

Statement of Common Ground: Flood Risk Sequential Test: *Agreed table of disputed sites* (20 September 2024)

North Somerset Council's position is that the sites set out in this table are considered to be 'reasonably available' for the purposes of the flood risk sequential test.

The Appellant's position is that these sites are not 'reasonably available' for the purposes of the flood risk sequential test.

The parties agreed a list of disputed sites over email on 14 August 2024 – correspondence submitted as Appendix 10 to the Appellants planning proof of evidence.

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| C | 100 | Land at Poplar Farm, north of West End, Nailsea | HE203006 (2023) | 24/P/1723/EA1 | 7.95 | NSC: 180 Appellant: 70 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site is identified as having potential in the SHLAA for 70 dwellings and is adjacent to Nailsea, a main town in North Somerset. Site is also controlled by a developer and being promoted for development for 180 dwellings. Sufficient basis to confirm the sites availability. Site to be considered as part of the other listed opportunities in the Nailsea area. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is physically separated from other opportunities in Nailsea and doesn't form part of a series of sites. Site is within the control of Crest Nicholson Site is not reasonably available. | | |
| G, E | 112 | Moor Road, Yatton | HE20529 | 19/P/3197/FUL 3285343 | 1.87 | 60 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site adjacent to Service Village of Yatton Site is consented for residential development (60 dwellings) with a programme for its delivery. Sufficient basis to confirm the sites availability – site controlled by the appellant. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative | <ul style="list-style-type: none"> Site is below the lower size parameter. Site was granted full planning permission at appeal. Wider series of sites set out in March 2024 FRST not disputed Site is physically separated from other disputed opportunities in Yatton / Claverham | 60 | 4/654 |

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| | | | | | | | <ul style="list-style-type: none"> in that case, taking into account different site ownership. Site potential to be considered as part of the listed Yatton/ Claverham and Congresbury opportunities. | <ul style="list-style-type: none"> Council's HLS trajectory includes this site. Site is not reasonably available | | |
| G, E | 113 | Land at Rectory Farm and Biddle Street (to the south of the appeal site) | HE2010112 | 21/P/0236/OUT 23/P/0238/RM | 3.85 | 100 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site adjacent to Service Village of Yatton Site is consented for residential development (100 dwellings). Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case, taking into account different site ownership. Site potential to be considered as part of the listed Yatton/ Claverham and Congresbury opportunities. | <ul style="list-style-type: none"> Site is below the lower size parameter Site was granted full planning permission at appeal Site is being brought forward by St Modwen Homes Site is physically separated from other disputed opportunities in Yatton / Claverham Council's HLS trajectory includes this site. Site is not reasonably available | 98 | 4/716 |
| F | 125 | Four adjoining sites on the northern fringe of Weston-super-Mare | HE2027 HE20354 HE20471 HE20495 | 21/P/3529/OUT 23/P/1439/OUT | NSC: 36.6 Appellant: 35.27 | 285 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Parts of site as recorded in SHLAA at greater flood risk can be avoided. Sites are contiguous and site adjacent to the main town of Weston-super-Mare. They comprise land consented for residential development (Anson Rd - 70 dwellings), one site that has a current application being considered (Rose Tree Farm - 75 dwellings), and two other sites | <ul style="list-style-type: none"> Wider series of sites set out in March 2024 FRST included HE20493 which is not disputed here Site HE20495 benefits from outline planning permission and is being developed by Mead Realisations. Availability enquiry made to landowner and site included in Council's HLS trajectory Site HE20471 subject to outline planning application | 70 | 4/720 |

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| | | | | | | | <p>identified as having potential in the SHLAA. All sites are being promoted to the emerging local plan for development, and together have an approximate capacity of 285 dwellings.</p> <ul style="list-style-type: none"> Sufficient basis to confirm the sites availability. Two of the four sites (Rose Tree Farm and Anson Rd) supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. | <p>and availability enquiry made to M7 Planning</p> <ul style="list-style-type: none"> Site HE2027 has a capacity of only 80 dwellings in the plan period. Nonetheless availability enquiry made to landowner Site HE20354 has a capacity of only 60 dwellings in the plan period. Nonetheless availability enquiry made to landowner Part of the site lies in Flood Zone 3 Series is not reasonably available | | |
| C | 133 | Weston Rugby Club | HE20U20 (2023) | 21/P/3368/OUT | 2.2 | 182 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site is proposed for allocation in the emerging local plan and has planning consent for 182 units. Sufficient basis to confirm the sites availability. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | <ul style="list-style-type: none"> Site is significantly below the lower size parameter and requires high density development Site has planning permission for a mixed use redevelopment Council's HLS trajectory includes this site Site is not reasonably available Site number has been reduced from 200 to 182 by the Council following exchange of evidence – 200 was the number in the table in circulation following the CMC. | 182 | 4/715 |

