North Somerset Local Plan 2039

Strategic Housing Land Availability Assessment

November 2023

1 Introduction

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is used to support the plan making process by providing an understanding of the characteristics of residential land supply and opportunities available within North Somerset to meet the housing requirement. The approach ensures that all potential land supply options are assessed together to help inform which sites are potentially the most suitable and deliverable taking into account constraints and other factors that influence delivery. The SHLAA is being prepared alongside the emerging North Somerset Local Plan 2039 and will contribute to the information to enable the identification of sites and locations that are most suitable for the level of development required. The SHLAA is an iterative document and has been updated alongside the plan making process.

1.2 The SHLAA is an evidence source providing an overall assessment of housing potential including appraisal of specific sites. It is not part of the development plan and does not in itself allocate sites. The identification of a particular site, or conclusions drawn following its assessment, does not imply that there is a presumption in favour of any development proposal, or that planning permission will be granted or refused should an application be submitted. The status of a site may change over time. In all cases the Council will exercise its statutory duties in relation to the consideration and determination of planning applications. It is important to note that not all of the sites that are identified as having suitable potential will necessarily be suitable for inclusion in the local plan.

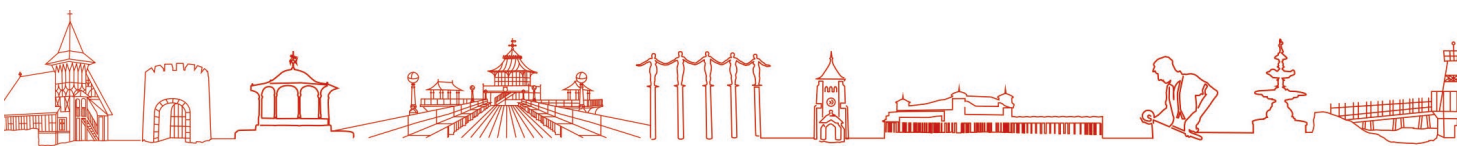
National guidance and primary purposes of SHLAA

1.3 National planning advice encourages local planning authorities to prepare a SHLAA as a key part of their evidence base when preparing a local plan. Government advice as set out in the National Planning Policy Framework (2021) states that:

> *'Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability..'* (Paragraph 68)

1.4 The primary purposes of the SHLAA are to:

- Identify sites with potential for housing.



- Assess their suitability for housing and development potential.
- Assess the likelihood of development coming forward including site availability, achievability and deliverability.

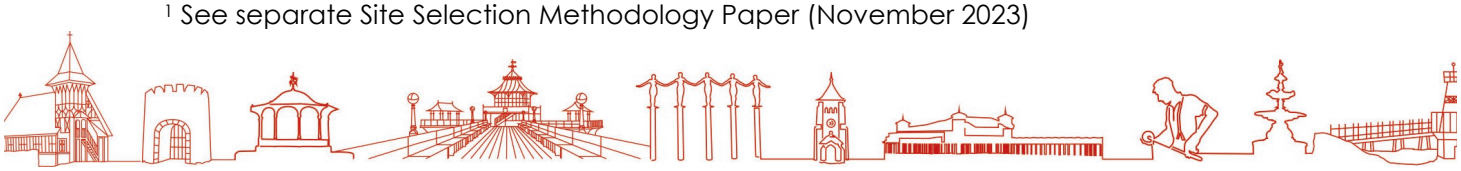
1.5 National guidance is clear to state that 'the Assessment is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development' (National Planning Policy Guidance). This will be the role of the new local plan 2039.

Scope of the SHLAA

1.6 This SHLAA is the final document in the series and has informed the preparation of the Regulation 19 Pre-submission Draft Local Plan. It has focused greater attention on those sites with greater potential for inclusion in the local plan in line with the wider site selection methodology[1].

1.7 Following on from earlier analysis in the Spring 2022 SHLAA, the same areas of search were used to focus the study however some minor adjustments were made to the boundaries of these. Explanation of these latest boundaries is set out within the Site Selection Methodology Paper.

[1] See separate Site Selection Methodology Paper (November 2023)



2 SHLAA methodology

2.1 The methodology of the SHLAA has followed the steps set out in the National Planning Practice Guidance. The following diagram taken from the NPPG summarises the stages required:

