

Appendix E - Planning Policy and Application Considerations

No	Settlement	Site Name	SHLAA References	HLS 2021 References	Planning Application References	Total Size (ha)	Total Estimated Capacity (No. of Dwellings)	Flood Zone on Site	Defended?	Reg 19 Allocations	Assessment
3	Portishead	South of Cedar Way/West of Weston Wood Road/Tower Farm	HE20133, HE2067, HE2068			33.18	720	1	No	No	This series of sites are in the Green Belt
5	Portishead	Moor Farm	HE20222			36.14	750	3a	Yes	No	This site is in the Green Belt
17	Backwell	Farleigh Farm	HE20212 , HE20486, HE203013		21/P/1766/OUT 22/P/2818/RM 23/P/2508/RM	12.62	257	1	No	Partial: 125 for 21/P/1766/OUT permission which was granted consent at appeal	Part of this series is already being developed by PHSV and the remaining capacity without this parcel is 161 dwellings or 7.98ha which is not of a sufficient size to accommodate the proposals
21	Backwell	Land east of Backwell and Land at Flax Bourton	HE202012 , HE2062 , HE203035 (2023)			117.46	2,300	1 & 3a	No		This series of sites are in the Green Belt
90	Nailsea	Youngwood Lane, Land south of The Uplands	HE201080 HE2065 HE20703	4/596 4/640	16/P/1677/OT2 20/P/2000/R3 20/P/2347/RM 22/P/1558/RM	28.58	538	1	No	Yes - Partial - Main part of site (Youngwood Lane - 399) and smaller part to the north (Land South of The Uplands - 52)	16/P/1677/OT2 permission is for 450 homes at Youngwood Lane. Phase 1 (20/P/2347/RM) is under construction and Phase 2 (22/P/1558/RM) has approval. The sites are being brought forward by Taylor Wimpey. There is also a permission at the Uplands for 52 homes. These sites are not reasonably available. Residual capacity of the smaller sites north of Youngwood Lane and St Mary's Grove (2.21ha / 36 dwellings) cannot accommodate the proposals.

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91	Nailsea	Land South of Nailsea / Land east of Youngwood Lane / Land north and south of Youngwood Lane / Land near the Perrings	HE20591 HE20612 HE202016 HE203007 (2023) HE203016 (2023) HE203020 (2023)		20/P/0861/FUL	43.93	600	1	No	Yes - Partial - Land east of Youngwood Lane allocated for 14	The majority of this series of sites are located within the strategic gap between Nailsea and Backwell. The residual capacity of 9.09ha cannot accommodate the proposals. Part of the site is located within the proposed Green Belt
93	Nailsea	North West Nailsea	HE20273 HE2066	4/596		20.52	527	1, 2, 3a	Partial	Yes - Partial - Main part of site only (HE20273) for 75 only (previously 450)	The Stables site is located in the Green Belt. The allocation at North West Nailsea has been reduced from 450 to 75 dwellings due to flooding constraints and therefore cannot accommodate the proposals.
94	Nailsea	Land to the north of Nailsea / Northeast of Nailsea / Land at Jacklands Farm	HE20136, HE20223 and HE20225			56.04	1179	1	No	No	This series of sites are in the Green Belt
112	Yatton	North End, Chestnut Farm, Moor Road and Yatton Rugby Club	HE2012 HE20425 HE20529 HE20630	4/631 4/654	19/P/3197/FUL 22/P/0455/FUL 22/P/0456/FUL 15/P/0946/O 19/P/1884/RM	12.25	330	1, 2 & 3a	Partial	Partial: 47 at Land at North End 60 at Moor Road	Development at North End (the central site in the series) has commenced, severing the series. The Applicant is developing the site at Moor Lane. A separate planning application has been submitted at the Rugby Club. The residual capacity cannot accommodate the proposals.