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| C | 134 | Dolphin Square, Weston-super-Mare | HE20U10 (2023) | | 0.83 | 126 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site is currently allocated for residential development for 220 dwellings as set out in CD.H21. In the emerging local plan this is proposed to be reduced to 126 reflecting a current pre-application proposal. The latter is proposing 67% affordable provision. In my planning judgement, sites such as this, within an urban area, that may deliver flatted accommodation may still be considered suitable alternatives appropriate to the proposed development, especially since flatted accommodation is a named typology within the description of development. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Sufficient basis to confirm the sites availability. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | <ul style="list-style-type: none"> Site is significantly below the lower size parameter and requires high density development Extant Dolphin Square SPD dated 2008 shows development opportunities considered for over 18 years No evidence of realistic prospect of deliverable scheme Site is physically separated from other disputed site opportunities in Weston-super-Mare and doesn't form part of a series of sites Site is not reasonably available | | |

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| D | 136, 137 | Wolvershill Strategic Location | HE201016 HE201034 HE201086 HE202000 HE20500 HE20592 HE20594 HE20607 HE203003 (2023) HE203005 (2023) | 24/P/0572/EA2 24/P/0494/EA2 24/P/0353/EA2 | Proposed allocation. Plan for site no.136 within Mr Hewlett Appendix MH2, page 9, indicates proposed allocation area in dash line equating to c.129ha. This is in addition to adjoining land shown in hatch which are the SHLAA references which extend out of the draft allocation area, which the Council consider could accommodate open space and other uses. | 2,800 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Parts of site at greater risk of flooding to be utilised for appropriate uses including ecological enhancement. Site is an allocation in the emerging local plan for up to 2800 homes and other uses and comprises various sites. Positive indication that land is available to be developed. Mr Hewlett main proof of evidence provides more detail on this site in paragraphs 5.75 to 5.82. This indicates the active promotion of the site and the range of develop interests present. Sufficient basis to confirm the sites availability with active and ongoing promotion by developers/ promoters including recent EIA scoping and planning applications expected this autumn. The PPG is clear in para 28 of the Flood Risk and Coastal Change section that 'reasonably available' sites could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. | <ul style="list-style-type: none"> Dispute relates to Series 136 from March 2024 FRST plus overlapping SHLAA site HE203003 from Series 137. This is the draft allocation at Wolvershill plus additional land. Three EIA scoping opinions were submitted in March 2024 Appendix 5 shows the developer breakdown on the allocation area Draft policy stipulates several requirements given the size of the proposed development including: <ul style="list-style-type: none"> Requirement for single masterplan, delivery plan and design codes Reliance upon Banwell Bypass That further guidance will be prepared in the form of a Masterplanning Framework SPD Planning applications required to be supported by visioning masterplan for the entire location Applications should be supported by a Delivery Plan including a phasing plan Policy extracts demonstrate aspirations for strategic delivery Appellant's representations to Regulation 19 Consultation | | |

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| | | | | | | | | <p>discusses issues including delivery and viability</p> <ul style="list-style-type: none"> • Timescales do not align with appeal proposals • Availability enquiries issued to landowner • Do not consider Local Plan is sufficiently advanced so as to rely on draft allocations. Which have not been subject to examination. • Series is not reasonably available | | |
| C | 138 | Land east of Banwell | HE201055 HE20195 | | 15.6 | 165 | <ul style="list-style-type: none"> • Site at a lower risk of flooding compared to the appeal site. Parts of site at greater risk of flooding can be avoided. This is assumed by the SHLAA assessment of potential – See Core Document H16. • Sites identified as having potential in the SHLAA for 165 dwellings, and sit alongside an existing Service Village. Both sites are promoted to the emerging local plan. • Sufficient basis to confirm the sites availability. | <ul style="list-style-type: none"> • Series is below the lower size parameter • Capacity in Stantec 2024 FRST related to full capacity of sites and discounted on basis of size • Disputed capacity relates to 'potential' capacity within the SHLAA: 135 dwellings at HE201055 and 30 dwellings at HE20195. • Series is not reasonably available | | |