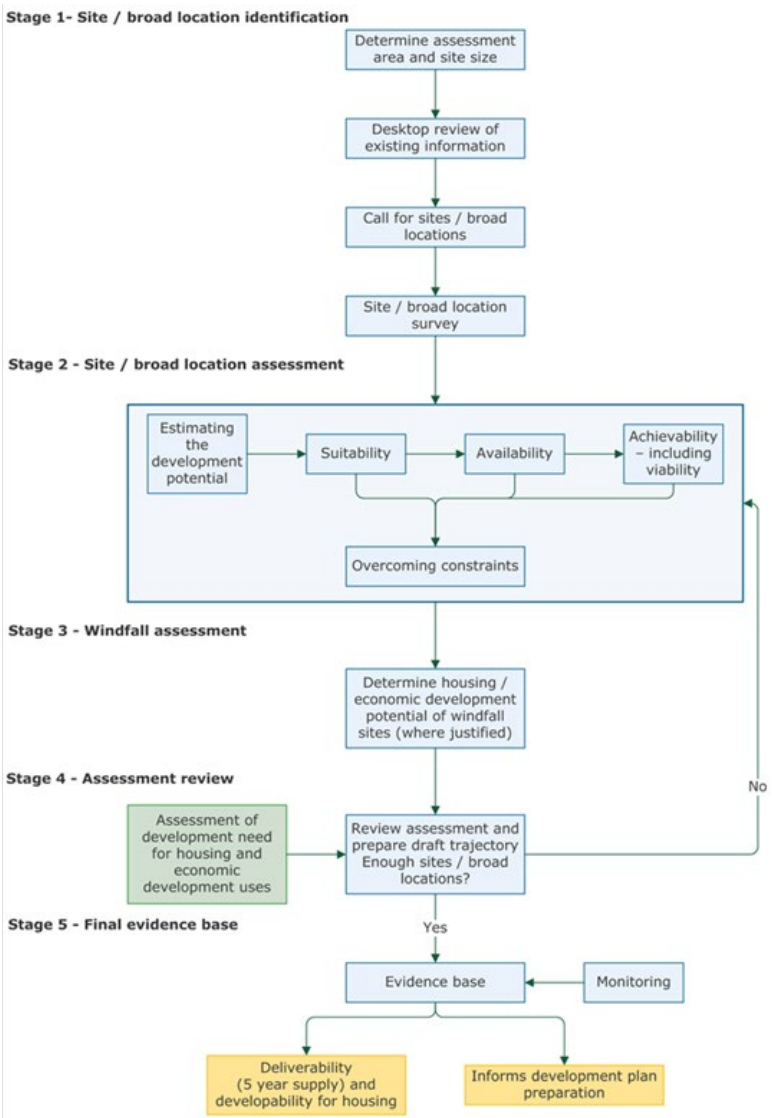


Figure 1: SHLAA methodology - NPPG

3 Stage 1: Site/ Broad Location identification Assessment area and site size

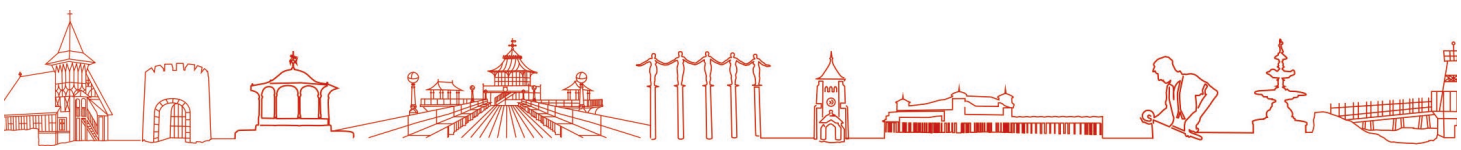
3.1 The SHLAA relates to the administrative area of North Somerset.

3.2 No site size threshold is included within the SHLAA. It will assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions.

Desktop review of existing information

3.3 The desktop review process has considered sites from various sources for inclusion in the SHLAA. These included:

- Sites previously submitted to the 2017 call for sites,
- Sites submitted to the Joint Spatial Plan (within North Somerset),
- Sites submitted to the 2018 Issues and Options,
- Sites submitted to date to the various stages of the Local Plan 2039. This includes the Pre-commencement stage, the Challenges and Choices, and Preferred Options consultations,
- Sites submitted to the 2020 call for sites,
- Other sites submitted to the new Local Plan 2039 process, and,
- For this latest SHLAA assessment, sites within the urban areas have been included for assessment. These include sites within the towns WsM, Clevedon, Portishead, and Nailsea, using the Urban Intensification Interim Report (April 2021) as a source of sites with potential.



4 Stage 2: Site assessment

4.1 The assessment of suitability followed a two stage process – an initial baseline assessment of all sites, followed by further site assessment of a more select collection of sites, guided by the preferred spatial strategy.

Suitability assessment

4.2 Sites have been subject to a staged suitability assessment with an initial baseline constraints sieve followed by a more detailed assessment. This has indicated a number of sites with potential for further consideration as part of the local plan preparation subject to the caveat in paragraph 1.5.

4.3 The package of potential sites has been further considered through the Site Selection Methodology Paper to consider whether the sites should form part of the Pre-submission local plan. This process takes into account a number of other factors including the dwelling requirement for the plan, transport assessment, views of other technical specialists, and Sustainability Appraisal.

Baseline assessment

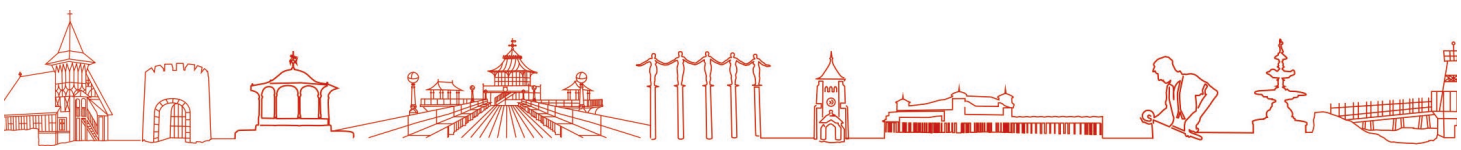
4.4 Firstly all sites were subject to a baseline assessment where the sites were considered against the various constraints identified in Table 1.

Further site assessment

4.5 Following April 2021, guided by the preferred spatial strategy, a range of sites were considered in further detail to determine sites with potential suitability for consideration for allocation in the local plan. This assessment also identified sites that are not considered to offer a suitable opportunity.

4.6 Further site assessment was also carried out as part of this latest SHLAA taking into account further work on sites, and submissions to the Preferred Options consultation. This is considered to offer a comprehensive site assessment necessary to inform site considerations in the local plan, along with wider evidence including Sustainability Appraisal.

Table 1: Primary and Secondary constraints



Primary Constraint	*Secondary constraint*
Site already developed with active use	Green Belt
Flood Zone 3b (SFRA, 2020)	Area of Outstanding Natural Beauty (AONB)
Site of Special Scientific Interest	Designated Local Green Space
European Sites (RAMSAR, SAC, SPA)	Flood zone 3a present and future (SFRA, 2020, and National Flood Map for Planning)
Ancient Woodland	Areas of Critical Drainage (SFRA, 2020)
National Nature Reserve	Horseshoe Bat Juvenile Sustenance Zone
Local Nature Reserve	Local Wildlife Site
Scheduled Monument	Priority Habitats
Registered Park and Gardens	High Grade Agricultural land (Grade 1)
Regionally Important Geological Sites	
Working mineral sites	

Approach to discounting of sites

4.7 Sites are discounted for the following reasons:

- Being subject to a Primary Constraints listed in Table 2

- Sites entirely subject to flood zone 2 or 3 currently or indicated to be in the future as a result of sea level rise, outside of the town settlement boundaries
- Sites within the AONB
- Sites where there is known to be an existing operational use, particularly where this loss would be contrary to policy
- Sites that have been recently dismissed at appeal for heritage and/or land scape reasons
- Sites within a current or proposed Strategic Gap
- Sites where there is currently no clear access arrangement identified
- Sites where the topography is considered to be an overriding constraint on development potential

Approach to assessing suitability of land at risk of flooding

4.8 In earlier stages of the SHLAA FZ 3a was considered a Secondary Constraint as there is potential to require such sites subject to application of the sequential and exceptions test.

