely to be del than proposed develop therefore unlikely to be be developed at point i envisaged for the devel
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 BatSAC Zone A andtherefore may havegreater sensitivity interms of impacts onhabitat for batforaging. Site notsubmitted to local plan2038 process but hasreserved mattersconsent subject for upto 50 dwellings and isnot for sale orreasonably available tothe applicant asGladman Developmentare bringing the	Reserved matters for 5 approved on 21.12.21 (ref: 19/P/165 being developed by Str Homes so is not availab
Congresbury	ST54: 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 of listed Park Farm com building and land assen Within bat consultation of site is within flood zo improvements would b Site is too large for pro development. Site not proposed as allo not subject to planning a Site likely to be delivere proposed development.

e green belt and ich suggest it may residential is not proposed as o planning been submitted. e delivered later elopment. Site to be available to bint in time evelopment.	No objection to rejection of site.
or 50 dwellings /1657/RM). Site / Strongvox ailable.	This is the same site as ST33 above.
lling which is part complex - listed ssembly issues. ation band A. Part od zone 3b. Access Ild be required. proposed	No objection to rejection of site.
allocation and is ing application. vered later than ent. Site	

Congresbury	ST55: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.	 3. Potential in SHLAA; in conformity with current Development Plan; and proposed allocation in emerging local plan Object to sites rejection as a reasonable alternative.
Banwell	ST56: Land east of Wolvershill Road, Banwell	Flood Zone 1	A · · · ·	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.	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	ST57: Summer Lane, Banwell	Flood Zone	North Somerset	HE20592 Policy LP1:	2.9	87	70 in years 6-	On-site constraints include a PROW &	As before site has constraints which suggest it may not be	5. Potential in SHLAA not in conformity with current
	Lane, Danwen	T	SHLAA April	-			10	existing building,	suitable for residential	Development Plan but
			•	Strategic						-
			2021:	location:			according	further below and	development. No planning	proposed allocation in
			Second	Wolvershill			to SHLAA	above ground	applications have been	emerging local plan
			Interim	(north of				heritage	submitted.	
			Report	Banwell) for				assessment being		Object to sites
				up to around				required. The 2022	Site also likely to be delivered	rejection as a
			Site	2,800				SHLAA confirms	later than proposed	reasonable alternative.
			discounted at	dwellings				that noise and	development. Bypass required to	
			Second					other amenity	unlock development. Site	
			Interim					issues related to	therefore unlikely to be available	
			Report					the M5 that will	to be developed at point in time	
			stage?: No					influence suitability	envisaged for the development.	
								of development on		
			Assessment					the Summer Lane		
			Outcome:					side. The site does		
			Potential					not have planning		
								permission, no		
Bapyroll	STEP.Land couth	Flood Zone	North	HE20358	2.8	05	55 in first	Malcingham	As before. Site has also	No objection to
Banwell	ST58:Land south	Flood Zone			2.8	85		Walsingham		No objection to
of Knightcott	-	L L	Somerset	Schedule 1:			5 years	Planning are	commenced on part of site	rejection of site.
	Gardens, Banwell		SHLAA April	Proposed			according	representing	subject to application for 26	
			2021:	large sites			to SHLAA	Newland Homes	dwellings. Other part of site	
			Second	for				on this site which	subject to full application for 10	
			Interim	residential				has been included	dwellings not for sale by Newland	
			Report	development				as a preferred	Homes as they are building out.	
				(37				allocation in the		
			Site	dwellings)				emerging local		
			discounted at					plan. Part of the		
			Second					site is consented,		
			Interim					and the additional		
			Report					land is in the latter		
			stage?: No					stages of a		
								planning		
Backwell	ST59:Wooleys farm	Flood Zone	North	HE201061	3	90	90 in first	Greenbelt, Site	As before site is in green belt	No objection to
Backwell	SISS:WOOleys lann	Flood Zone		HEZUIUDI	3	90			and has constraints which	No objection to
		1 I	Somerset				5 years	within or partly		rejection of site.
			SHLAA April				according	with a	suggest it may not be suitable	
			2021:				to SHLAA	Groundwater	for residential development. Site	
			Second					Source Protection	not proposed for allocation and	
			Interim					Zone and there is a	no planning applications have	
			Report					Grade II listed	been submitted.	
								building on the site.		
			Site					The site does not	Site also likely to be delivered	
			discounted at					have planning	later than proposed	
			Second					permission, is	development. Site therefore	
			Interim					currently in	unlikely to be available to be	
			Report					agricultural use,	developed at point in time	
			stage?: No					there is no	envisaged for the development.	
								evidence the site is		