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| E, F | 140, 151 | Land at Elborough | HE20637 HE201040 | | 44.9 This area reflects the latest SHLAA site size. NSC consider the SHLAA site size recorded for this site has increased since the SHLAA publication due to site submissions for this site as referred to in Mr Hewlett's evidence Appendix MH3. | 385 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Parts of HE20637 are at greater flood risk however these are proposed to be avoided and utilised for open space . Site located to the south of the town of Weston-super-Mare. Most recent submissions to the local plan provide a revised site boundary. Site HE20637 promoted for development of 315 homes and other uses, and includes additional land to that previously considered within the Autumn 2023 SHLAA. Site HE20637 discounted in the SHLAA (Autumn 2023) – this is a correction to this site entry set out in Appendix MH4, Table MH4a. Site currently being reconsidered through SHLAA in light of representations to Regulation 19 local plan and revised proposals. Sufficient basis to confirm the sites availability. <ul style="list-style-type: none"> | <ul style="list-style-type: none"> Dispute relates to SHLAA sites HE20637 and HE201040. Wider series of sites in series 140 set out in March 2024 FRST not disputed Dispute relates to Regulation 19 submission capacity of 315 dwellings for HE20637 and 70 dwellings for HE201040 (area not in National Landscape). HE20637 partially located in Flood Zones 2 and 3 and site discounted from 2023 SHLAA on flood risk grounds. HE20637 being promoted by Mactaggart & Mickel Group who the Appellant had made availability enquiries with Part of HE201040 not within the National Landscape is only 2.2ha in size however the Appellant has still made availability enquiries Sites are disconnected from settlements Series is not reasonably available Appellant cannot comment on “alleged” reconsideration of the site. | | |

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| E | 143 | Parklands Village: Locking Parklands, Weston-super-Mare | | 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 | 70.09 | NSC: 896 Appellant: 769 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Parts of the site on its northern edge are at greater flooding risk however there is significant capacity at a lower risk of flooding. Site consented for development with phases still to commence. 896 units that benefit from planning permission (13/P/0997/OT2 – includes Illustrative Masterplan on online casefile) still to come forward, with 555 assumed within the deliverable supply (as set out in Core Document H21 Sufficient basis to confirm the sites availability. The PPG is clear in para 28 of the Flood Risk and Coastal Change section that 'reasonably available sites could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. | <ul style="list-style-type: none"> Council only dispute capacity of permission 13/P/0997/OT2 at the Weston Villages Council's HLS trajectory includes this site. Committee Report for 13/P/0997/OT2 discusses development viability and references financial information submitted that not all obligations could be afforded The Section 106 agreement requires on 13% affordable housing compared to the appeal proposals of 50% affordable housing As part of the Lynchmead Inquiry, the Council agreed on the rejection of this site (Appendix 10 and Appendix 11) Series is not reasonably available | 555 | 4/558a-c |
| C | 147 | Land to the west of the M5, East of Trenchard Road and Land to the West of Trenchard Road | | 18/P/3038/OUT 22/P/1860/RM | 6.04 | 75 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site consented for 75 dwellings. Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a | <ul style="list-style-type: none"> Site is below the lower size parameter Outline permission granted for 75 dwellings Reserved matters application submitted by David Wilson Homes withdrawn | | |