4.9 The preferred spatial strategy draws a distinction between development and flood risk within the towns, and the development of flood risk areas outside of the towns on green field sites. The strategy envisages that sites within the towns may be required, subject to the sequential and exceptions test whereas it is unlikely that sites outside of the main towns will be required given the presence of options for housing in lower flood risk areas.

4.10 This has influenced the SHLAA assessment at this stage. For sites at risk of flooding either now or in the future within the towns, these are identified as potential subject to policy justification, notably the application of the sequential and exceptions test as required by national planning policy. For sites at risk of flooding outside of the towns where the entirety of the site is at risk, these sites are discounted through this further assessment.

Scope and limitations of assessment

4.11 The SHLAA does not address the wider sustainability of sites either individually or collectively as this is a role for plan making and sustainability appraisal. All SHLAA sites have been considered through

the Sustainability Appraisal. The SHLAA assessment has considered a defined set of factors but may not identify all constraints that may ultimately influence a sites suitability. As such the SHLAA will be subject to periodic review to capture additional information as necessary in order to maintain an up-to-date evidence base on land availability and specific detail related to the suitability of sites. The Site Schedules presented alongside this report will therefore be updated as the local plan progresses with further information.

Estimating development capacity

4.12 The Core Requirements of the SHLAA require an indication of development capacity to be provided on each site. Estimates of dwelling capacity use a combination of the following:

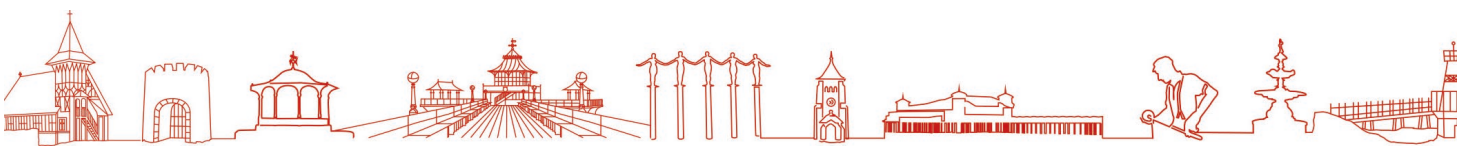
- Density multipliers have been used to provide a consistent Benchmark Dwelling Capacity (BDC) across all sites. This was reported at Second Interim SHLAA stage within the Site Schedules document and is also provided in the schedules published with the January 2022 SHLAA.

- Capacities indicated by respondents to the call for sites, also reported in the above documents;

- More detailed capacities following the further site appraisal stage taking into account site constraints, and potential delivery prospects. The latter is particularly important for larger sites where it is important to understand the realistic dwelling capacity across the plan period where this is often considerably less than the theoretical capacity indicated by the use of density multipliers.

Density multipliers

4.13 Table 2 sets out the assumptions used to generate the BDC. This provides an indicative capacity only as the methodology cannot entirely factor in the nuances of a given site which would need to be undertaken if the site was to be considered for allocation. The approach differentiates between dwelling yield on smaller sites where the net residential area to gross site area ratio will generally be higher, and larger sites where the addition of other non-residential uses will reduce the ratio. For the largest sites, a working assumption is to assume 40 dph average across 50% of the gross site area, however dwelling capacities will be refined as



these sites are progressed and subject to detailed design and masterplanning.

Table 2: Dwelling yield assumptions

Site size (ha)	Net Residential Area assumed as a percentage of gross site area	Density
0 to 0.39	100%	40
0.4 to 1.99	90%	40
2 to 9.99	75%	40
10+	50%	40

BDC = (Site area x NRA) x average density

4.14 The dwelling capacity estimated for each site also assumes the provision of dwellings on the site is being maximised. It may be that alternative solutions to the site's development are preferred such as the provision of employment or other uses on the site. Some allowance for this is made on the larger sites, but on smaller sites, this is assumed to be undertaken at plan-making stage and the dwelling capacities may be altered accordingly. Development briefs and/or masterplanning processes could be utilised to explore and test alternative site approaches.

Assessing availability

4.15 The general assumption is that a site is considered available for development when, on the best information available, there is confidence that there are no overriding factors such as legal or ownership problems, multiple ownerships, ransom strips, tenancies or operational requirements of landowners which would remove the realistic prospect of the site coming forward.

4.16 A general assumption applied at this stage is that if a site has been submitted for consideration through a call for sites exercise or through a representation to the current local plan process, the site is available within the plan period to 2039. Sites included within the SHLAA that have not been submitted to this current plan e.g. sites submitted to the

previous JSP, are not automatically considered to be available and further investigations are required.

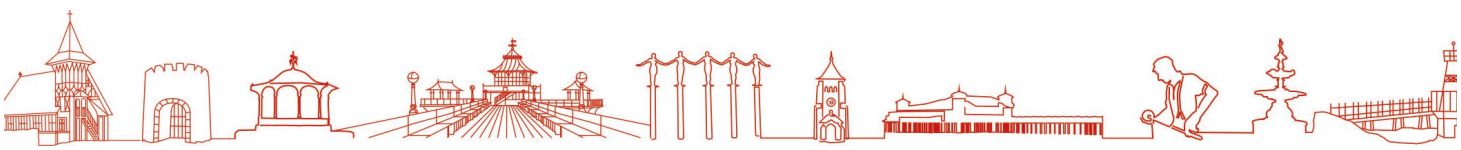
Assessing achievability

4.17 Planning Practice Guidance requires that all policy requirements are set out at the plan making stage and viability tested in order that this can inform the price paid for land. It also confirms that the role for viability assessment is primarily at the plan making stage, and that viability testing is not required to consider each individual site.