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113	Yatton	Rectory Farm and Biddle Street	HE2010112 HE203		21/P/0236/OUT 21/P/2791/OUT 23/P/0238/RM	19.09	290	2 & 3a	Yes		This is the application site and land to the south. The land to the south has a capacity of 100 dwellings and is too small to accommodate the proposals. It is also subject to a planning permission by another developer.
127	Wider WSM	Herluin Way (Avoncrest)		4/594			750	1 & 2	Yes		This site is allocated in the SAP for 750 dwellings as part of a mixed use scheme. As part of the emerging Local Plan, this site has been de-allocated and it was not included in either the 2022 or 2023 SHLAA. The SAP states that remediation work would be required to eliminate risk of contamination.
128	Wider WSM	South of Locking Moor Road (Oaktree Park and Elm Grove Nurseries)	HE201037 HE207 HE208		18/P/2652/OUT	20.1	364	1 & 3a	Partial	Partial - 35	The site at Elm Grove Nurseries is allocated in the Reg 19 plan for 35 dwellings. The remainder of the site is within the strategic gap.
139	Wider WSM	M5 J21: Land to the east of Wolverhill Road, Goding Lane and Orchard Close	HE20603 HE201056 HE201075			15.4	444	1, 2 & 3a	Partial		The Banwell Bypass is proposed to run through the largest site (East of Wolverhill Road) which would sever the series of sites and mean neither part would be able to accommodate the proposals.

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143	Wider WSM	Parklands Village: Locking Parklands	HE20U23	4/558a-c Inc. leisured ome here	09/P/1614/F 12/P/0760/F 13/P/0997/OT2 15/P/1777/RM 17/P/5631/RM 18/P/2925/RM 19/P/0032/RM 21/P/3241/RM		1,450	1, 2 & 3a	Partial		The residual land is required to provide 30% affordable housing and the proposed development is for 50% affordable housing. The remaining land at this allocation is therefore not suitable for the type of development proposed.
144	Wider WSM	Parklands Village: South of Locking Head Drive		4/558e	16/P/2758/RG4; 21/P/1220/RM	33	700	1, 2 & 3a	Yes	Part of Parklands Village	The residual land is required to provide 30% affordable housing and the proposed development is for 50% affordable housing. The remaining land at this allocation is therefore not suitable for the type of development proposed.
146	Wider WSM	Parklands Village: Churchland Way and Mead Fields	HE2010111 HE2039	4/558d and 4/558g	12/P/1266/OT2 17/P/5586/RM 18/P/5209/RM 18/P/5231/RM 20/P/3081/RM 16/P/2744/OT2 19/P/2662/RM		1,400	1, 2, 3a & 3b	No	Yes	The residual land is required to provide 30% affordable housing and the proposed development is for 50% affordable housing. The remaining land at this allocation is therefore not suitable for the type of development proposed.
149	Wider WSM	Weston Villages: Winterstoke Village		4/558h 4/568	10/P/0756/OT2 13/P/0834/RM 14/P/2723/RM 15/P/2437/RM 15/P/2570/RM 16/P/1842/RM 12/P/1510/OT2 18/P/2337/RM 18/P/2867/RM 20/P/2026/RM 22/P/2427/RM		2,550	1, 2 & 3a	Yes		This sites already being brought forward by PHSV. The residual land is required to provide 30% affordable housing and the proposed development is for 50% affordable housing. The remaining land at this allocation is therefore not suitable for the type of development proposed.

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151	Wider WSM	Land south of Elborough	HE201040			22.86	560	1	No		This site lies almost wholly within the Mendip Hills AONB. The area of the site not within the AONB is approx 2.2ha which could not accommodate the proposals
197	Edge of Bristol / Barrow Gurney / Long Ashton	Barrow Hospital / Barrow Wood	HE201059 HE203009 (2023) HE203010 (2023) 203011 (2023) 203012 (2023)	4/662 4/663	15/P/2301/F 15/P/2302/F	75.43	200	1	No	Yes - Partial Barrow Hospital 1 - 59 Barrow Hospital 2 - 14	The sites are within the Green Belt and the allocated parts of the site cannot accommodate the proposals, having a capacity of just 73 dwellings.