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| | | | | | | | <ul style="list-style-type: none"> 'reasonably available' alternative in that case. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | <ul style="list-style-type: none"> Site has been sold to another housebuilder Site is not reasonably available | | |
| C | 15 | Moor Lane, Backwell | HE201014 HE201042 HE201071 | 22/P/0252/OUT – this application mostly relates to land outside of the site in dispute, but also included majority of HE201042. | 3.2 | 65 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Sites are located adjacent to Backwell Service Village, and have all been promoted to the emerging local plan process. Sufficient basis to confirm the sites availability. Site to be considered as part of the other listed opportunities in the Backwell area. Site no. 15 discounted in the SHLAA (Autumn 2023) – this is a correction to this site entry set out in Appendix MH4, Table MH4a. Site currently being reconsidered through SHLAA in light of review of site potential and flood risk information. | <ul style="list-style-type: none"> Series is below the lower size parameter Site under control of M7 Planning (a land promotion company) Site is located near to Grove Farm (Site No.16) however could not form part of a series with this site as it is also not reasonably available. Series is not reasonably available Appellant cannot comment on "alleged" reconsideration of the site. Site number has been reduced from 145 to 65 by the Council following exchange of evidence – 145 was the number in the table in circulation following the CMC. | | |
| C | 150 | Leighton Crescent, Weston-super-Mare | HE201030 | | 2.69 | 81 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site adjacent to Weston-super-Mare and identified as potential in the SHLAA for 81 dwellings. Site submitted to the emerging local plan process for consideration indicating | <ul style="list-style-type: none"> Site is below the lower size parameter Site is physically separated from other disputed site opportunities in Weston-super-Mare Site is not reasonably available | | |

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| | | | | | | | <p>availability. Sufficient basis to confirm the sites availability.</p> <ul style="list-style-type: none"> Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | | | |
| F | 16 | Grove Farm, Backwell | HE202008 HE20595 HE203034 (2023) | Rodney Road consented site: 20/P/1847/OUT 24/P/0533/RM Land at Grove Farm – current application under consideration 23/P/2618/OU2 | 40.45 reflecting large outline application area in addition to two smaller parcels. | 515 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site proposed to be allocated in the emerging Local Plan for 515 dwellings and other uses, with a current outline application under consideration. This does not include the consented, adjacent site at Rodney Road that has a current reserved matters application in progress for 60 units. Sufficient basis to confirm the sites availability. Control by another developer does not mean the site is not 'reasonably available' for the proposed development – see para 028 of the Flood Risk and Coastal Change section on the PPG, extract in Mr Hewlett main proof, para. 4.12. Para 28 of the Flood Risk and Coastal Section of the PPG states that lower risk sites do not need to be owned by the applicant to be considered 'reasonably available'. Nor is there a requirement for such sites to be available to the applicant. | <ul style="list-style-type: none"> Site under option to Taylor Wimpey. Nonetheless the Appellant issues availability enquiries. Site is not reasonably available | | |

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| C | 167 | Former TJ Hughes store, 17 High Street, Weston-super-Mare | HE20U25 (2023) | 17/P/1832/F 23/P/0985/FUL | 0.13 | 40 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site has permission for 40 units. In my planning judgement, sites such as this, within an urban area, that may deliver flatted accommodation may still be considered suitable alternatives appropriate to the proposed development, especially since flatted accommodation is a named typology within the description of development. Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | <ul style="list-style-type: none"> Site is significantly below the lower size parameter and requires high density development Site is physically separated from other disputed site opportunities in Weston-super-Mare Council's HLS trajectory includes this site Site is not reasonably available | 40 | 4/649 |
| E | 17 | Farleigh Fields, Backwell | HE203013 | 21/P/1766/OUT 22/P/2818/RM 23/P/2508/RM 24/P/1185/OUT | 11.6 reflects the areas covered by the two outline applications | 215 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. One site consented and proposed for allocation, the other identified as potential in the SHLAA (ref: HE203013) and subject to a current planning application for 125 units. Sufficient basis to confirm the sites availability – site controlled by the appellant. The consented site was supported by the Inspector of the Lynchmead Farm Inquiry as a | <ul style="list-style-type: none"> Series relates to two sites: the first with outline planning permission and the second where an application for outline planning permission has been submitted. The first site has reserved matters approval which the Council's HLS trajectory includes The Appellant is the applicant for the second site which is for a different development to the appeal proposals | 94 | 4/717 4/717a |