4.18 Central to this is the assumption that to be viable, the development of the site should deliver an appropriate return to the landowner whilst achieving policy requirements and aspirations for the development. The balance between development costs and value are critical to this and as such the prospects for viability are likely to be influenced by the location of the site, the demand for property in the area, as well as any specific costs that could arise through the development e.g. related to site remediation or other 'abnormal' costs.

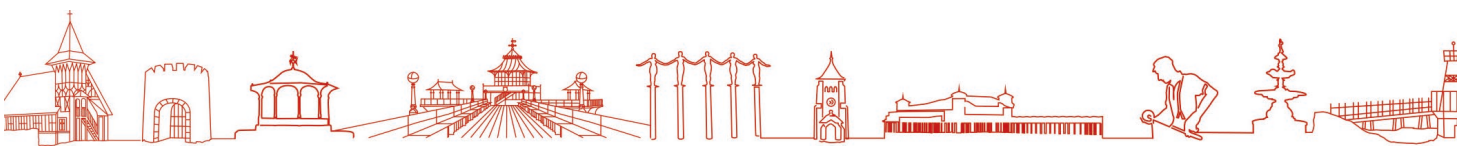
4.19 Viability is going to be related to the identified policy and infrastructure requirements of the local plan, where these place a cost on development, particularly for the larger sites. Viability evidence has been prepared for the local plan by Dixon Searle Partnership taking into account infrastructure requirements emerging through the Infrastructure Delivery Plan. The implications for the deliverability of specific sites has been considered and policy requirements set accordingly within the local plan e.g. affordable housing levels.

4.20 Achievability is also about demonstrating a reasonable prospect that sites can be brought forward at a particular point in time. Many of the smaller sites identified with potential in the SHLAA are considered achievable over the plan period, if they were to be allocated, particularly those that are available and suitable in principle. Larger site potential such as the site potential within the East of WsM Broad location which makes up the Wolvershill proposed Strategic Site are likely to be built out across the plan period. Further work investigating development trajectories will be prepared to inform the delivery of those sites taken forward for allocation.



Overcoming constraints

4.21 Through the more detailed site assessment, where constraints have been identified on sites, these have been summarised and a series of suggestions for overcoming these constraints have been set out. In many cases this indicated a requirement for further site investigations e.g. to fully consider the implication of the constraint upon the sites development.



5 Stage 3: Windfall assessment

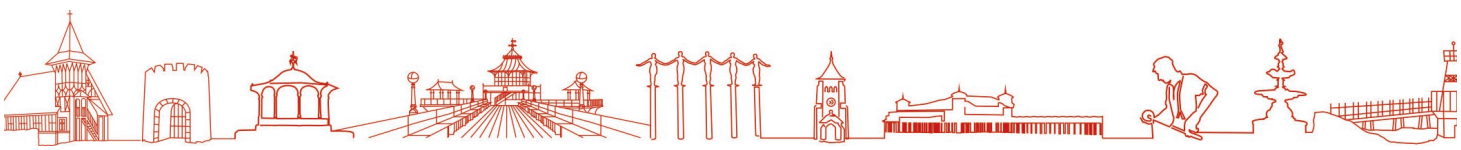
5.1 Windfall sites are defined by the NPPF as 'sites not specifically identified in the development plan'.

5.2 On the basis that this document fully assesses all known large site opportunities no assessment of potential large site windfall has been undertaken.

5.3 Historically small site windfall completions have made a significant contribution to housing supply within North Somerset.

5.4 The table below lists small site windfall completions over the past five years within North Somerset by parish, listed from those areas with the highest numbers down to those with the lowest.

Parish	2022/23	2021/22	2020/21	2019/20	2018/19	Total in 5yrs
Weston-super-Mare	37	72	40	54	83	286
Clevedon	12	13	10	28	27	90
Portishead	9	9	20	21	22	81
Nailsea	17	2	22	7	27	75
Congresbury	0	3	9	15	11	38
Winscombe and Sandford	2	2	8	19	5	36
Long Ashton	0	15	4	13	3	35
Banwell	4	1	2	13	11	31
Yatton	14	6	0	10	0	30
Churchill	5	8	8	0	8	29
Backwell	2	4	16	2	2	26
Cleeve	0	10	1	2	11	24
Winford	6	1	6	6	5	24
Pill and Easton-in-Gordano	0	5	8	7	1	21
Wrington	4	5	2	0	6	17
Bleadon	2	4	0	3	3	12
Locking	0	7	5	0	0	12
Brockley	1	7	2	0	0	10
Wraxall and Failand	1	1	2	6	0	10
Tickenham	2	3	2	1	0	8
Blagdon	1	0	0	6	0	7
Loxton	2	3	0	1	1	7
Flax Bourton	2	0	0	0	4	6
Hutton	1	1	2	1	0	5
Puxton	1	2	0	2	0	5
St Georges	2	0	0	2	1	5
Abbots Leigh	0	0	2	2	0	4