Backwell	ST60:Hilldale	Flood Zone 1	North	HE201068	4.5	134	58 in first 5	Site located within Zone A and	As before site has	No objection to
l	Road		Somerset				years	therefore may have greater	constraints which	rejection of site.
			SHLAA April				according to	sensitivity in terms of impacts	suggest it may	
			2021:				SHLAA	on habitat for bat foraging,	not be suitable	
			Second					Site within or partly within a	for residential	
			Interim					Groundwater Source	development.	
			Report					Protection Zone Potential	Site not proposed	
								capacity confined to 1.6ha	for allocation and	
			Site					north of the underground	no planning	
			discounted at					main pipeline utilities route,	applications have	
			Second					and the site is not suitable to	been submitted.	
			Interim					accommodate the proposals.		
			Report						Site also likely to	
			stage?: No						be delivered later	
									than proposed	
Backwell	ST61:South east	Flood Zone 1	North	HE20213	2.7	80	40 in years 6-	Greenbelt; part flood zone 3a;	As before site is	No objection to
	of Church Lane,		Somerset				10 according to	High grade agricultural land,	in green belt and	rejection of site.
	Backwell		SHLAA April				SHLAA	the site is adjacent to an	has constraints	
			2021:					ancient woodland and in	which suggest it	
			Second					close proximity to a	may not be	
			Interim					conservation area and several	suitable for	
			Report					listed building.	residential	
								Underground main pipeline	development.	
			Site					utilities route runs through	Site not	
			discounted at					the site, and the site is not	proposed for	
			Second					suitable to accommodate the	allocation and	
			Interim					proposals. The site was also	no planning	
			Report					not submitted to the	applications	
			stage?: No					emerging local plan process	have been	
								and there is no evidence the	submitted.	
			Assessment					site is reasonably available.		
			Outcomo						Sita alca likaly ta	

Backwell	ST62: Land at Dark Lane, Backwell	Flood Zone 1	North Somerset SHLAA April	HE20633	3.7	110	50 in first 5 years according to	The site was previously discounted in the 2018 SHLAA due to its location in the	As before site is in green belt and has constraints	No objection to rejection of site.
			2021: Second Interim Report Site discounted at Second Interim Report stage?: No Assessment Outcome:				SHLAA	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	which suggest it may not be suitable for residential development. Site not proposed for allocation and no planning applications have been submitted.	
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.

Winscombe	Land south of Coombe Farm ST63: Hill Road, Sandford	Flood Zone 1 Flood Zone 1	North Somerset SHLAA April 2021: Second Interim Report Site discounted at Second Interim Report stage?: No Assessment Outcome: North Somerset SHLAA April	HE20717 Proposed large sites for residential development (24 dwellings) HE2077	2.5	99	99 in years 6- 10 according to SHLAA 76 in first 5 years 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. High Grade agricultural land, Site within or partly with a Groundwater Source Protection Zone. The 2022	Considered in allocations above. The site is in green belt and as before also has other constraints which	This is the same site as ST36 above. No objection to rejection of site.
			2021: Second Interim Report Site discounted at Second Interim Report stage?: No Assessment					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.	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	
Rest of Distric	t Other Planning	Permissions a	and Reserved Mat	tters Approvals						
Settlement	Site Address	Area of	Permission	References	Site	Ар	Delivery Timescale	Previous Assessment	Current Assessment	
Banwell	ST64:Land	Flood Flood Zone	status Outline	18/P/4735/OU	Size	pr 54	Housing	The site does not have Reserved	Reserved Matters	No objection to rejection
Banwen	West of Wolvershill Road, North of Wolvershill Park and Knightscott Park Banwell	1	application for 54 dwellings approved 13/05/21 Reserved Matters for 54 dwellings	T & 21/P/1735/R M	5.24		trajectory April 2021: 27 in 2022/2023 27 in 2023/2024	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	approved February 2022 and Strongvox Homes have begun discharging Conditions. Site being developed by Strongvox Homes so is not available. Homes being advertised	of site.

Long Ashton	ST65: 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	ST66: 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	ST67: 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	ST68: 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/OU T	5.5	125	Not known	Not previously assessed.	Site being delivered by Persimmon Homes so is not available for development.	1. Consented Object to sites rejection as a reasonable alternative.
Yatton	ST69: Land at Rectory Farm	Partially within Flood Zone 3	Outline planning application for up to 100 dwellings approved 15.6.22	21/P/0236/OU T	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.	1. Consented Object to sites rejection as a reasonable alternative.

AS1: Wolvershill 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)