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| | | | | | | | 'reasonably available' alternative in that case, notwithstanding different ownership in that case. | <ul style="list-style-type: none"> Series is not reasonably available Site number has been reduced from 250 to 215 by the Council following exchange of evidence – 250 was the number in the table in circulation following the CMC. | | |
| C | 180 | Walliscote Place / Police Station / Magistrates Court / Roselawn, Weston-super-Mare | HE20U18 | | 0.7 | 19 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site currently allocated for 70 dwellings, and in the emerging local plan for 19 dwellings. Current pre-application for 19 units including mix of typologies, not only flatted accommodation. Site located within the main town of Weston-super-Mare Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Site to be considered as part of the other listed opportunities in the Weston-super-Mare area, reflecting my conclusion that disaggregation of the proposed development is justified in this case. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is physically separated from other disputed site opportunities in Weston-super-Mare Site is not reasonably available Site number has been reduced from 70 to 19 by the Council following exchange of evidence – 70 was the number in the table in circulation following the CMC. | | |
| C | 194 | Former Police Depot, Winterstoke Road, Weston-super-Mare | HE20U22 | | 0.91 | 36 | <ul style="list-style-type: none"> Site has parts that are at a lower flood risk to the appeal site. Proposed allocation for 36 dwellings within town of Weston- | <ul style="list-style-type: none"> Site is significantly below the lower size parameter and requires high density development | | |

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| | | | | | | | <p>super-Mare. Current application for 39 dwellings however this application itself will be subject to the sequential test as dwellings are identified within land at greater risk of flooding.</p> <ul style="list-style-type: none"> Site to be considered as part of the other listed opportunities in the Weston-super-Mare area. | <ul style="list-style-type: none"> Site is physically separated from other disputed site opportunities in Weston-super-Mare Site is not reasonably available | | |
| D | 198 | Site at SW Bristol - proposed allocations | HE20286, HE20615 | | 9.75 | 215 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site within the Green Belt and adjacent to the urban edge of Bristol. Sites proposed for allocation in the emerging local plan with a capacity of 215 dwellings. Site promoted by developer and landowner. Sufficient basis to confirm the sites availability. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is not reasonably available | | |
| F | 25 | Cluster of sites to the south of Langford | HE201013 HE20122 HE20196 HE20629 HE2010105 | 17/P/2344/O 22/P/0564/OUT | NSC: 12.5 Appellant: 14.5 | 419 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. SHLAA potential capacity of 351 dwellings, that is in addition to the western site that has a resolution to consent for 68 homes. Sites submitted to local plan process – sufficient basis to confirm availability. Sites identified as potential in Autumn 2023 SHLAA. | <ul style="list-style-type: none"> Series relates 5 sites HE2010105 / 22/P/0564/OUT is being brought forward by Vistry Homes and an outline planning application has been submitted HE20122 and HE20629 are also under option by Vistry Homes The Appellant has issued availability enquiries to Vistry Homes regarding these sites HE201013 and HE20196 cover an area of 5.5ha which | | |

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| | | | | | | | | <p>is below the lower size parameter</p> <ul style="list-style-type: none"> HE20196 was subject to a dismissed appeal and the Appellant has issued availability enquiries to Lostwood Estates Series is not reasonably available Site area has been reduced from 14ha to 12.5ha by the Council following exchange of evidence – 14.5ha was the area in the table in circulation following the CMC. | | |
| C | 26 | Cluster of sites to the north of Langford - North of Pudding Pie Lane / Pudding Pie Lane West / Land South of Jubilee Lane / East of Ladymead Lane | HE201074 HE2023 | 15/P/1414/O 17/P/1894/RM 15/P/2521/O | 7.36 | 191 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. One site currently allocated for 35 dwellings and land adjoining proposed for allocation in the emerging local plan for a further 156 dwellings, taking the total up to 191 dwellings. Sites adjacent to a Service Village. Sites submitted to emerging local plan indicating availability, except the smaller site however availability on that site is indicated by its planning consent. Sufficient basis to confirm the sites availability. The currently allocated site (Pudding Pie (west) – allocated for 35 units) was supported by | <ul style="list-style-type: none"> Series is below the lower size parameter SHLAA Site HE2023 (70 dwellings) is under the control of M7 Planning Series is not reasonably available | | |