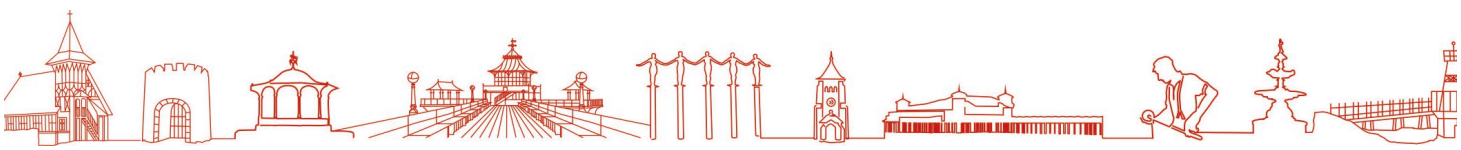


Parish	2022/23	2021/22	2020/21	2019/20	2018/19	Total in 5yrs
Kenn	1	1	0	1	1	4
Portbury	0	1	1	1	1	4
Burrington	0	3	0	0	0	3
Butcombe	0	0	0	0	3	3
Kingston Seymour	1	1	1	0	0	3
Wick St Lawrence	0	1	1	0	0	2
Barrow Gurney	0	0	0	0	1	1
Dundry	0	0	1	0	0	1
Kewstoke	1	-1	1	0	0	1
Weston-in-Gordano	0	0	0	0	1	1
Clapton-in-Gordano	0	0	0	0	0	0
Walton-in-Gordano	0	0	0	0	0	0
	130	190	176	223	238	957

5.5 This high-level analysis shows that 957 completions have been recorded from small windfall sites within the past five years. Within this time period there have been challenging market conditions and the impacts of the coronavirus pandemic.

5.6 The pattern of development broadly accords with the settlement hierarchy – Weston-super-Mare has been the focus for sustainable development, followed by the other three towns of Clevedon, Nailsea and Portishead, then the relatively more sustainable villages, followed by more rural areas.

5.7 The Spatial Strategy and Capacity paper will consider further the amount of small site windfall capacity that can be expected during the Local Plan period.



6 Stage 4: Assessment Review

6.1 240 sites have been considered through this latest SHLAA and can be viewed here. This section provides a summary of the assessment and reports the number of sites considered to have potential for further consideration across North Somerset and an indicative capacity for each.

Summary of site assessment

6.2 Table 3 summaries the number of sites considered across each area of search, those considered potential for further consideration, and the corresponding total indicated dwelling capacity.

Table 3: Site potential summarized across the areas of search

Location	**No of sites within area of search**	**Potential sites for further consideration**	**Potential dwelling capacity**
Weston-super-Mare (west of M5)	44	8	530
Wolvershill	15	12	2557
Edge of Bristol	8	0	0
Nailsea and Backwell	29	15	2234
Portishead	11	1	24
Clevedon	12	0	0

Location	No of sites within area of search	Potential sites for further consideration	Potential dwelling capacity
Yatton and Claverham	11	3	322
Banwell	7	3	231
Bleadon	6	3	139
Churchill/ Langford	10	8	720
Congresbury	21	3	161
Sandford	11	9	579
Winscombe	9	6	336
Wrington	3	0	0

Table 4: Site potential subject to Green Belt and flooding constraint summarised across the areas of search

Location	Potential capacity in Green Belt	Potential capacity in flood zone
Weston-super-Mare (west of M5)	0	1655
Wolvershill	0	0
Edge of Bristol	2075	0
Nailsea and Backwell	1280	0
Portishead	769	350
Clevedon	20	270
Yatton and Claverham	0	0
Banwell	0	0
Bleadon	0	0
Churchill/ Langford	0	0
Congresbury	0	0
Sandford	0	0
Winscombe	0	0

Location	Potential capacity in Green Belt	Potential capacity in flood zone
Wrington	0	0

Summary of each area of search

WSM and nearby settlements (west of M5)

6.3 44 sites have been considered in greater detail, 20 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.4 The majority of the sites discounted outside of the town was due to flood risk including a current indication of a high probability of flooding as well as some sites indicated to be at a greater risk in the future. Other reasons for discounting were falling within a designated Strategic Gap, landscape sensitivity, and location within the AONB. Whilst AONB was initially identified as a Secondary Constraint in earlier stages of the SHLAA, at this stage of plan making it is concluded that there is not a requirement to accommodate housing development within the AONB to meet housing requirements or to contribute to sustainable patterns of growth.

6.5 Table 5 presents eight sites have been assessed as having potential for further investigation.

Table 5: WsM - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE2010113	Land north of Oldmixon Road	1.54	16
HE2027	Greenways Farm, Lyefield Road	24.7	80
HE20354	South of Manor Farm, North of Lyefield Road	2.57	60

Site reference	Site name	Area ha	Capacity
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	3.64	109
HE201030	Leighton Crescent	2.69	81
HE201040	Land south of Elborough	22.86	70
HE202017	Grange Farm, Hutton	4.38	40
HE207	Elm Grove Nurseries	6.8	35

6.6 Table 6 provides a schedule of sites that are potential subject to the application of the sequential and exceptions test. These are sites within the urban area within flood zone 3.

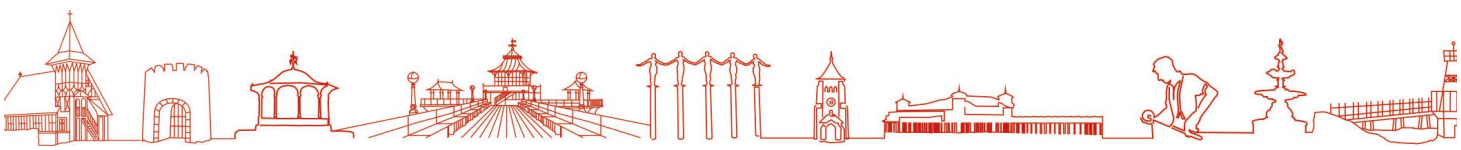
Table 6: WsM - Site potential subject to policy justification (flood risk sequential and exceptions test)

Site reference	Site name	Area (ha)	Capacity
HE20U08	Sunnyside Road	1.18	120
HE20U09	Locking Road car park	2.34	230
HE20U10	Dolphin Square	0.83	80
HE20U11	Gas Works	5.65	95
HE20U12	Former Bourneville School Site	1.17	48
HE20U14	Rear of Locking Road	0.32	12
HE20U15	Land at Nightingale Court	1	34
HE20U17	Hotels off Knightstone Road	0.43	40
HE20U18	Former Police Station	0.7	70
HE20U19	Sweat FA site	0.4	37
HE20U20	Rugby Club site	2.2	200
HE20U21	Woodspring Stadium	1.64	100
HE20U22	Former Police Depot	0.91	36
HE20U23	Leisuredome site	9.74	400
HE20U24	West of Winterstoke Rd	6.7	134
HE20U25	Former TJ Hughes store	0.12	19

East of Weston-super-Mare

6.7 15 sites have been considered in greater detail, 3 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.8 The three sites (HE20496, HE20603, and HE203014) were discounted due to flood risk including a current indication of a high probability of flooding as well as an indication of greater risk in the future, and due to proposed designation of a Strategic Gap to the north of Banwell.