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| | | | | | | | the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. | | | |
| C | 30 | Land to west of Wyndhurst Farm, Langford | HE20590 | | 3.54 | 89 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site adjacent to a Service Village. Site identified as potential in SHLAA with a capacity of 100 dwellings. Latest submission to Reg 19 local plan consultation advancing 89 homes on the site. Sufficient basis to confirm the sites availability with a willing landowner. To be considered alongside wider sites listed in the Langford area. | <ul style="list-style-type: none"> Site is below the lower size parameter 2023 SHLAA (CD.H19) states that this site 'is detached from the main areas of settlement separated by the A38' Site is located near to Series 25 however this site is not reasonably available and is separated from this site by the A38 bypass and could not form part of a series Site is not reasonably available Site number has been reduced from 100 to 89 by the Council following exchange of evidence – 100 was the number in the table in circulation following the CMC. | | |
| C | 31 | West of Ladymead Lane, Langford | HE20608 | | 3.84 | 114 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Site adjacent to a Service Village. Site identified as potential in SHLAA with a capacity of 114 dwellings. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is not reasonably available | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <ul style="list-style-type: none"> Site submitted to local plan process - sufficient basis to confirm the sites availability. To be considered alongside wider sites listed in the Langford area. | | | |
| C | 36 | Four sites west of Sandford - Land west of Sandford/ Land at Mead Lane/ Land at Mead Farm | HE201012, HE2034, HE2075, HE203008 (2023) | | 7.93 | 93 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Sites include a proposed allocation of 35 dwellings and are within/ adjacent to the proposed revised settlement boundary in the emerging local plan. Sites submitted to emerging local plan process - Sufficient basis to confirm the sites availability. Includes one site proposed for 35 residential units, and other sites identified as potential in the SHLAA. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <ul style="list-style-type: none"> Series is below the lower size parameter Part of HE2075 controlled by Strongvox Site is physically separated from other disputed site opportunities in the Sandford / Winscombe area Series is not reasonably available Site number has been increased from 83 to 93 by the Council following exchange of evidence – 83 was the number in the table in circulation following the CMC. Site area has been reduced from 5.18ha to 7.93ha by the Council following exchange of evidence – 5.18ha was the area in the table in circulation following the CMC. | | |
| C | 37 | Land off Hill Road, Sandford | HE201015 | | 0.97 | 35 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site adjacent to a Service Village. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is physically separated from other disputed site opportunities in the Sandford / Winscombe area | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <ul style="list-style-type: none"> Site identified as potential in SHLAA with a capacity of 35 dwellings. Site submitted to local plan process - sufficient basis to confirm the sites availability. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <ul style="list-style-type: none"> Site is not reasonably available | | |
| C | 39 | Greenhill Lane, Sandford | HE20344 | 17/P/0887/O (refused and dismissed) 18/P/3625/OUT (withdrawn) 22/P/0227/OUT (approved) 24/P/0808/RM (pending) | 2.74 | 49 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site has a resolution to grant consent for 49 dwellings. Site adjacent to Service Village of Sandford. Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <ul style="list-style-type: none"> Site is below the lower size parameter Reserved matters application submitted by Stonewood Homes Site is physically separated from other disputed site opportunities in the Sandford / Winscombe area Council's HLS trajectory includes this site Site is not reasonably available | 49 | 4/721 |
| C | 43 | Sandford Batch (Broadleaze Farm), Winscombe | HE20187 | | 3.17 | 74 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site allocated, and proposed to be rolled forward for 74 dwellings. Site adjacent to a Service Village. Site supported by the Inspector of the Lynchmead Farm Inquiry as a | <ul style="list-style-type: none"> Site is below the lower size parameter Site owned by Mead Realisations Site is to the to the south of Site 46 (0.9ha in size with capacity of 30 dwellings) however cumulatively the | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <p>'reasonably available' alternative in that case.</p> <ul style="list-style-type: none"> Sufficient basis to confirm the sites availability. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <p>sites are less than half of the parameter</p> <ul style="list-style-type: none"> Site is physically separated from other disputed site opportunities Site is not reasonably available | | |