6.9 Table 7 presents twelve sites that have been assessed as having potential for further investigation. For the SHLAA purposes, individual capacities are identified for each site however, it is more appropriate to consider the overall capacity of the Wolvershill proposals based upon detailed masterplanning and technical assessment. Therefore, the capacity has been assessed to review the Wolvershill capacity published in the Regulation 18 'Preferred Options' draft for consultation, and will inform the approach taken in the Regulation 19 Pre-submission draft. More detailed work will refine this capacity in due course.

Table 7: East of WsM - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE20594	Park Farm	1.3	44
HE201016	Myrtle Farm	1.3	30
HE20607	Land east of Wolvershill Road	99.2	800
HE201034	Land east of Wolvershill Road	2.8	84
HE203003	Land north of Wolvershill	3.3	100
HE20592	Summer Lane	2.9	85
HE201086	Land at East of M5	43.2	560
HE20500	Land adjacent to M5 and Summer Lane	41.4	700
HE202000	Land off Summer Lane	0.9	36
HE203005	Land adjacent Summer Lane bridge	4.9	30
HE20498	Land adjacent to Summer Lane and Knightcott Road	2.6	78
HE203002	Land north of Summer Lane	4.4	10

Edge of Bristol

6.10 8 sites have been considered in greater detail, 3 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.11 The discounted sites (HE2021, HE203011, and HE203012) have been discounted due to flood risk. Larger sites identified as also having this flood risk, but only partially, have been identified as having potential although this only refers to the part outside of the area at risk of flooding.

6.12 The further consideration of this site potential is subject to the requisite policy justification for the use of Green Belt land. The SHLAA exercise is not based upon any determination that Green Belt land should be used, as this is a plan making consideration. However, it does indicate a

source of supply that could be considered in the event of such circumstances being concluded.

6.13 Table 8 presents five sites that have been assessed as having potential for further investigation and provide a schedule that can be considered if Green Belt release were found to be required. Nb. The sites are also subject to specific flood risk and the potential capacity indicated is based upon development avoiding land at risk of flooding, reflecting the requirement to take a sequential approach to directing development to the areas of least flood risk[2].

Table 8: Site potential subject to policy justification (Green Belt)

Site reference	Site name	Area ha	Capacity
HE20110	The Vale	290.36	1600
HE20286	South east of A38/A4174 roundabout, Dundry	2.7	80
HE203009	Land at Barrow Wood a	2.82	85
HE203010	Land at Barrow Wood b	3.68	110
HE20615	Land north of Colliters Way	7.05	200

Portishead

6.14 9 sites have been considered in greater detail, 6 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.15 The discounted sites are HE2067, HE20134, HE20292, HE20222, HE201036, and HE20488. The main reason for sites being discounted is due to flood risk. In addition, a smaller site was discounted due to its proximity to sensitive ecological site.

6.16 Table 9 presents, one site that has been assessed as having potential for further investigation.

Table 9: Portishead - Sites identified as having potential for further consideration

[2] See paragraph 162 of the National Planning Policy Framework

Site reference	Site name	Area ha	Capacity
HE20U06	Downside	0.57	24

6.17 Table 10 provides a schedule of sites that are potential that can be considered if Green Belt release were found to be required.

Table 10: Portishead - Site potential subject to policy justification (Green Belt)

Site reference	Site name	Area ha	Capacity
HE2068	Land at Tower Farm	27.97	478
HE20124	North of Clevedon Road	8.54	156
HE20U07	Old Mill Road	5.19	350
HE20133	South of Cedar Way	4.5	135

Clevedon

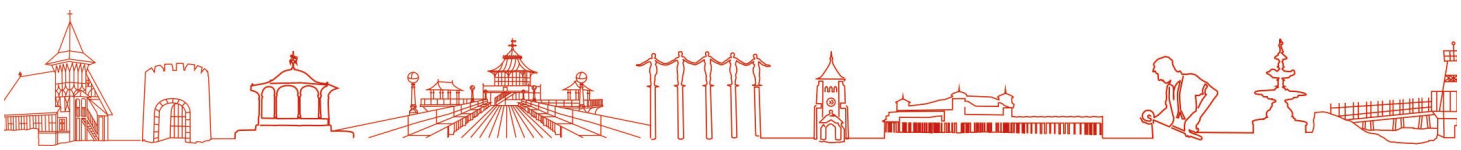
6.18 12 sites have been considered in greater detail, 7 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.19 The discounted sites are HE203024, HE202004, HE20208, HE20581, HE20582, HE2036, and HE20125.The main reason for sites being discounted is due to flood risk. In addition, a smaller site was discounted due to it being in an existing recreational use, as well as having other features on the site.

6.20 Table 11 presents 5 sites that have been assessed as having potential for further investigation subject to the application of the sequential and exceptions test and a single site (HE20328) that can be considered if Green Belt release were found to be required.

Table 11: Clevedon - Site potential subject to policy justification (flood risk or Green Belt)

Site reference	Site name	Area ha	Capacity
HE20328	North of Nortons Wood Lane	3.46	20
HE20U01	Land off Millcross	1.1	67
HE20U02	Land north of Churchill Avenue	1.1	44
HE20U03	Great Western Road	0.26	39
HE20U26	Castlewood	4.23	120



Nailsea and Backwell

6.21 29 sites have been considered in greater detail, 8 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.22 The discounted sites are HE2066, HE20233, HE20486, HE2065, HE20501, HE201071, HE201014, and HE201080. The main reason for sites being discounted is due to flood risk affecting many sites outside of the settlements. This includes an indication that parts of land surrounding Nailsea and Backwell will become at greater risk in future as a result of sea level rise.

6.23 Despite there being a large range of sites indicated to have potential, growth in the area is very much dependent on securing appropriate transport infrastructure. Evidence underpinning the preparation of the local plan has highlighted the current issues with the transport network and the limitations this places on additional development in the area. Therefore development potential in the area will be dependent on clarifying transport impacts and ensuring appropriate and deliverable infrastructure provision is planned for.

6.24 Table 12 presents 15 sites that have been assessed as having potential for further investigation.

Table 12: Nailsea and Backwell - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE202008	Land off Rushmoor Lane	0.64	23
HE20U05	Weston College Site	0.15	28
HE20595	Land around Grove Farm	44.77	515
HE20504	Land at West End	22.69	375
HE20591	Land south of Nailsea	4.68	130
HE20611	West of Netherton Wood Lane	45.66	350
HE202016	Land at Youngwood Lane	2.22	66
HE203007	Land north of Youngwood Lane	2.61	78
HE203013	Western part of Farleigh Fields	6.09	125
HE203016	Land at Youngwood Lane b	1.8	36
HE203020	Land near the Perrings	1.19	32
HE203034	Land off Westfield Drive	0.61	15
HE203006	Land north of West End Lane	8.22	70
HE20612	North and south of Youngwood Lane	37.05	316
HE20273	Land at northwest Nailsea	17.96	75

6.25 Table 13 provides a schedule of sites that are potential that can be considered if Green Belt release were found to be required.

Table 13: Nailsea and Backwell - Site potential subject to policy justification (Green Belt)

Site reference	Site name	Area ha	Capacity
HE20136	Land north of Nailsea	25.1	236
HE20225	Land off Pound Lane	5.63	100
HE201061	Wooleys Farm	3	90
HE202012	Land east of Backwell	46.11	500
HE203001	Land near Wooleys Farm	0.77	14
HE203035	Additional land at east of Backwell	28.59	340

Banwell

6.26 7 sites have been considered in greater detail, 4 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.27 The discounted sites are HE201056, HE201075, HE201050, and HE2098. The main reason for sites being discounted is due to flood risk and landscape sensitivity.

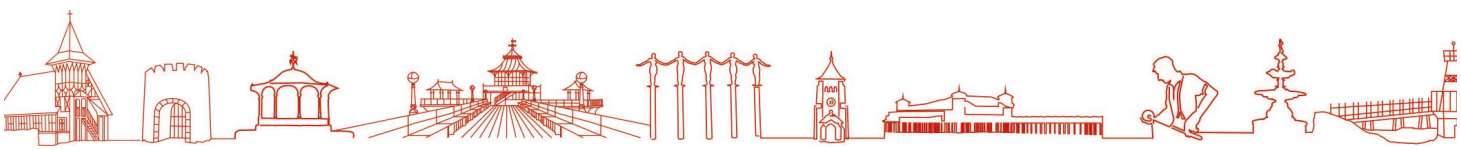
6.28 3 sites have been assessed as having potential for further investigation.

Table 14: Banwell - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE20358	South of Knightcott Gardens	2.82	66
HE20195	East of Riverside	4.8	30
HE201055	Eastermead Lane	10.74	135

Bleadon

6.29 6 sites have been considered in greater detail, 3 of which have been discounted and are not considered to offer suitable opportunities for allocation.



6.30 The discounted sites are HE201021, HE20357, and HE203021. The main reason for sites being discounted is due to flood risk and ecology.

6.31 3 sites have been assessed as having potential for further investigation.

Table 15: Bleadon - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE2024	Land north of Purn Way	0.82	14
HE2051	Land north of Amesbury Drive	1.64	65
HE2083	Purn House Farm Industrial Estate	3.55	60

Churchill and Langford

6.32 10 sites have been considered in greater detail, 2 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.33 The discounted sites are HE201035, and HE201093. The main reason for sites being discounted is due to heritage constraints.

6.34 8 sites have been assessed as having potential for further investigation.

Table 16: Churchill - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE20590	Land to west of Wyndhurst Road	3.5	100
HE2023	Land east of Ladymead Lane	3.45	90
HE201074	North of Pudding Pie Lane	2.41	65
HE20122	Land south of A38	5.6	168
HE20196	Land to southeast of Langford	2.6	78
HE20608	West of Ladymead Lane	3.8	114
HE20629	Bath Road	0.5	18
HE201013	Land off Says Lane	2.9	87

Congresbury

6.35 21 sites have been considered in greater detail, 18 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.36 The discounted sites are HE2092, HE20305, HE203015, HE20490, HE20177, HE2061, HE20307, HE201024, HE201029, HE20308, HE20310, HE20106, HE20306, HE20303, HE202011, HE20304, HE20176, and HE20502. The main reasons for sites being discounted is due to flood risk, landscapes constraints, and Strategic Gap.