| C | 45 | Land Adjoining Coombe Farm and Shipham Lane, Winscombe | HE20716, HE20717 | 20/P/2724/FUL 22/P/2105/FUL | 4.1 | 68 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Both sites currently allocated and proposed to be rolled forward with a revised proposed capacity of 68 dwellings reflecting current planning application. Site adjacent to a Service Village. Sufficient basis to confirm the sites availability. Sites supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <ul style="list-style-type: none"> Series is below the lower size parameter Site is physically separated from other disputed site opportunities in the Sandford / Winscombe area Council's HLS trajectory includes this site Series is not reasonably available | 68 | 4/678 |
| C | 46 | West of Hill Road, adjacent to Quarry Lane, North of Winscombe | HE2076 | | 0.9 | 30 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Proposed allocation for 30 dwellings. Site submitted to local plan process - sufficient basis to confirm the sites availability. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is to the north of Site 43 (3.17ha in size with capacity of 74 dwellings) however cumulatively the sites are less than half of the parameter | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <ul style="list-style-type: none"> Site within the proposed settlement boundary for Winscombe. Site potential to be considered alongside the other listed site opportunities in the Sandford/ Winscombe area | <ul style="list-style-type: none"> Site is not reasonably available | | |
| C, G | 52 | Brockley Way and Dunsters Way, Land North of Claverham | HE201072 | | NSC: 8.52 Appellant: 6.8 | 120 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Identified in SHLAA as potential for residential development. Promoted to the emerging local plan (Reg 19 stage) for a capacity of 120 homes, related to the site shown in Appendix MH3, page 41, and in control of a developer. Sufficient basis to confirm the sites availability. Site potential to be considered as part of the listed Yatton/ Claverham/ Congresbury opportunities. | <ul style="list-style-type: none"> Site is below the lower size parameter Site is physically separated from other disputed site opportunities in the Yatton / Claverham area Site is not reasonably available Following the exchange of evidence, the Council have sought inclusion of Site HE201076 – however as set out in my evidence (FRST Sites Portfolio – para 3.2.68 – this wasn't included in the list of agreed disputed sites. This site is covered in the March 2024 FRST however its inclusion within evidence is not agreed and neither therefore is the site area. It appears that the number of homes at 120 remains agreed. | | |
| C | 74, 87 | Woodhill Nurseries and Land North of Bristol Road, Congresbury | HE20178 | | 2.9 | 80 | <ul style="list-style-type: none"> Site at a lower risk of flooding compared to the appeal site. Proposed allocation for 60 dwellings. Site no. 87 is an | <ul style="list-style-type: none"> Series is below the lower size parameter | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <ul style="list-style-type: none"> allocation in the Congresbury Neighbourhood Plan. Sites within the proposed settlement boundary of Congresbury. Site to be considered as part of the other listed opportunities in the Congresbury/ Yatton area. | <ul style="list-style-type: none"> Wider series of sites set out in March 2024 FRST for Series 74 not disputed Site 74 (HE20178) controlled by M7 Planning The two sites in this series are the only disputed sites in Congresbury so can't form a greater series Series is not reasonably available | | |
| E | 90 | Youngwood Lane, Land south of The Uplands, Nailsea | | 16/P/1677/OT2 20/P/2347/RM 22/P/1558/RM 24/P/1047/MMA | 11.25 - relates to the latest RM in dispute in this appeal. | 282 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Adjacent to the town of Nailsea and within planning consent. Further phases of development yet to commence. Site controlled by a developer - sufficient basis to confirm the sites availability. Site to be considered as part of the other listed opportunities in the Nailsea area. | <ul style="list-style-type: none"> Dispute relates to second phase of approval 16/P/1677/OT2 for 282 dwellings (22/P/1558/RM) Wider series of sites set out in March 2024 FRST not disputed Council's HLS trajectory includes this site which acknowledges that Taylor Wimpey have secured the site and that it has now been purchased by Crest Nicholson who have submitted an application for amended house types. Series is not reasonably available | 282 | 4/596b |