6.37 Table 17 presents 3 sites that have been assessed as having potential for further investigation.

Table 17: Congresbury - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE20375	Pineapple Farm, Congresbury	3.31	81
HE20178	Woodhill Nurseries	2	60
HE202010	Land at Cobthorn Farm	14.87	20

Sandford

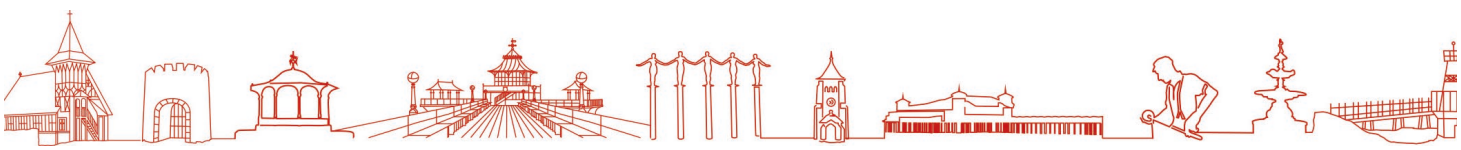
6.38 11 sites have been considered in greater detail, 2 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.39 The discounted sites are HE20252, and HE20253. The main reason for sites being discounted is due to highways constraints.

6.40 Table 18 presents 9 sites that have been assessed as having potential for further investigation.

Table 18: Sandford - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE2075	Land at Mead Farm	4.3	56
HE2034	Land at Mead Lane	2.34	30
HE20587	North of Sandford (b)	13	260
HE20617	South of Greenhill Road	1.9	68



Site reference	Site name	Area ha	Capacity
HE201012	Land west of Sandford	0.63	18
HE201015	Land off Hill Road	0.97	35
HE201022	Land north of Greenhill Road	3.4	100
HE203008	Land near Mead Lane	0.66	10
HE203036	Land north of Sandford	0.55	2

Winscombe

6.41 9 sites have been considered in greater detail, 3 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.42 The discounted sites are HE20333, HE2078, and HE2077. The main reason for sites being discounted is due to AONB and sites being in an existing use.

6.43 Table 19 presents 6 sites that have been assessed as having potential for further investigation.

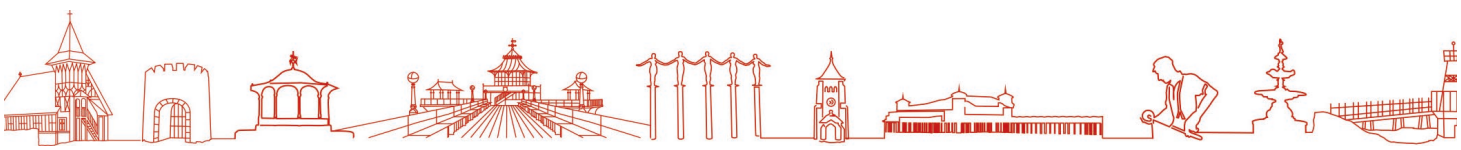
Table 19: Winscombe - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE2076	West of Hill Road	0.9	30
HE20187	Broadleaze Farm, Winscombe	3.17	74
HE20716	Land at Shipham Lane, Winscombe	0.81	29
HE20717	Land at Coombe Farm, Winscombe	3.3	99
HE20120	South of Fullers Lane	2.1	64
HE20121	Fullers Lane	1.1	40

Wrington

6.44 3 sites have been considered in greater detail, 3 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.45 The discounted sites are HE203004, HE2017, and HE20198. Wrington is a constrained settlement with heritage sensitivity, Green Belt on the north/ eastern side, and flood risk affecting larger parts.



6.46 No sites have been assessed as having potential for further investigation.

Yatton and Claverham

6.47 11 sites have been considered in greater detail, 8 of which have been discounted and are not considered to offer suitable opportunities for allocation.

6.48 The discounted sites are HE20630, HE20231, HE201026, HE20531, HE20509, HE2012, HE20179, and HE203. The main reason for sites being discounted is due to flood risk, including a greater risk of flooding in future as a result of sea level rise.

6.49 Table 20 presents 3 sites that have been assessed as having potential for further investigation, all surrounding Claverham.

Table 20: Yatton and Claverham - Sites identified as having potential for further consideration

Site reference	Site name	Area ha	Capacity
HE20489	North Field, Claverham Works	1.44	50
HE201072	North of Brockley Way	6.8	210
HE201076	Land at Dunsters Rd	1.73	62

6.50 These sites provide a source of potential for consideration in addressing the local planning housing requirement. Any site(s) considered further should be considered in the context of committed supply in the form of planning consents for residential development.

7 Summary of observations

7.1 The following conclusions can be drawn from the SHLAA:

- A large number of sites have been considered across North Somerset covering a wide range of site types including large strategic sites, and smaller green field opportunities.

- A range of site opportunities are identified with potential for further consideration. These are distributed across the Broad Locations and have the potential in principle, to be compatible with the preferred spatial strategy. They provide a range of sites that can be considered for allocation.

- Perhaps as expected, the greatest extent of potential is identified at the main towns or close to the main urban areas. The exception to this is Clevedon that does not have significant potential owing largely to the surrounding land at risk of flooding, despite having significant areas of land promoted for development. Of the other three main towns, Nailsea has the most potential indicated unconstrained by Green Belt and/or flood risk. This includes a significant area of land to the south/ southwest of Nailsea that is promoted for development, however this land would require extensive transport mitigation identified through the supporting transport evidence, published separately. Nailsea and Backwell also has large areas of available land within the Green Belt including sites to the north of Nailsea, and the east of Backwell.

- WsM itself does not have extensive land potential given its status as the largest town in North Somerset. The Weston Villages is a committed component of supply and its build-out is ongoing. Beyond that there are very few opportunities outside of the town for further significant expansion, and within the town, there are large areas of land at risk of flooding. The inclusion of these sites in the plan would be subject to the sequential and exceptions test, including consideration of the regeneration benefits that arise from development of key brownfield sites within the urban areas.

- Portishead is not indicated to have extensive potential within the town, and like WsM has large areas subject to flood zone 3. Outside of the town there are a few significant opportunities however these are located within the Green Belt.

- Potential supply opportunities across the villages are focused at Churchill and Sandford, and also Claverham and Winscombe to a lesser extent. Wrington is the only larger village that is not identified as having potential due to flood risk, Green Belt, and heritage constraints. This potential is focused on settlements along the southern A371/ A38 corridor and the cumulative effects need to be considered.