| E | 91 | Land South of Nailsea | HE20591 HE20612 HE202016 HE203007 (2023) HE203016 (2023) HE203020 (2023) | 20/P/0861/FUL 23/P/1145/OUT | 43.93 | NSC: 622 Appellant: 600 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Parts at greater risk of flooding can be avoided. Various sites adjacent to the town of Nailsea and all being promoted for development through the new | <ul style="list-style-type: none"> Majority of the series (34.84ha) is covered by the designated strategic gap between Backwell and Nailsea and the residual capacity of 9ha could not accommodate the proposals | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <p>local plan, including land promoted by the appellant (HE203020).</p> <ul style="list-style-type: none"> The largest, site HE20612 is a current outline application for up to 400 homes. Site identified as potential in the SHLAA and previously part of an allocation for residential development at Regulation 18 stage of the local plan. Sufficient basis to confirm the sites availability, part of site controlled and promoted by the appellant. The PPG is clear in para 28 of the Flood Risk and Coastal Change section that 'reasonably available sites could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. | <ul style="list-style-type: none"> Apparent access to the site is in Flood Zone 3 which would require a flood risk sequential test. Even if they can be avoided, inclusion of flood one 3 land within the site area would require provision of a flood risk sequential test. The Appellant made availability enquiries to each of the landowners within this series Series is not reasonably available Final comment regarding Green Belt site is not relevant given that it is a Green Belt site for which very special circumstances would need to be demonstrated and it is not a site which the Council claim is sequentially preferable. | | |
| F | 92 | West End, Engine Lane and Netherton Wood Lane, Nailsea | HE20504 HE20611 – for the latter the current outline application area is assumed | 23/P/2325/OUT | 31.1 | 575 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site adjacent to Nailsea, taking into account the proposed settlement boundary. Potential capacity estimated to be around 575 across two sites, both identified as potential in SHLAA. Sufficient basis to confirm the sites availability. Both sites are controlled by developers and HE20611 is subject to a current outline application for up to 200 homes. | <ul style="list-style-type: none"> Sites in dispute relate to 2 sites: HE20504 and HE20611 with a total capacity of 575 dwellings Wider series of sites set out in March 2024 FRST not disputed Site HE20611 is under an Option Agreement to St Modwen and Site HE20504 is under the control of Barratt Homes. The Appellant made availability enquiries to each | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | | <p>of the landowners within this series</p> <ul style="list-style-type: none"> Series is not reasonably available The Council's evidence states the site area is 68.4ha which is not the agreed disputed area. | | |
| E | 93 | North West Nailsea | HE20273 | 23/P/2322/OUT | 17.96 | 225 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site currently allocated for 450 dwellings and proposed to be rolled forward into the new local plan for 225 dwellings. Current application being considered for 150 dwellings with developer promoting. Sufficient basis to confirm the sites availability. Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. | <ul style="list-style-type: none"> Disputed site relates to site HE20273 only of 17.96ha in size Site is allocated in the SAP for 450 dwellings Regulation 19 version of the Local Plan reduced the allocation to 75 homes on the basis of flood risk The latest version of the Regulation 19 Local Plan review increased the allocation to 225 homes Outline planning application submitted for 150 dwellings by Vistry Group Council's HLS trajectory includes this site The Appellant made availability enquiries to Vistry Group Series is not reasonably available | 150 | 4/596 |
| C | 97 | Weston College site, Somerset Square, Nailsea | HE20U05 (2023) | 15/P/0997/O 22/P/1296/FUL | 0.15 | 38 | <ul style="list-style-type: none"> Sites at a lower risk of flooding compared to the appeal site. Site allocated for 28 dwellings, with a current application for 38 | <ul style="list-style-type: none"> Site is significantly below the lower size parameter and requires high density development | | |

| Stantec 2024 FRST Appendix | Stantec 2024 FRST Series No | Site Name | Relevant SHLAA References | Planning Application References | Disputed Size (ha) | Disputed Capacity (dwellings) | Summary - NSC Comments | Summary - Appellant Comments | NSC HLS Trajectory (No. of dwellings) | NSC HLS Reference |
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| | | | | | | | <p>units. In my planning judgement, sites such as this, within an urban area, that may deliver flatted accommodation may still be considered suitable alternatives appropriate to the proposed development.</p> <ul style="list-style-type: none"> • Site supported by the Inspector of the Lynchmead Farm Inquiry as a 'reasonably available' alternative in that case. • Sufficient basis to confirm the sites availability. • Site to be considered as part of the other listed opportunities in the Nailsea area | <ul style="list-style-type: none"> • Planning application for the conversion of the building remains undetermined • Site is physically separated from other disputed opportunities in the Nailsea area • Site is not reasonably available • Site number has been increased from 28 to 38 by the Council following exchange of evidence – 28 was the number in the table in circulation following the CMC. | | |